

TACO BELL™

W 206 US-2, St Ignace, MI 49781

15-Year Sale-Leaseback | Healthy Rent to Sales



Exclusively Listed By

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Property Overview



\$1,855,000

List Price

±1.50 AC

Lot Size

Absolute NNN

Lease Type

5.85%

Cap Rate

±2,589 SF

GLA

2022

Year Built

Tenant & Location Highlights

- **Strong-Performing Location with Healthy Rent-to-Sales Ratio** — Unit sales support a strong rent coverage ratio, indicating a healthy margin of safety for the operator.
- **15-Year Sale-Leaseback with Long-Term Commitment** — A new 15-year primary term from the Close of Escrow signals operator confidence in the site and provides a long runway of contractual income with Four, 5 Year Options to follow.
- **10% Rental Increases Every 5 Years** — Built-in rent growth throughout the primary term providing a hedge against inflation and supports steady NOI appreciation over the hold period.
- **Absolute Triple Net (NNN) Lease** — Zero landlord responsibilities, Tenant is responsible for taxes, insurance, CAM, and all structural/roof/parking lot maintenance.
- **Experienced, Multi-Unit Operator (30+ Years in Yum! Brands System)** — Leased to 7 Bells, LLC (±14 Units), an established Taco Bell franchisee with a concentrated, Michigan-based portfolio, reflecting deep familiarity with local market dynamics and a proven track record of operational success throughout the state.
- **2022 Construction** — Newer construction Drive Thru location reducing near-term capital expenditure risk and demonstrating a modern prototype for the brand.
- **Strong Brand Affiliation** — Taco Bell is one of the top-performing QSR brands in the country, backed by Yum! Brands (NYSE: YUM), one of the largest restaurant companies globally.
- **Located at the Gateway to Michigan's Upper Peninsula** — St. Ignace's own city motto is "Gateway to Michigan's Upper Peninsula," and the site sits directly along US-2/BL I-75 at the north end of the Mackinac Bridge, the sole highway link connecting Michigan's Lower and Upper Peninsulas, positioning the property to capture nearly all northbound and southbound regional pass-through traffic.
- **High-Volume, Toll-Bridge-Anchored Traffic Generator** — The Mackinac Bridge carries approximately ±11,600 vehicles per day across the Straits of Mackinac, with St. Ignace serving as the primary stop for fuel, food, and rest immediately following the crossing. The city sits at the north end of the bridge, directly across from Mackinaw City at the south end, making it a natural, high-frequency travel stop.
- **Strong Seasonal Tourism Demand Driver** — The property benefits from heavy seasonal visitor volume, supported by 1,500+ area lodging units (hotels, cabins, and campsites) tied to nearby attractions including Bridge View Park, Straits State Park, and the Father Marquette National Memorial, with additional traffic from ferry access to Mackinac Island; supplementing the year-round local customer base with peak-season tourist demand.

