TACO BELL

OFFERED FOR SALE

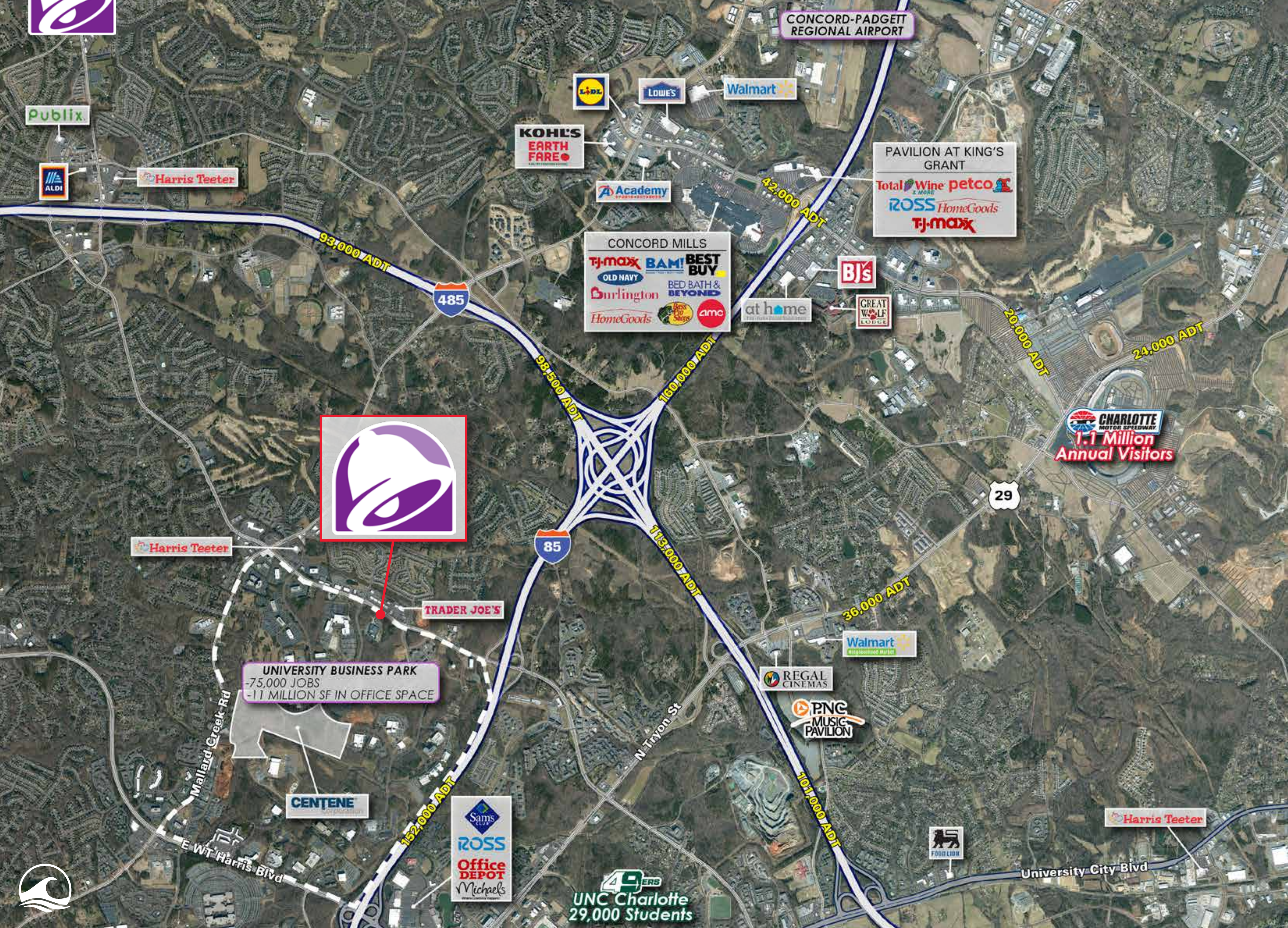
$2,526,000 | 4.75% CAP

REPRESENTATIVE PHOTO

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

MARKET AERIAL



WEST AERIAL


LA|FITNESS.
CVS
COOK-OUT
Bojangles
Harris Teeter
CHASE
McALISTER'S DELI
Walgreens
Fifth Third Bank
Huber Engineered Woods
Infinity260
260 Apartments
LOWE'S
Regional Office
FRESENIUS MEDICAL CARE
HEARTLAND DENTAL
GODAVARI
Peño
MEDITERRANEAN GRILL
Rita's
Island Cuisine
Great Harvest Bread Co
Valspar Corporation
28,000 VPD
SOFIES
W Mallard Creek Church Rd
TAQUERIA LA UNICA
TRADER JOE'S
CHIPOTLE
MEXICAN GRILL

