



TACO BELL
3951 College Avenue
Bluefield, Virginia



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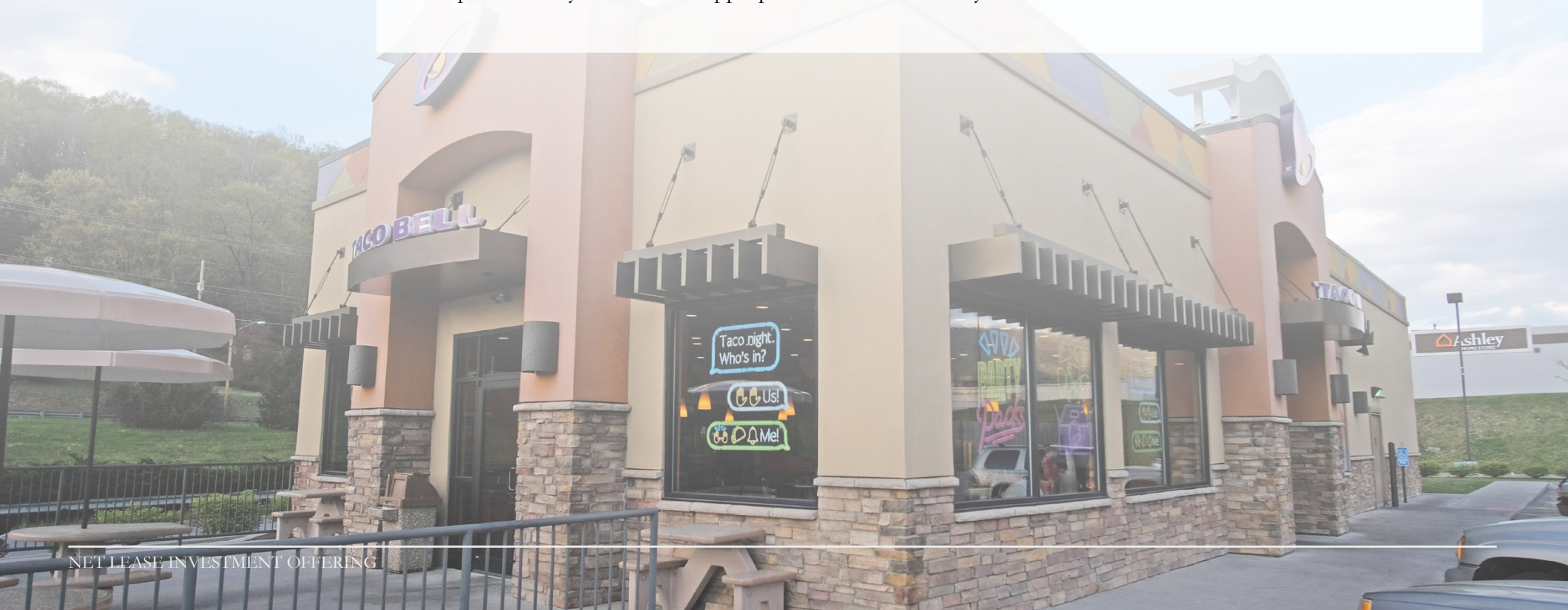


