



REPRESENTATIVE PHOTO

DEL TACO RESTAURANT

14570 SOUTHFIELD ROAD, ALLEN PARK, MI 48101

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

DOUG PASSON
MANAGING PARTNER
D: 248.254.3407
DPASSON@FORTISNETLEASE.COM

ROBERT BENDER
MANAGING PARTNER
D: 248.254.3406
RBENDER@FORTISNETLEASE.COM

DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

DOUG PASSON

MANAGING PARTNER

D: 248.254.3407

DPASSON@FORTISNETLEASE.COM

ROBERT BENDER

MANAGING PARTNER

D: 248.254.3406

RBENDER@FORTISNETLEASE.COM

DEL TACO RESTAURANT

14570 SOUTHFIELD ROAD, ALLEN PARK, MI 48101

INVESTMENT SUMMARY

List Price:	\$1,947,826
Current NOI:	\$112,000.00
Initial Cap Rate:	5.75%
Land Acreage:	0.77
Year Built	2019
Building Size:	~2,300 SF
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.344%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this completely renovated Del Taco restaurant located at 14570 Southfield Road in Allen Park, MI. Rent will commence on July 1, 2019 with a new 15 year Absolute NNN lease with no landlord responsibilities. There are ten percent rent increases every five years during the initial term and each option. The lease is guaranteed by DT Venture, LLC, which is a wholly-owned subsidiary of TEAM Schostak Family Restaurants, a 100+ unit operator of Applebee's, Del Taco, MOD Pizza & Olga's Kitchen. The lease is also personally guaranteed for the first ten years by the CEO of TEAM Schostak Family Restaurants, which is EXTREMELY RARE (please see Broker for details). Currently, the TEAM Schostak has 7 units with 3 more in pipeline to be open by the end of 2019.

The subject property is strategically located on Southfield Road (61,000 VPD) just off I-75 (96,000 VPD). Surrounding retail tenants include Kroger, Family Dollar, Rite Aid, Dollar General, AutoZone, Starbucks, Taco Bell, KFC, Checkers and Dairy Queen. Del Taco is situated in a densely populated area with over 268,000 residents within five miles. The median home value within five miles exceeds \$88,000 and the average household income within one mile exceeds \$68,000.



PRICE \$1,947,826



CAP RATE 5.75%



LEASE TYPE Absolute NNN



TERM 15 Years

INVESTMENT HIGHLIGHTS

- Lease Guaranteed by DT Venture, LLC & Rare Personal Guarantee from CEO of TEAM Schostak Family Restaurants - 100+ Unit Operator & Large Property Developer: <http://www.schostak.com/> & teamschostak.com
- New 15 Year Absolute NNN Lease | No Landlord Responsibilities
- Two, Ten Year Options | 10% Rent Increases Every 5 Years Including Options
- Brand New ~2,300 SF Del Taco Restaurant on .77 Acres
- Very Densely Populated Area with Over 268,000 Residents Within 5 Miles
- 5 Mile Median Home Value Exceeds \$88,000

DEL TACO RESTAURANT

14570 SOUTHFIELD ROAD, ALLEN PARK, MI 48101 

FINANCIAL SUMMARY

INCOME SUMMARY

Gross Income	\$112,000
--------------	-----------

EXPENSE SUMMARY

Gross Expenses	-
----------------	---

Net Operating Income	\$112,000
----------------------	-----------

PROPERTY SUMMARY

Year Built:	2019
Lot Size:	0.77 Acres
Building Size:	~2,300 SF
Zoning:	Commercial
Ownership:	Fee Simple
Traffic Counts:	61,000 VPD on Southfield Rd.

LEASE SUMMARY

Tenant:	Del Taco Restaurant
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$112,000
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	July 1, 2019
Lease Expiration Date:	June 30, 2034
Lease Term Remaining:	15 Years
Rent Bumps:	Ten (10%) Every 5 Years Including Options
Renewal Options:	Two, Ten Year Options
Lease Guarantor:	DT Venture, LLC & Personal Guarantee from 100+ Unit Operator
Tenant Website:	schostak.com & teamschostak.com

DEL TACO RESTAURANT

14570 SOUTHFIELD ROAD, ALLEN PARK, MI 48101 

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE
Del Taco	~2,300	July 1, 2019	June 30, 2034	\$112,000	100.0	Years 1-5 Years 6-10 Years 11-15 Years 16-20 Years 21-25 Years 26-30 Years 31-35
Totals/Averages	~2,300			\$112,000		



OVERVIEW

Company:	Del Taco Restaurants Inc.
Ownership:	Public Company
Founded:	1964
CEO:	John D. Cappasola, Jr.
Locations:	564 Restaurants
Headquarters:	Lake Forest, CA
Website:	www.deltaco.com

TENANT HIGHLIGHTS

- Del Taco Restaurants Inc., or Delicious Taco Inc., is an American fast food restaurant chain which specializes in American-style Mexican cuisine as well as American foods such as burgers, fries, and shakes. Del Taco and is headquartered in Lake Forest, California. Del Taco was formed in 1964 and is the second largest quick-serve Mexican restaurant chain in the country, with a strong presence along the west coast and is actively expanding in the the Midwest to states such as MI.