Aerial Map



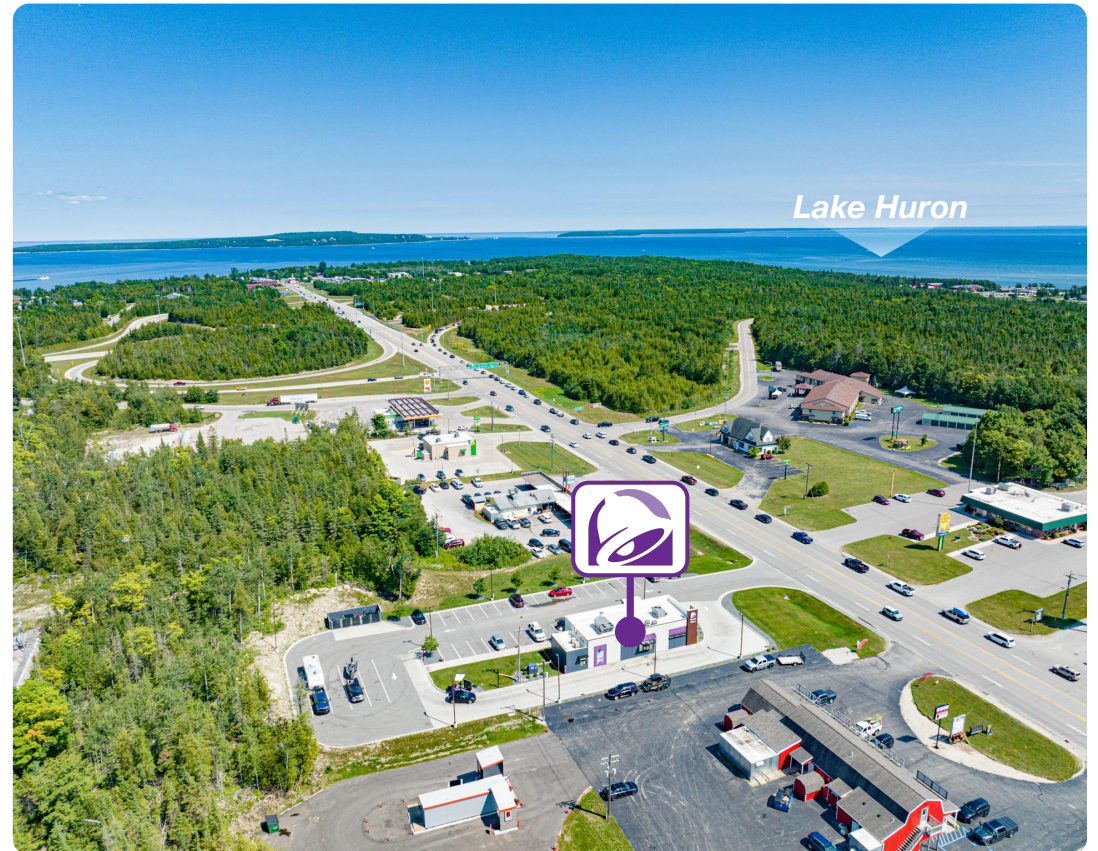
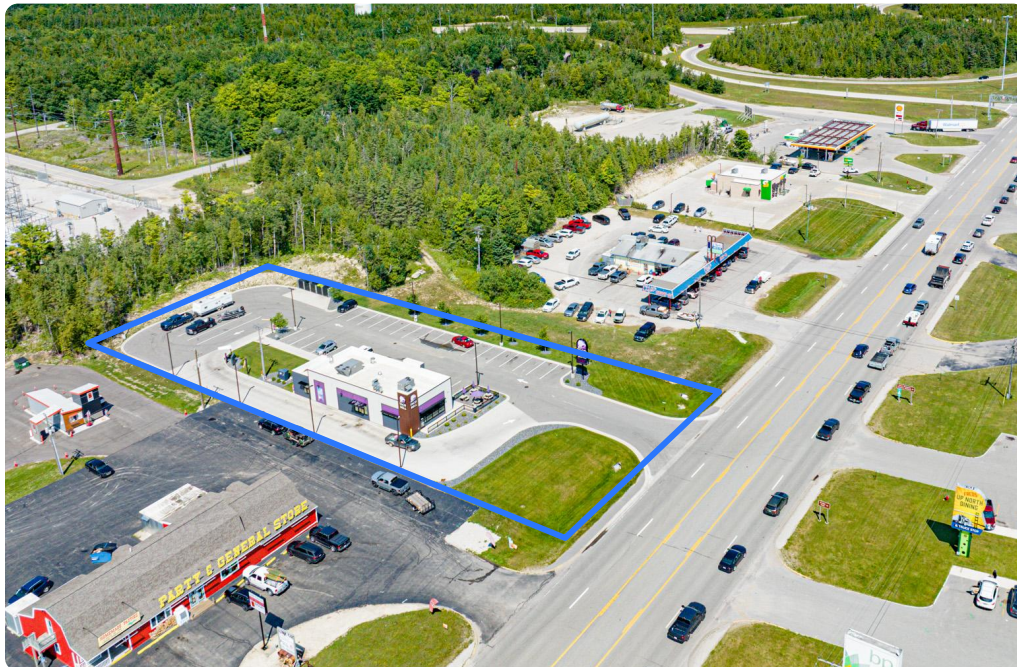
Aerial Map



Site Plan



Property Photos



Financial Overview

W 206 US-2, St Ignace, MI 49781



Financial Overview

\$1,855,000

List Price

5.85%

Cap Rate

2022

Year Built

\$108,510

NOI



Tenant Summary

Brand Name	Taco Bell
Tenant	7 Bells, LLC (±14 Units)
Original Lease Term	15 Years from the Close of Escrow
Rent Increases	10% Every 5-Years
Option Periods	Four, 5 Year Options
Reports Sales	Yes
Lease Type	Absolute Triple Net (NNN)
Parking Lot / CAM	Tenant Responsibility
Property Tax	Tenant Responsibility
Insurance	Tenant Responsibility
Roof/Structure	Tenant Responsibility