**DISCLAIMER
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

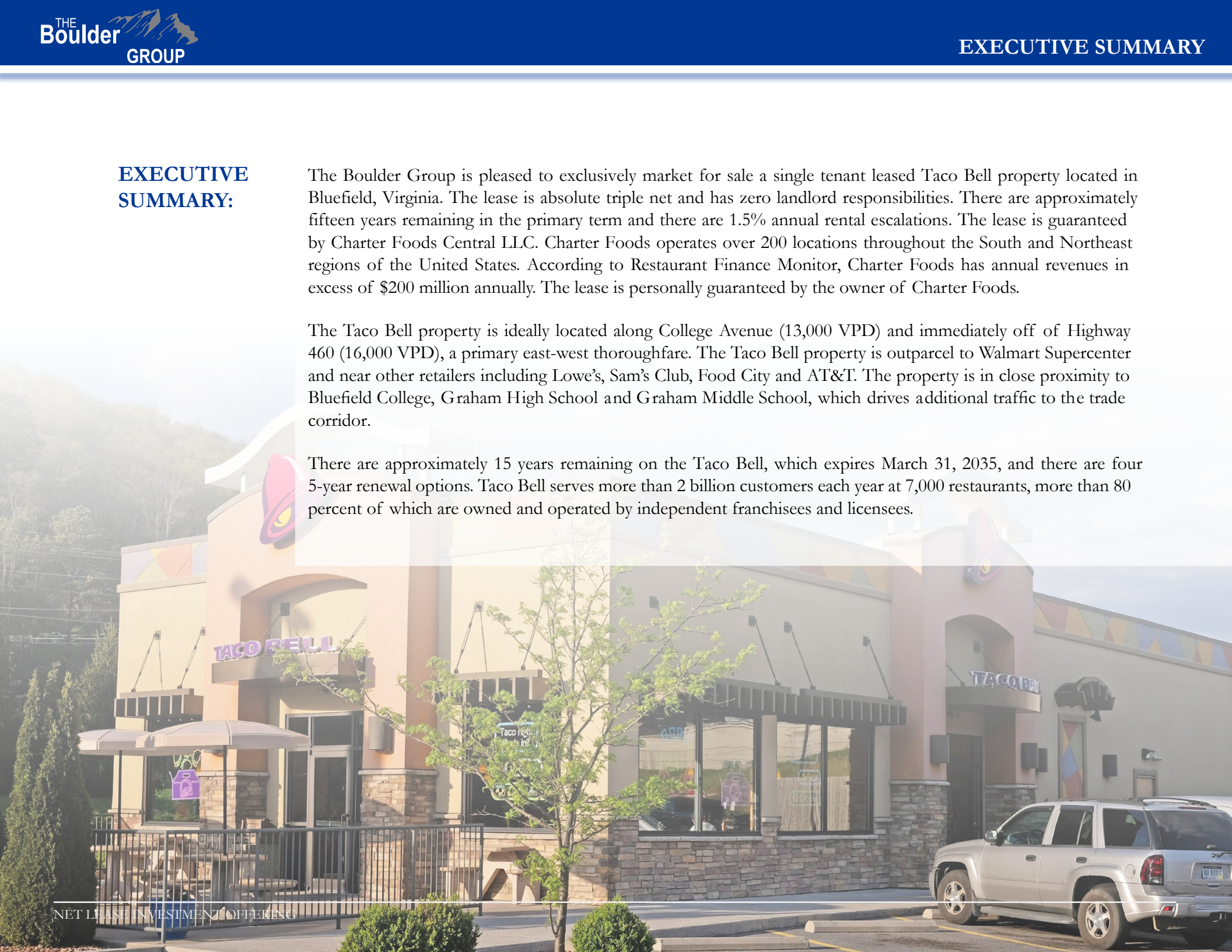


**EXECUTIVE
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a single tenant leased Taco Bell property located in Bluefield, Virginia. The lease is absolute triple net and has zero landlord responsibilities. There are approximately fifteen years remaining in the primary term and there are 1.5% annual rental escalations. The lease is guaranteed by Charter Foods Central LLC. Charter Foods operates over 200 locations throughout the South and Northeast regions of the United States. According to Restaurant Finance Monitor, Charter Foods has annual revenues in excess of \$200 million annually. The lease is personally guaranteed by the owner of Charter Foods.

The Taco Bell property is ideally located along College Avenue (13,000 VPD) and immediately off of Highway 460 (16,000 VPD), a primary east-west thoroughfare. The Taco Bell property is outparcel to Walmart Supercenter and near other retailers including Lowe's, Sam's Club, Food City and AT&T. The property is in close proximity to Bluefield College, Graham High School and Graham Middle School, which drives additional traffic to the trade corridor.

There are approximately 15 years remaining on the Taco Bell, which expires March 31, 2035, and there are four 5-year renewal options. Taco Bell serves more than 2 billion customers each year at 7,000 restaurants, more than 80 percent of which are owned and operated by independent franchisees and licensees.



