



Taco Bell | NNN Investment
 1425 N Park Drive
 Weston, Florida 33326



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Price: \$1,364,751

Investment Summary

CAP Rate: 6.65%
Lessee: Florida Bells, LLC (32 Units)
 A subsidiary of Prometheus Group
Building Size: 2,402 square feet
Land Area: 48,569 square feet
NOI: \$90,756
Lease Expiration: March 24, 2030
Lease Options: 4 Five Year Options
Increases: 10% every 5 years including options
Lease Type: Absolute NNN lease
 Zero Landlord Responsibilities

Investment Highlights

Large Operator Prometheus Group | 240 Locations
 Florida Bells (Guarantor) 32 Units
 Largest Taco Bell Franchisee in Florida
 3rd Largest Taco Bell Franchisee in U.S.
 Affluent Neighborhood
 2010 sales \$1,229,520



About Florida Bells, LLC

Florida Bells's COGS of 28.2% and labor expense of 26.6% for its Taco Bell stores, two of the most important drivers of restaurant profitability, are significantly better than system and peer group averages. The same store ARS for Florida Bells's Taco Bell restaurants has grown a total of 5.0% over the last three years, which is better than the Taco Bell system average. The recent sales growth is the result of both growing transaction counts and higher average ticket which is indicative of healthy and sustainable growth.

About Weston

Weston is a suburb of South Florida located in Broward County, Florida. Established as a city in 1996, much of the community was developed by Arvida/JMB Realty and is located near the western developmental boundary of Broward County. It is the most western city in Broward County, and its entire west side is next to the Everglades. Weston is part of the Miami-Fort Lauderdale-Pompano Beach Metropolitan Statistical Area, which was home to 5,564,635 people at the 2010 census.

In 2010, Money Magazine ranked Weston 19th in America in the "Biggest Earners" category, with a median family income of \$119,689. In 2006, it was ranked as the city with the largest job growth in Florida and 18th largest in the nation. BusinessWeek ranked Weston as one of the "best affordable suburbs" in the United States in November 2006. Due to it being a fully planned community, local realtors often state that "everything is located exactly where it should be".



Demographic Summary

Demographic	1 mile	3 mile	5 mile
Population (2010)	9,330	73,754	149,642
Population Density	3,255 psm	2,833 psm	1,982 psm
Total Households	3,048	23,829	47,855
Avg Household Inc.	\$117,957	\$111,442	\$119,412

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