



Taco Bell | Old Missouri Hwy 21, Hillsboro, MO
Net Leased Single Tenant | Long-term Lease | \$1,862,000 @ 6.87% Cap

K-MAC Franchisee-One of the largest Taco Bell franchisees in the Nation!



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Taco Bell

10255 Old Missouri Hwy 21, Hillsboro, MO 63050

List Price	\$1,862,000
Cap Rate	6.87%
Rent	\$10,668.57 Monthly \$128,022.84 Annually
Building Size	2,128 SqFt
Lot Size	31,363 SqFt
Year Built	2012

Property Highlights

- Absolute Net Lease (No Landlord Responsibilities)
- Annual 1% Increases (Every September)
- K-Mac Enterprises, Inc. credit; one of the largest Taco Bell franchisees in the country
- Excellent Location
- 9 years remaining on the lease
- No rent loss during covid

Location Highlights

- 2.07% population growth from 2020-2021
- Jefferson College located 1.8 miles away
- Jefferson Highschool located 1.2 miles away
- Jefferson County Fairground located 0.5 miles away
- 37 miles from St. Louis
- Several State Parks along Route Business 21 & Hwy 21



Tenant Summary

Tenant Trade Name	Taco Bell
Lease Guarantor	K-Mac Enterprises, Inc.
Lease Type	NNN
Current Rent	\$10,668.57 Monthly \$128,022.84 Annually
Landlord Responsibilities	No Landlord Responsibilities
Original Lease Term	20 years
Lease Comencement Date	9.20.2012
Current Lease Expiration Date	9.19.2032
Term Remaining on Lease	9 years
Rental Increases	1% Annual Increases (Next in Sept. 2024)
Options	Four 5-year options (1% Annual Increases)

Lease Increases & Option Breakdown

		Monthly Rent	Annual Rent
CURRENT	9.20.23 - 9.19.24	\$10,668.57	\$128,022.84
Year 13	9.20.24 - 9.19.25	\$10,775.26	\$129,303.12
Year 14	9.20.25 - 9.19.26	\$10,883.01	\$130,596.12
Year 15	9.20.26 - 9.19.27	\$10,991.84	\$131,902.08
Year 16	9.20.27 -9.19.28	\$11,101.76	\$133,221.12
Year 17	9.20.28 - 9.19.29	\$11,212.77	\$134,553.24
Year 18	9.20.29 - 9.19.30	\$11,324.90	\$135,898.80
Year 19	9.20.30 - 9.19.31	\$11,438.15	\$137,257.80
Year 20	9.19.31 - 9.19.32	\$11,552.53	\$138,630.36



K-MAC

Enterprises, Inc.

- One of the Nations Top Taco Bell Franchisees
- 320+ Restaurant Locations

Company: K-MAC Enterprises, Inc.

Founded: 1964

Total Revenue: \$530 Million

Headquarters: Fayetteville, AR

Website: www.kmaccorp.com

The tenant, K-Mac Enterprises, is a leading quick-service restaurant franchisee founded in 1964 and headquartered in Fayetteville, Arkansas. Over the company's 58 year history, it has grown to become one of the largest franchisee restaurant businesses in the country. K-Mac currently operates more than 320 restaurants in the Taco Bell system. The company has a regional concentration in the South Central region of the U.S., with restaurants located in Arkansas, Indiana, Illinois, Kansas, Kentucky, Missouri, Mississippi, Oklahoma, Tennessee, and Texas. K-Mac currently achieves more than \$530 million in annual revenues. K-Mac continually upgrades its existing asset base while continuing to develop new stores. Going forward, K-Mac remains focused on growing through acquisitions and new unit development, as well as improving existing store operations.

Population

	1 Mile	3 Miles	5 Miles
2020	1,421	8,173	16,771
2022	1,457	8,313	17,150
2027 (projected)	1,496	8,455	17,473

Households

	1 Mile	3 Miles	5 Miles
2020	493	2,977	6,232
2022	506	3,035	6,354
2027 (projected)	525	3,114	6,522
2022 Average Size	2.70	2.61	2.63

2022 Households Income

	1 Mile	3 Miles	5 Miles
Median Income	\$75,000	\$77,435	\$75,991
Average Income	\$92,965	\$97,839	\$97,320
Per Capita Income	\$36,085	\$35,575	\$35,742







Traffic Count 11,032



DISCLOSURE & NON-DISCLOSURE

Information contained herein was obtained from the owner or sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. Prospective buyers should investigate and verify all information pertaining to the property. Recievers of this information commit to using it solely for it's purpose and not to disseminate Seller or Tenant information for any other use.



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