

TACO BELL

935 N Daleville Ave, Daleville, AL 36322

Marcus & Millichap



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EXECUTIVE SUMMARY

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OFFERING SUMMARY

935 N DALEVILLE AVE



Listing Price
\$1,230,000



Cap Rate
6.25%



Price/SF
\$521.62

FINANCIAL

Listing Price	\$1,230,000
Down Payment	100% / \$1,230,000
NOI	\$76,915
Cap Rate	6.25%
Price/SF	\$521.62

OPERATIONAL

Lease Type	Absolute Net
Guarantor	Franchisee Guarantee
Lease Expiration	08/30/2033
Gross SF	2,358 SF
Rentable SF	2,358 SF
Lot Size	0.75 Acres (32,670 SF)
Occupancy	-
Year Built	1990





TACO BELL

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INVESTMENT OVERVIEW

This investment is a great opportunity for investors to create a stream of passive income, with zero landlord responsibility. Originally constructed in 1990, this building has undergone significant renovations in 2013. The current lease term on this property runs through October 11, 2033 and increases 1% in rent annually. Along with six remaining options to extend the lease of 5-years each. The property is currently leased to Tacala, LLC, the largest Taco Bell franchisee in the United States! Tacala, LLC operates over 350 Taco Bell locations across 7 states.

INVESTMENT HIGHLIGHTS

This restaurant was originally built in 1990 and underwent substantial renovation in 2013

Lease on this property expires October 11, 2033 and it has 1% annual rent bumps.

Population in a 5 mile radius is approximately 16,000.

SECTION 2

02

PROPERTY INFORMATION

Tenant Profiles
Regional Map
Local Map
Retailer Map

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TACO BELL

TENANT PROFILES



TENANT OVERVIEW

Company:	Tacala Companies
Founded:	1989
Locations:	350+
Headquarters:	Vestavia Hills, AL
Website:	https://www.tacala.com/

TENANT HIGHLIGHTS

- Have been in operation for 30+ years
- Tacala has grown to over 350 Taco Bell locations
- Operate in 7 different states

TACO BELL

REGIONAL MAP



**SUBJECT
PROPERTY**

N Daleville Ave



TACO BELL

RETAILER MAP



SECTION 3

03

FINANCIAL ANALYSIS

Financial Details

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TACO BELL

FINANCIAL DETAILS

THE OFFERING	
Price	\$1,230,000
Capitalization Rate	6.25%
Price/SF	\$521.62

PROPERTY DESCRIPTION	
Year Built / Renovated	1990/2013
Gross Leasable Area	2,358 SF
Type of Ownership	Fee Simple
Lot Size	0.75 Acres

LEASE SUMMARY	
Tenant	Tacala, LLC
Rent Increases	1% Annually
Guarantor	Franchisee Guarantee
Lease Type	Absolute Net
Lease Commencement	09/01/2013
Lease Expiration	08/30/2033
Renewal Options	Six remaining options at 5-years each
Term Remaining on Lease (Yrs)	8 Years
Landlord Responsibility	None
Tenant Responsibility	All

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
2026*	\$76,915	\$6,410	\$32.62	6.25%
2027	\$77,684	\$6,474	\$32.94	6.31%
2028	\$78,461	\$6,538	\$33.27	6.37%
2029	\$79,246	\$6,604	\$33.61	6.44%
2030	\$80,038	\$6,670	\$33.94	6.50%
2031	\$80,838	\$6,737	\$34.28	6.57%
2032	\$81,647	\$6,804	\$34.63	6.63%
2033	\$82,463	\$6,872	\$34.97	6.70%

*Rent is based on rent increase due for August 1, 2026. Seller shall credit buyer rent differential of \$63.46 per month from close of escrow to July 31, 2026.