Annualized Operating Data

	Monthly Rent	Annual Rent	Increases
Years 1 - 5	\$9,042.50	\$108,510.01	-
Years 6 - 10	\$9,946.75	\$119,361.01	10%
Years 11 - 15	\$10,941.43	\$131,297.11	10%
Option 1	\$12,035.57	\$144,426.82	10%
Option 2	\$13,239.13	\$158,869.51	10%
Option 3	\$14,563.04	\$174,756.46	10%
Option 4	\$16,019.34	\$192,232.10	10%

Tenant Overview

Year Founded
1962

Headquarters
Irvine, California

Ownership Status
Yum! Brands, Inc.

Employees
±175,000

Locations
8,500+

Annual Revenue
\$15.9 Billion

TACO BELL™

Tenant Overview

Taco Bell is a globally recognized quick-service restaurant (QSR) brand specializing in Mexican-inspired cuisine, widely known for its value-oriented menu, innovation in product offerings, and strong cultural relevance among younger consumers. As a flagship brand within Yum! Brands, Inc.,

Taco Bell has established a dominant presence in the fast-food sector, supported by a highly franchised business model, consistent unit-level performance, and an adaptive marketing strategy that emphasizes digital engagement and menu innovation.

Why Invest in Taco Bell?

- **Experienced Franchise Operator** – 7 Bells, LLC is an established Taco Bell franchisee with extensive restaurant operating experience.
- **Backed by a Leading Brand** – Benefits from the strength and recognition of the Taco Bell and Yum! Brands franchise system.
- **Proven Operating Platform** – Operates under a standardized franchise model designed for consistent performance.
- **Strong Consumer Demand** – Supported by Taco Bell's loyal customer base and value-oriented menu.
- **National Marketing Support** – Leverages Taco Bell's digital platforms, advertising, and ongoing menu innovation.

Franchisee Overview

7 Bells, LLC

Taco Bell Store Count
±14 Locations

Headquarters
Houghton Lake, MI

Franchisee of
Yum! Brands, Inc. (NYSE: YUM)

Tenant Overview

7 Bells, LLC is a privately held, multi-brand quick-service restaurant franchise operator serving communities throughout Michigan. As an affiliate of Northland Investments, Inc. and Bells and Birds, Inc., the company has established a strong regional presence through the ownership, development, and operation of nationally recognized restaurant brands, including Taco Bell, KFC, Long John Silver's, and A&W. With more than three decades of operating experience, 7 Bells has demonstrated a consistent commitment to strategic expansion, modern restaurant development, and long-term investment in underserved Midwestern markets.

In recent years, the company has accelerated its growth through new ground-up developments and redevelopment projects, including the introduction of Taco Bell and KFC restaurants in communities such as Cheboygan, Bad Axe, and Williamsburg, Michigan. As a franchisee of Yum! Brands, 7 Bells benefits from one of the world's largest restaurant franchising systems while maintaining experienced local ownership and operations focused on long-term market growth.

Investment Strengths

- Experienced multi-brand QSR franchise operator with over 30 years of operating history
- Long-standing franchise relationship with Yum! Brands
- Active developer of new ground-up restaurants and redevelopment projects
- Strong regional market knowledge across Michigan
- Diversified portfolio of nationally recognized restaurant concepts

Current Marketing Strategy

7 Bells leverages the national marketing, digital ordering platforms, loyalty programs, and promotional campaigns of Taco Bell and KFC while pursuing continued growth through strategic new-store development, restaurant modernization, and expansion into underserved Michigan markets.

Taco Bell In The News



Inside Taco Bell's Aggressive Strategy To Double Profits, Reach \$3 Million AUV, And Surpass 10,000 Units

Taco Bell has launched an ambitious plan to significantly boost its financial performance and global presence. The strategy aims to double profits, achieve an average unit volume (AUV) of \$3 million, and expand beyond 10,000 locations worldwide. Key components of this plan include innovative menu offerings, enhanced digital ordering systems, and targeted marketing campaigns designed to resonate with a diverse customer base. By focusing on these areas, Taco Bell seeks to strengthen its market position and drive substantial growth in the coming years.