EAST AERIAL

Ellison Mallard Creek
397 Apartments
Novel Mallard Creek
310 Apartments
Alexander Village
320 Apartments
Pointe at Research Park
280 Apartments
Glenmere Mallard Creek
70 Townhomes
TAKE 5
SERVICE CENTRE & CAR WASH
Senata at Research Park
133 Townhomes
Senator Royal Pl
CIRCLE K
CHIPOTLE
MEXICAN GRILL
28,000 VPD
TRADER JOE'S
TAQUERIA
LA UNICA
W Mallard Creek Church Rd
Valspar
Corporation

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Taco Bell in Charlotte, NC. The Premises has a 15 year ground lease to Taco Bell which commences in January of 2027. The Asset is well positioned in a dense retail pocket that has seen substantial demographic growth over the last 10 years.

RENT SCHEDULE	TERM	RENT
Current Term	1-5	$120,000
Rent Escalation	6-10	$132,000
Rent Escalation	11-15	$145,200
1st Extension Term	16-20	$159,720
2nd Extension Term	21-25	$175,692
3rd Extension Term	26-30	$193,261
4th Extension Term	31-35	$212,587

NOI	$120,000
CAP RATE	4.75%
LISTING PRICE	$2,526,000

ASSET SNAPSHOT

Tenant Name	Taco Bell
Address	1935 W Mallard Creek Church Rd, Charlotte, NC 28262
Building Size (GLA)	2,500 SF
Land Size	1.64 Acres
Year Built	2026
Signator/Guarantor	Phoenix Taco (Franchisee)
Rent Type	Ground Lease
Landlord Responsibilities	None
Outside Rent Commencement Date	1/20/2027
Lease Expiration Date	1/31/2042
Remaining Term	15 Years
Rental Increases	10% Every 5 Years and In Options
NOI	$120,000

REPRESENTATIVE PHOTO

209,649
PEOPLE
IN 5 MILE RADIUS

$134,775
AHHI IN
1 MILE RADIUS

28,000
VPD ON
MALLARD CREEK
CHURCH RD

INVESTMENT HIGHLIGHTS

ATTRACTIVE LEASE FUNDAMENTALS

15-year absolute NNN ground lease providing zero landlord responsibilities | 10% rent increases every 5 years and into option periods | $120,000 in Year 1 NOI | Long-term lease with four (4) five (5) year option periods

EXPERIENCED FRANCHISEE

Lease is signed by Phoenix Taco, an experienced Taco Bell franchisee operator | Taco Bell franchisees benefit from one of the most recognized and profitable QSR brands in the world | Parent brand Yum! Brands (NYSE: YUM) is a Fortune 500 company operating ~55,000 restaurants worldwide | Taco Bell is the 4th largest U.S. restaurant brand serving 42 million+ customers across 7,700+ locations

EXCEPTIONAL ACCESSIBILITY & VISIBILITY

Positioned on W Mallard Creek Rd, a primary arterial corridor serving the University City submarket | Direct connectivity to I-85 and I-485, two of Charlotte's most heavily trafficked interstate corridors | Surrounding arterials carry 25,000–42,000+ VPD, generating sustained drive-thru demand

HIGH-DENSITY SURROUNDING RETAIL

Located within a dominant retail pocket in North Charlotte near Northlake Mall, Concord Mills, and multiple power centers | Area draws significant regional retail traffic from Mecklenburg and Cabarrus counties | Proximity to major retailers and restaurants reinforces the site's position as a high-frequency, drive-thru QSR destination