SECTION 4

04

MARKET OVERVIEW

Market Overview
Demographics

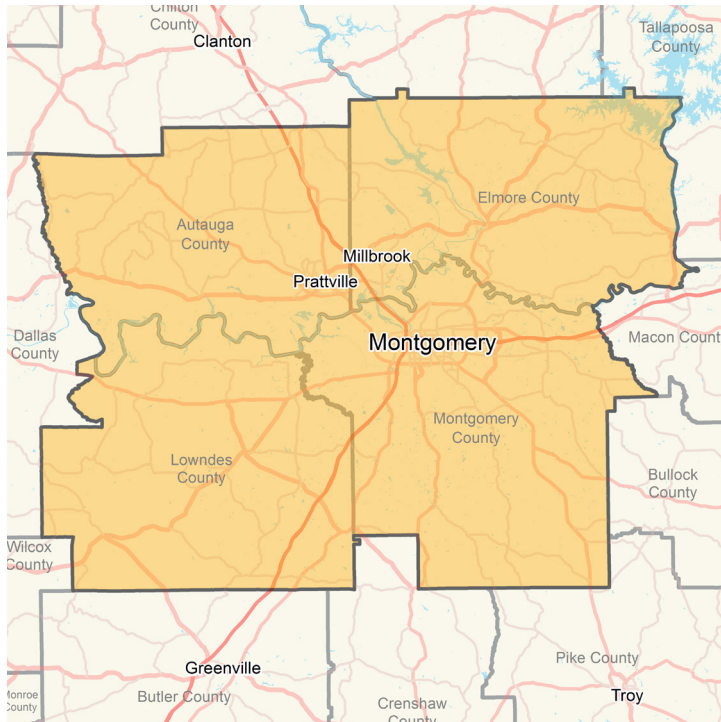
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MARKET OVERVIEW

MONTGOMERY, AL

The Montgomery metro is located in central Alabama's Black Belt region and is most known for its role in the civil rights movement, including the historic bus boycotts inspired by Rosa Parks. The city of Montgomery hosts a significant military base and a growing automobile industry, which complements its pool of government jobs. Montgomery is the fourth-largest metro in the state, and has residents spread between Montgomery, Autauga, Elmore and Lowndes counties. About 60 percent of the metro's population lives in Montgomery County, with 200,000 citizens in the city of Montgomery.



* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



AIR FORCE

The Maxwell-Gunter Air Force Base is the metro's largest employer. The base occupies the site of the first Wright Flying School.



AUTOMOBILE PRODUCTION

Hyundai leads the metro's expanding auto sector, operating a sizable manufacturing plant with roughly 3,000 workers.



REVITALIZATION

The ongoing redevelopment of Montgomery's downtown, namely along Dexter Avenue, persists with a focus on highlighting historical sites and attracting young professionals.

ECONOMY

- More than 40 major manufacturing facilities reside in the Montgomery metro, with a fourth of these plants focused on auto-related production. MOBIS, Rheem and GKN Aerospace are other major employers in this sector.
- Government at the local, state and federal levels plays a major role in Montgomery's economy. The state of Alabama employs over 12,000 residents of the market.
- Tourism provides a significant economic impact to the region, which is a midpoint between Atlanta and Mobile, via Interstate 65.