[qsrmagazine.com](https://www.qsrmagazine.com)



Why Owning The Tech Stack Is The Key To Yum!'s Future

Yum! Brands, the parent company of Taco Bell, KFC, Pizza Hut, and Habit Burger & Grill, has introduced "Byte by Yum!", a cutting-edge, AI-driven technology platform. This proprietary system integrates various essential functions—such as online and mobile ordering, point of sale, kitchen and delivery optimization, menu management, inventory, and labor management—into a unified tech suite. The implementation of Byte aims to enhance digital transactions, improve order accuracy, streamline operations, and boost overall customer satisfaction across all its restaurant brands.

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Market Overview

W 206 US-2, St Ignace, MI 49781



Lake Huron
1.3 Million+ Annual Visitors

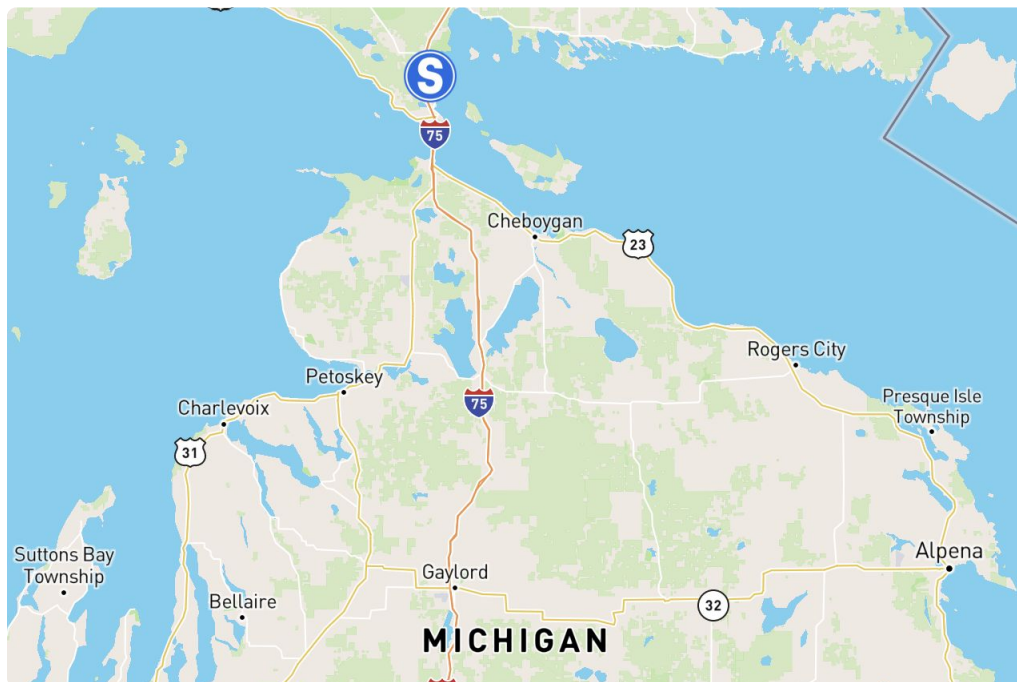


St Ignace, MI

Local Market Overview

Positioned at the northern gateway to the Mackinac Bridge, St. Ignace serves as one of Northern Michigan's premier tourism-driven retail markets. While the permanent population is modest, the city benefits from millions of annual visitors traveling to Mackinac Island, the Upper Peninsula, and surrounding recreation destinations. This seasonal influx significantly expands the consumer base, supporting restaurants, convenience retail, outdoor recreation outfitters, gift shops, hospitality, and service-oriented businesses.

Retail demand is concentrated along U.S. 2, Business I-75, and the downtown waterfront, where pedestrian activity and tourism create strong visibility. National brands are limited, allowing many locally owned businesses to capture visitor spending. Retail performance is closely tied to the tourism season, though year-round demand is supported by local residents, government services, healthcare, and regional travelers.



Property Demographics

Population	3-Mile	5-Mile	10-Mile
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Current Year Estimate	2,394	3,025	5,259
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Households	3-Mile	5-Mile	10-Mile
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Current Year Estimate	1,118	1,432	2,530
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Income	3-Mile	5-Mile	10-Mile
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Average Household Income	\$76,220	\$79,322	\$82,093
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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at W 206 US-2, St Ignace, MI, 49781 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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