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	% INCREASE
1-5	\$112,000.00	\$9,333.33		
6-10	\$123,200.00	\$10,266.67	\$11,200	10.0%
11-15	\$135,520.00	\$11,293.33	\$12,320	10.0%
Option 1: 16-20	\$149,072.00	\$12,422.67	\$13,552	10.0%
Option 1: 21-25	\$163,979.20	\$13,664.93	\$14,907	10.0%
Option 2: 26-30	\$180,377.12	\$15,031.43	\$16,398	10.0%
Option 2: 31-35	\$198,414.83	\$16,534.57	\$18,038	10.0%

FRANCHISEE BACKGROUND

In July 2005, TEAM Schostak Family Restaurants introduced Michigan to Del Taco. To date, 7 restaurants have opened in Michigan and they were recognized by Del Taco Corp. as Franchisee of the Year on multiple occasions. The first restaurant, located at the corner of Ford Road and Telegraph in Dearborn, set a franchise record for opening restaurant sales. In 2006, two more Del Taco restaurants opened to great success in Roseville and Warren. They then added a fourth location in 2014 in the Livonia area and a fifth location in Chesterfield in 2017. Currently, they are looking to expand Del Taco throughout Michigan and have plans to open 12 more locations with 3 more coming online in 2019.

The Schostak family has had a footprint in Michigan for nearly 100 years. Since 1920, the company's activities have included real estate development, acquisitions and leasing of retail, office, industrial, residential and mixed use projects. The fourth generation family based business operates commercial properties in states throughout the Midwest as a full-service real estate development, management, leasing and consulting company. In the early '80's, the family began as a Burger King franchisee and now operates over 100 restaurants across four brands: Applebee's, Del Taco, MOD Pizza & Olga's Kitchen.

DEL TACO RESTAURANT

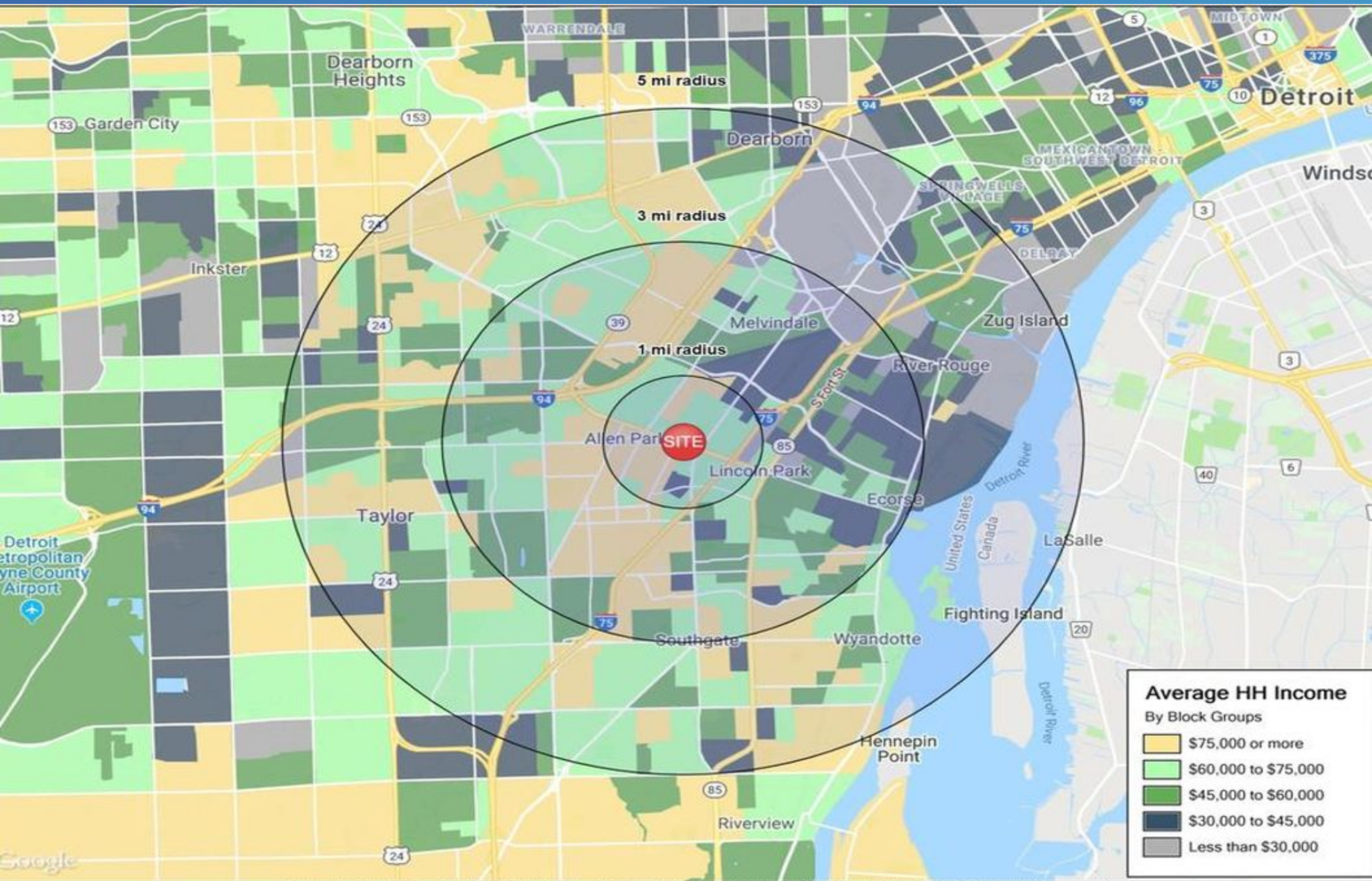
14570 SOUTHFIELD ROAD, ALLEN PARK, MI 48101