**INVESTMENT
HIGHLIGHTS:**

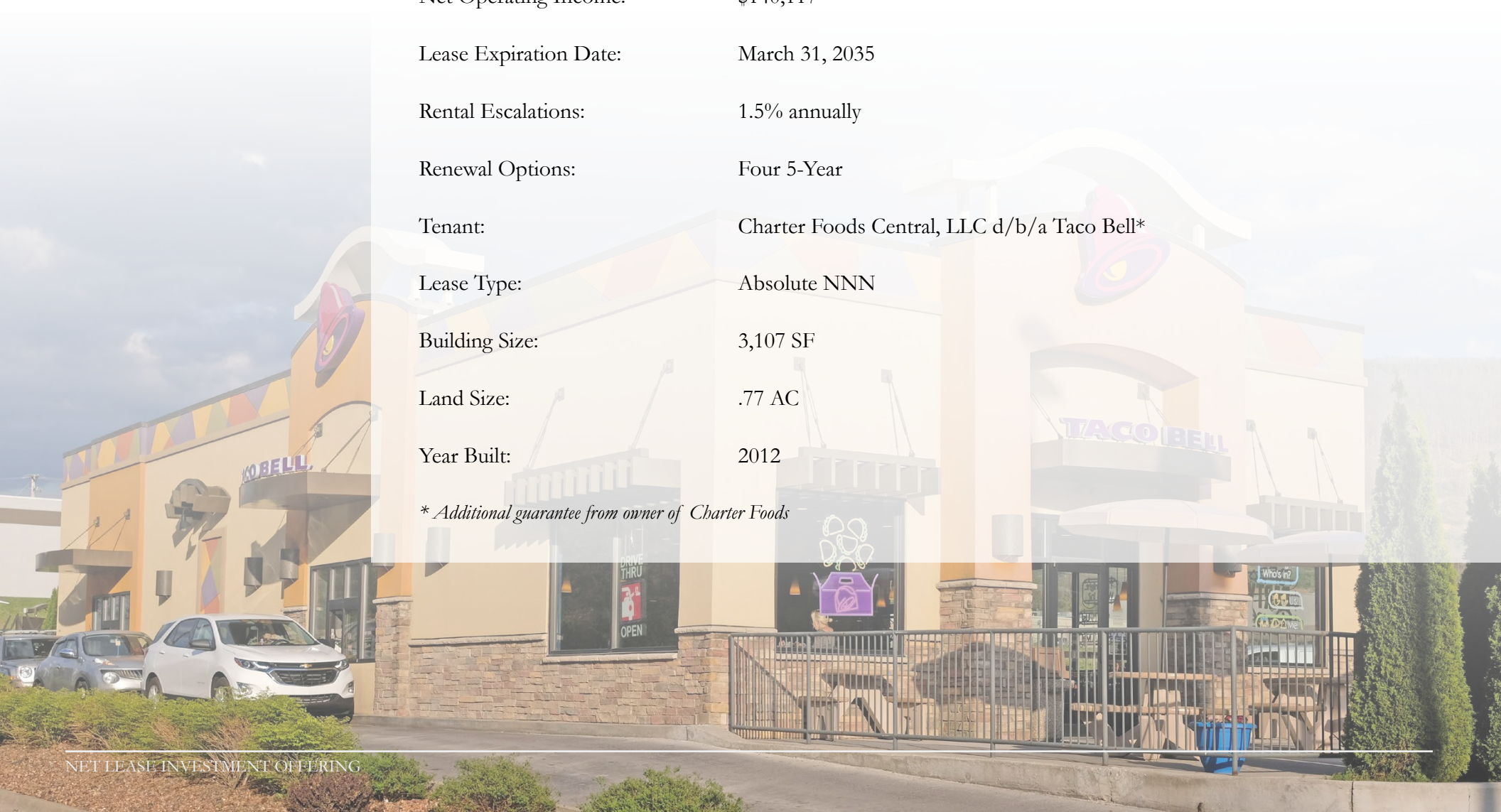
- Approximately 15 years remaining on the lease
- Absolute triple net with zero landlord responsibilities
- 1.5% annual rental escalations
- Operated by Charter Foods (Over 200 locations and annual revenue of \$200 million)
- Ideally located along College Avenue (13,000 VPD) and immediately off of Highway 460 (16,000 VPD), a primary east-west thoroughfare
- Outparcel to Walmart Supercenter and near other retailers including Lowe's, Sam's Club, Food City and AT&T
- Close proximity to Bluefield College, Graham High School and Graham Middle School which drives additional traffic to the trade corridor
- Personal guarantee from owner of Charter Foods



PROPERTY OVERVIEW:

Price:	\$2,547,852
Cap Rate:	5.50%
Net Operating Income:	\$140,117
Lease Expiration Date:	March 31, 2035
Rental Escalations:	1.5% annually
Renewal Options:	Four 5-Year
Tenant:	Charter Foods Central, LLC d/b/a Taco Bell*
Lease Type:	Absolute NNN
Building Size:	3,107 SF
Land Size:	.77 AC
Year Built:	2012