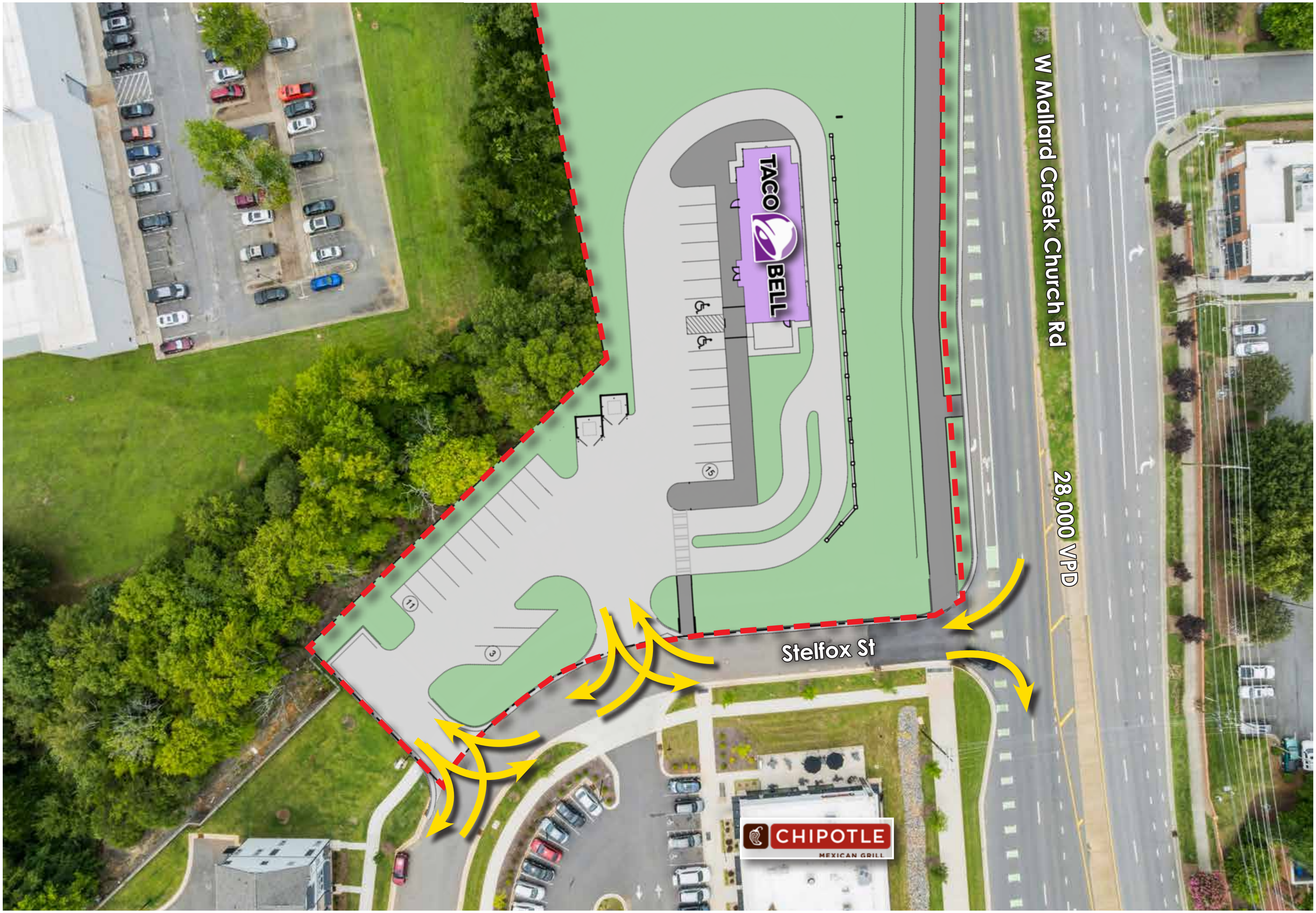
CHARLOTTE MSA — #21 METRO IN THE U.S

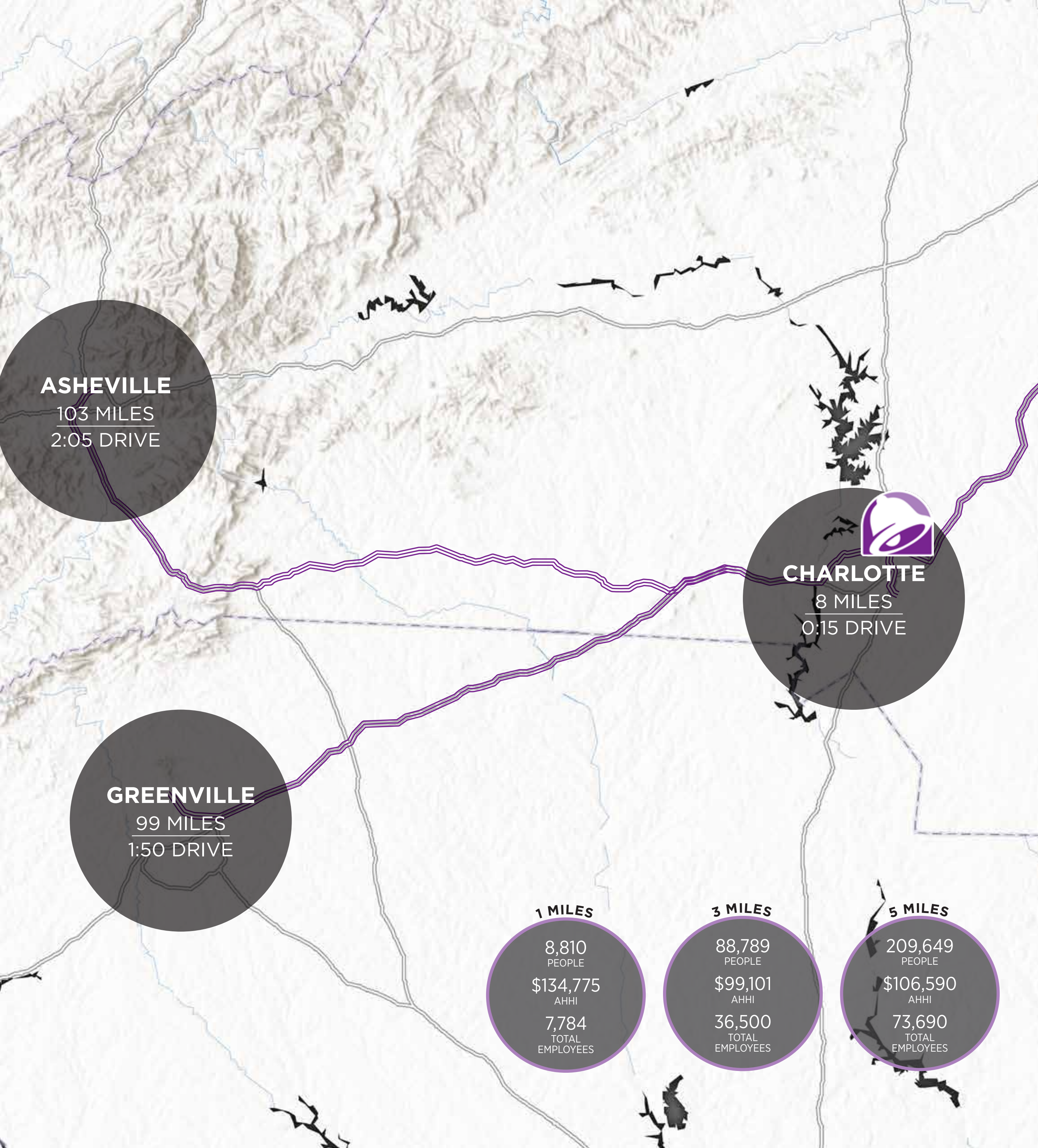
Charlotte MSA population of 2.9 million with ~157 new residents per day | 20%+ population growth since 2010 | Diverse employment base anchored by banking, energy, and technology | Business-friendly tax climate and AHHI exceeding $90,000 in the trade area

AFFLUENT & DENSE TRADE AREA

155,090 residents within a 5-mile radius | AHHI of $107,109 within 3 miles | Consistent population growth outpacing national averages | University City submarket driven by UNC Charlotte (37,000+ students) and major employment nodes along the I-85 corridor

SITE PLAN


TACO BELL
W Mallard Creek Church Rd
28,000 VPD
Stelfox St
CHIPOTLE
MEXICAN GRILL
15
11
3



Charlotte MSA

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.7 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing $207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.

TENANT SUMMARY

Taco Bell Corp is the nations leading Mexican-Inspired quick service restaurant brand. Taco Bell serves over two billion customers each year in over 7,700 restaurants across the United States and over 500 restaurants overseas. Founded in 1962, Taco Bell, is a subsidiary of Yum! Brands, Inc. (NYSE: YUM). Parent company, Yum! Brands Inc., is a Fortune 500 corporation that operates the licensed brands Taco Bell, KFC, and Pizza Hut with nearly 55,000 restaurants worldwide. Headquartered in Louisville, KY, Yum! employs 36,000 people. Taco Bell operates over 7,427 restaurants in 31 countries. They are the 4th largest U.S. restaurant brand, serving over 42 million customers.

This location is operated by Phoenix Taco, an experienced Taco Bell franchisee. The lease is signed by Phoenix Taco as tenant and guarantor, reflecting the strength of a seasoned operator backed by one of the most recognized and proven QSR brand systems in the world. Taco Bell franchisees operate under a highly systemized model with robust franchisee support, national marketing, and a proven drive-thru format that consistently generates strong unit-level economics.

TACO BELL QUICK FACTS	
Founded:	1962
Ownership:	Public (NYSE: YUM)
Market Cap:	$40.07B
# of Locations:	7,400+
Headquarters:	Irvine, CA
Guaranty:	Corporate
Credit Rating:	S&P: BB+

TACO BELL

OFFERED FOR SALE

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Exclusively Offered By

Atlantic
CAPITAL PARTNERS™

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