DEMOGRAPHICS



POPULATION

392K

Growth 2023-2028*
2.0%



HOUSEHOLDS

155K

Growth 2023-2028*
2.5%



MEDIAN AGE

38.1

U.S. Median
38.7



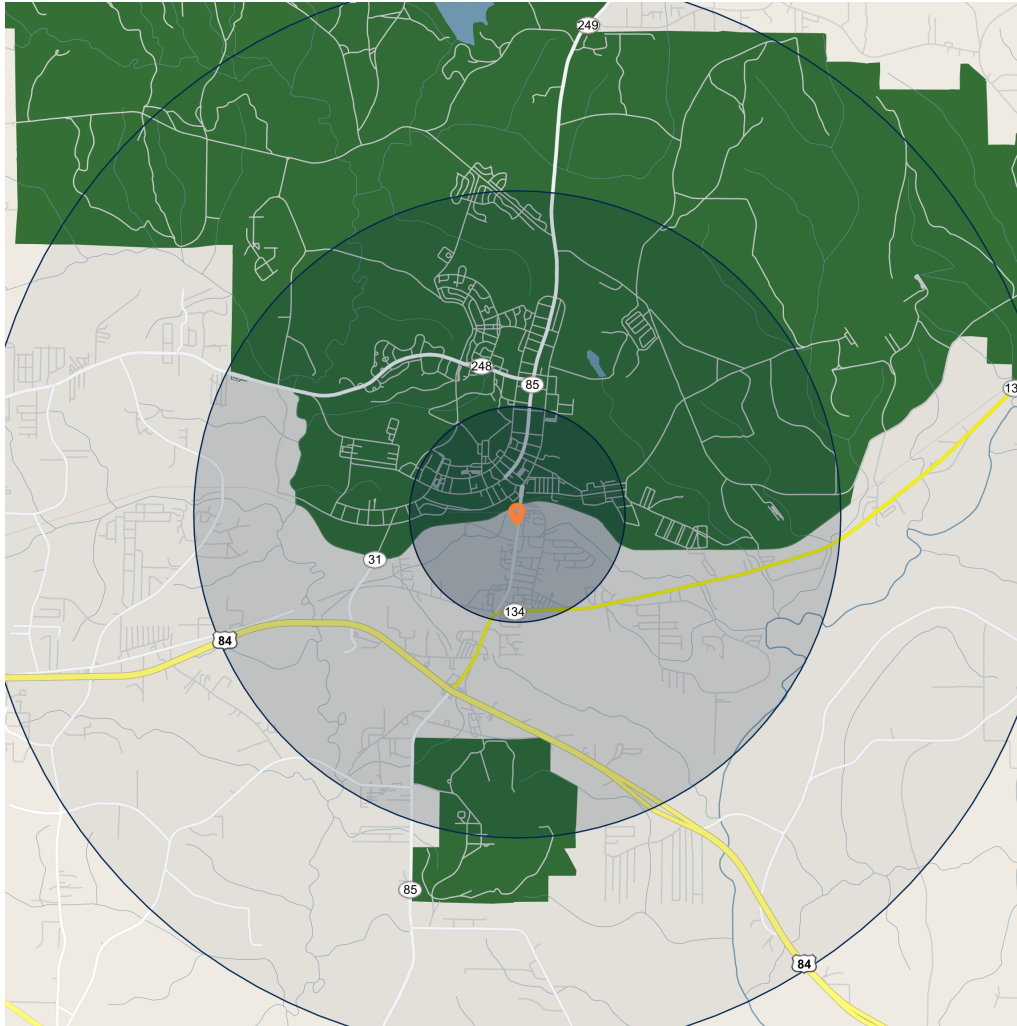
MEDIAN HOUSEHOLD INCOME

\$52,400

U.S. Median
\$68,500

TACO BELL

DEMOGRAPHICS



POPULATION

	1 Mile	3 Miles	5 Miles
2029 Projection	1,849	8,435	15,841
2024 Estimate	1,851	8,478	15,922
2020 Census	1,954	8,691	16,113
2010 Census	2,007	9,005	16,722

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
Average	\$61,582	\$67,661	\$73,278
Median	\$49,030	\$58,104	\$65,358
Per Capita	\$27,086	\$26,191	\$29,339

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2029 Projection	816	3,351	6,420
2024 Estimate	814	3,337	6,383
2020 Census	811	3,318	6,329
2010 Census	895	3,375	6,320