** Additional guarantee from owner of Charter Foods*

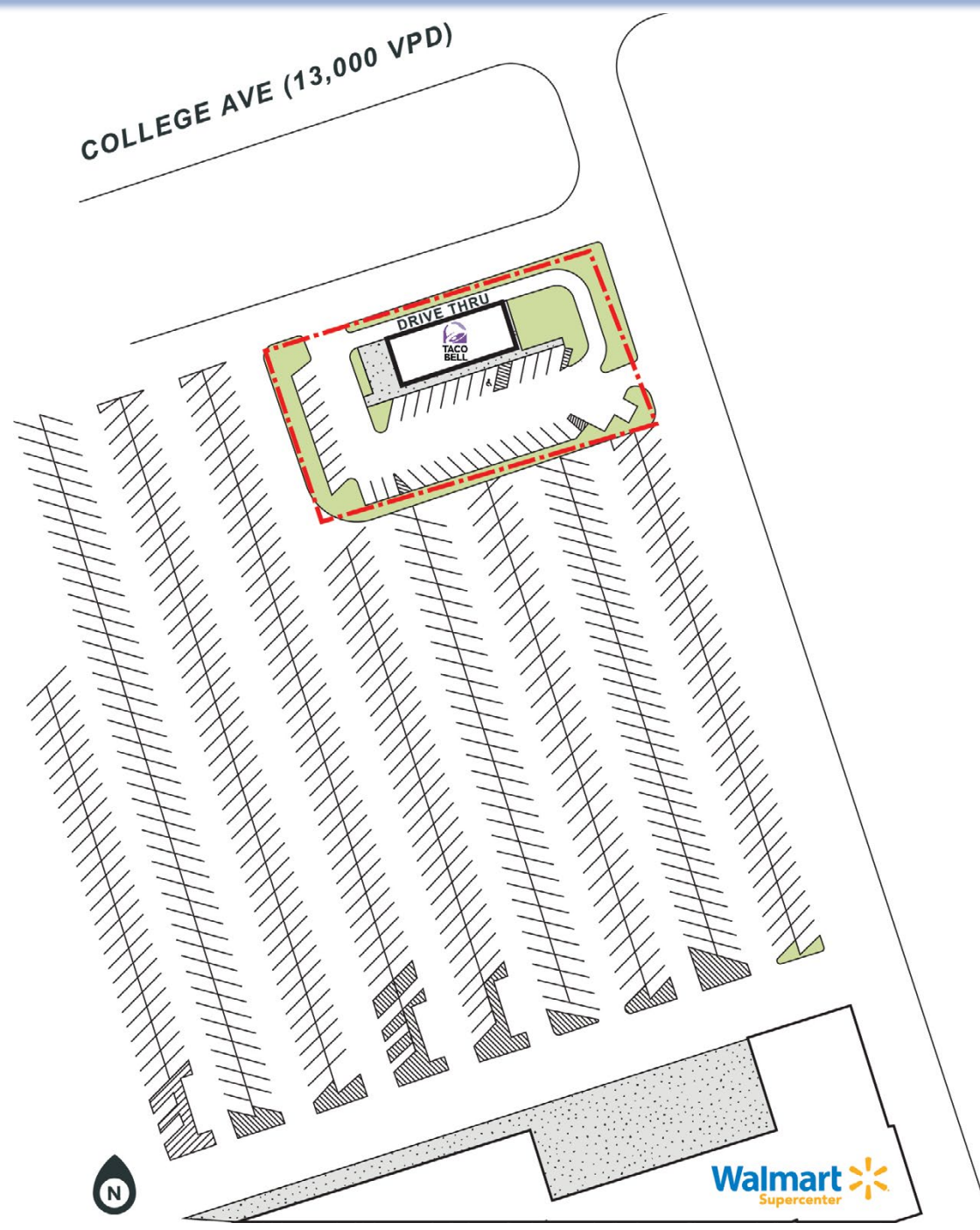


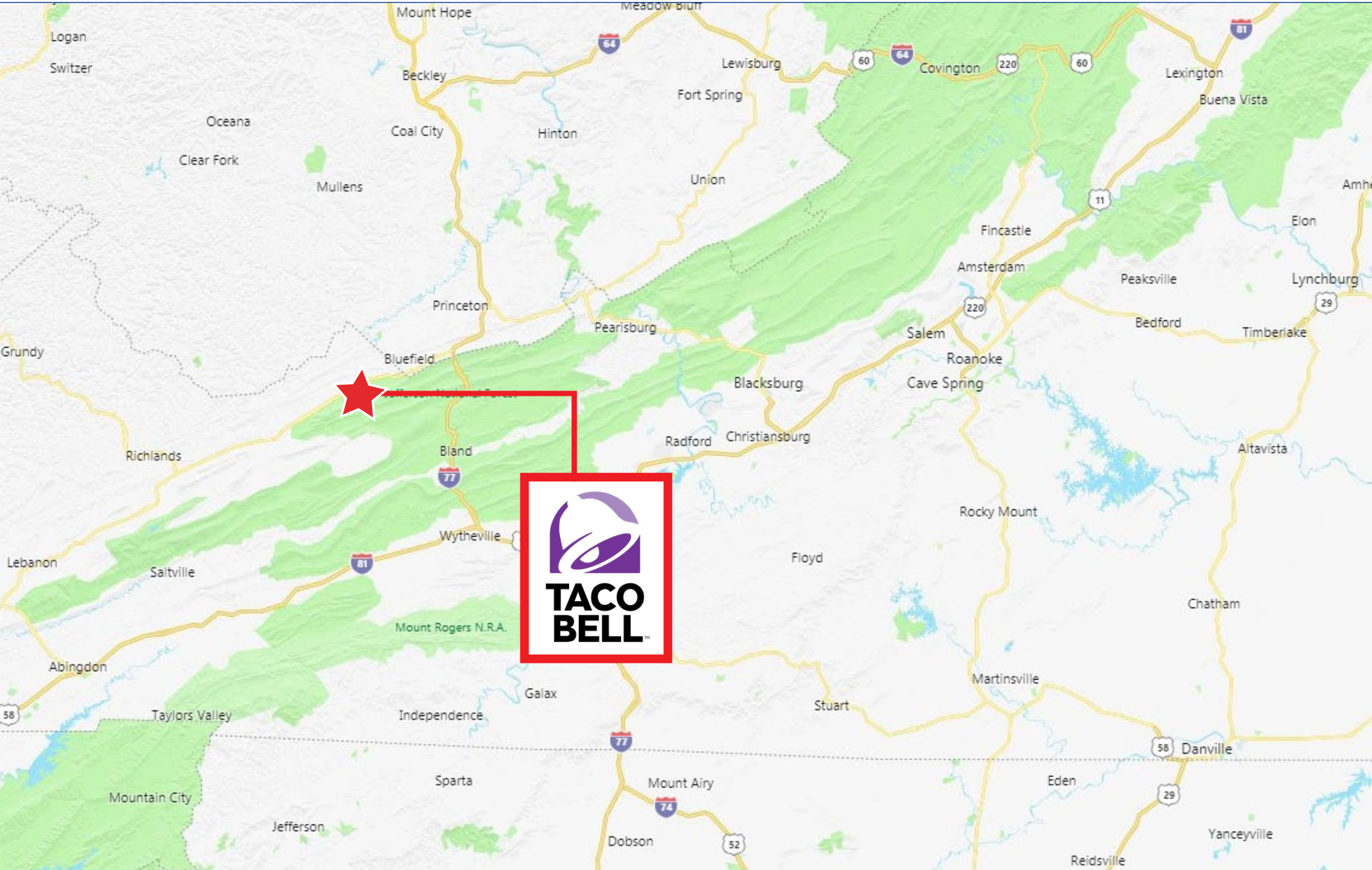












DEMOGRAPHIC REPORT:

Population	1-Mile	3-Mile	5-Mile
Total Population	1,129	14,367	22,094
Total Households	367	6,194	9,489

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$70,801	\$54,313	\$55,592



**MARKET
OVERVIEW:**

Bluefield, Virginia

Bluefield is a town in Tazewell County, Virginia, United States, located along the Bluestone River. The population was 5,444 at the 2010 census. It is part of the Bluefield WV-VA micropolitan area, which has a population of 107,342. The micropolitan area is the 350th largest statistical population area in the United States.



TENANT OVERVIEW:

Taco Bell

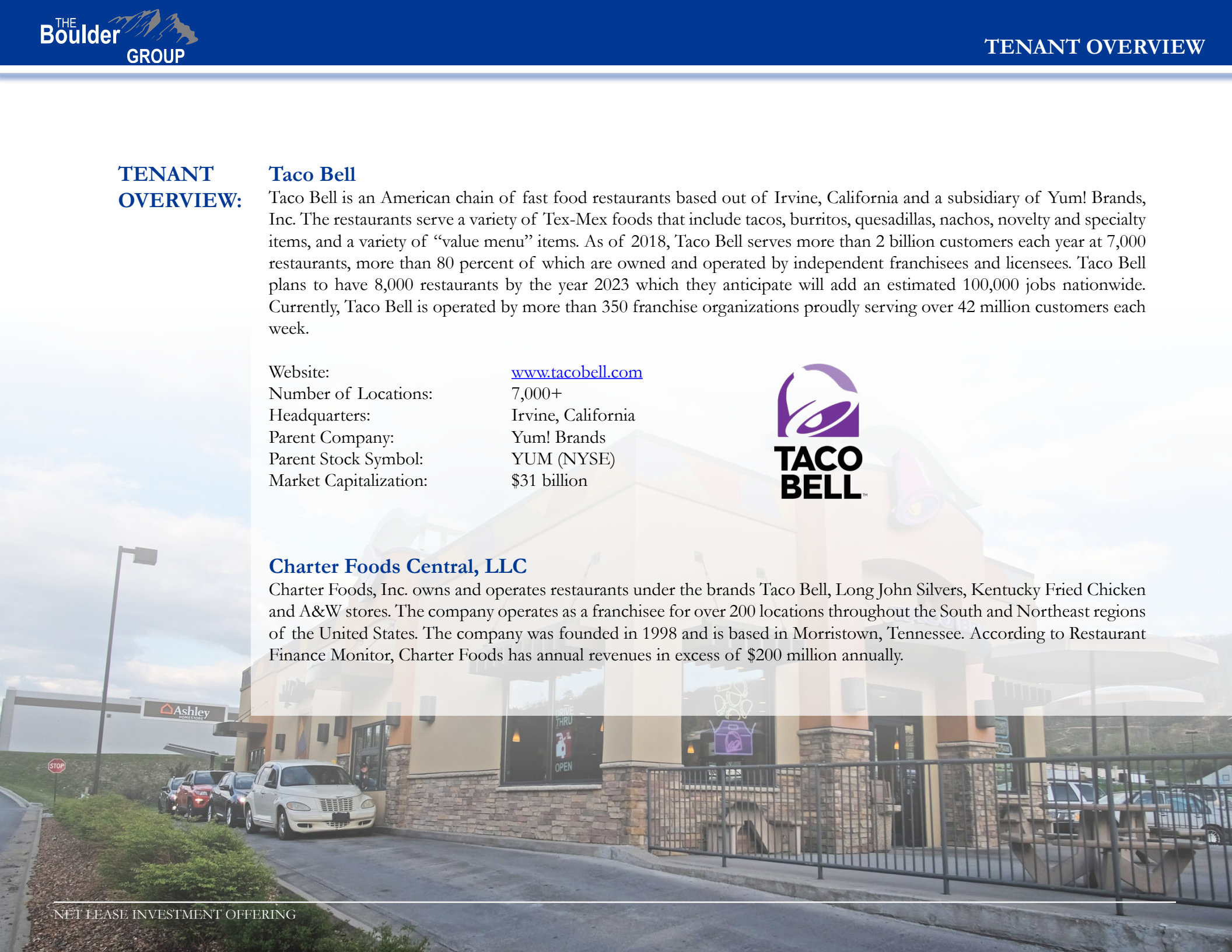
Taco Bell is an American chain of fast food restaurants based out of Irvine, California and a subsidiary of Yum! Brands, Inc. The restaurants serve a variety of Tex-Mex foods that include tacos, burritos, quesadillas, nachos, novelty and specialty items, and a variety of “value menu” items. As of 2018, Taco Bell serves more than 2 billion customers each year at 7,000 restaurants, more than 80 percent of which are owned and operated by independent franchisees and licensees. Taco Bell plans to have 8,000 restaurants by the year 2023 which they anticipate will add an estimated 100,000 jobs nationwide. Currently, Taco Bell is operated by more than 350 franchise organizations proudly serving over 42 million customers each week.

Website:	www.tacobell.com
Number of Locations:	7,000+
Headquarters:	Irvine, California
Parent Company:	Yum! Brands
Parent Stock Symbol:	YUM (NYSE)
Market Capitalization:	\$31 billion



Charter Foods Central, LLC

Charter Foods, Inc. owns and operates restaurants under the brands Taco Bell, Long John Silvers, Kentucky Fried Chicken and A&W stores. The company operates as a franchisee for over 200 locations throughout the South and Northeast regions of the United States. The company was founded in 1998 and is based in Morristown, Tennessee. According to Restaurant Finance Monitor, Charter Foods has annual revenues in excess of \$200 million annually.





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