HOUSING

	1 Mile	3 Miles	5 Miles
Median Home Value	\$164,384	\$133,685	\$172,147

EMPLOYMENT

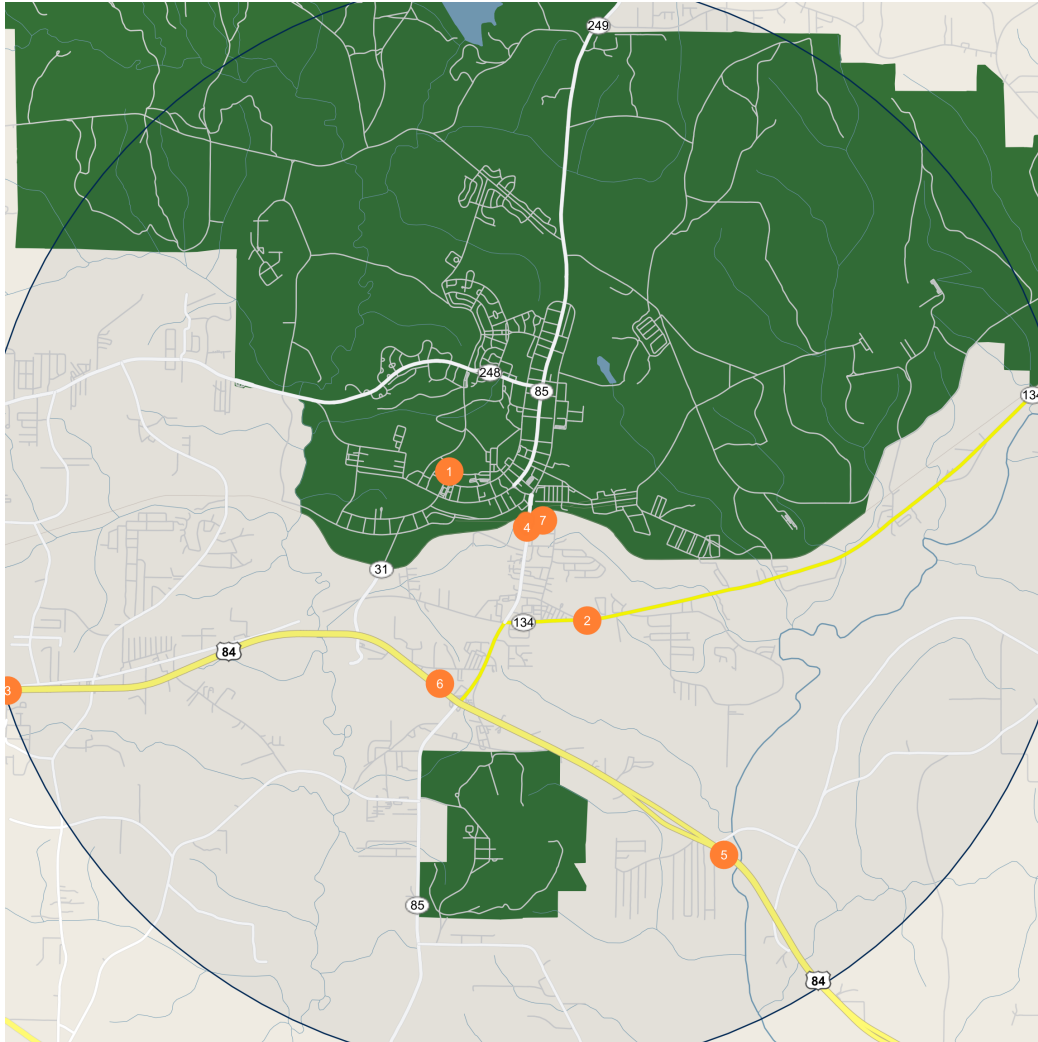
	1 Mile	3 Miles	5 Miles
2024 Daytime Population	3,317	10,193	15,504
2024 Unemployment	0.64%	0.73%	1.01%
Average Time Traveled (Minutes)	15	18	21

EDUCATIONAL ATTAINMENT

	1 Mile	3 Miles	5 Miles
High School Graduate (12)	0.93%	1.35%	1.41%
Some College (13-15)	40.28%	35.79%	36.33%
Associate Degree Only	16.10%	18.34%	18.26%
Bachelor's Degree Only	8.94%	10.65%	10.74%
Graduate Degree	21.50%	25.80%	23.87%

TACO BELL

DEMOGRAPHICS



Major Employers

Employees

1	United States Dept of Army-Fort Novosel	1,000
2	Arctic Slope World Svcs Inc-A S W S Contracting	309
3	Utility Trailer Mfg Co	228
4	Southwest Georgia Oil Co Inc	74
5	Bean Bro LLC	73
6	All In Credit Union	70
7	System Studies Simulation Inc	51