 **FORTIS** NET LEASE™



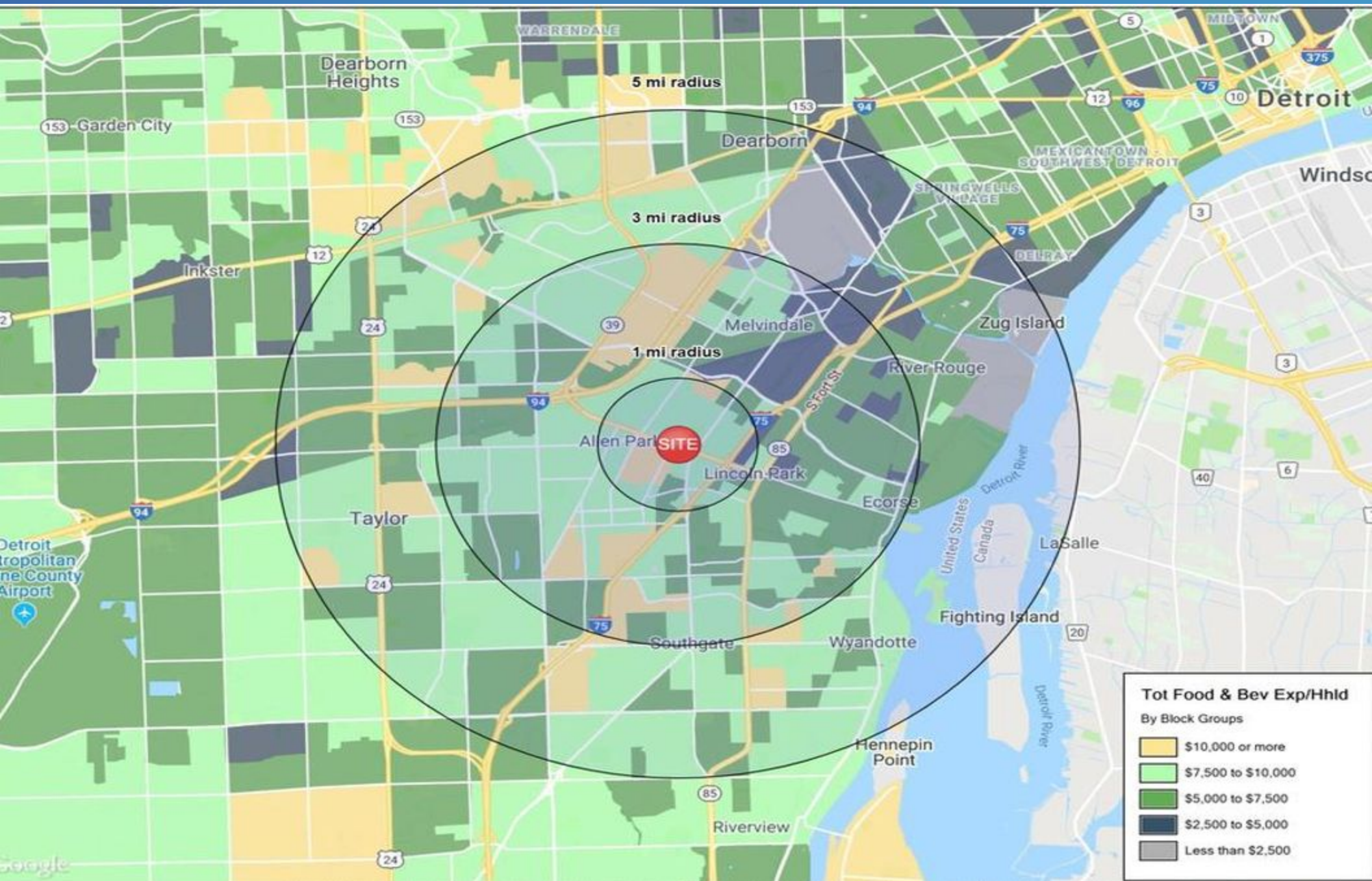
DEL TACO RESTAURANT

14570 SOUTHFIELD ROAD, ALLEN PARK, MI 48101



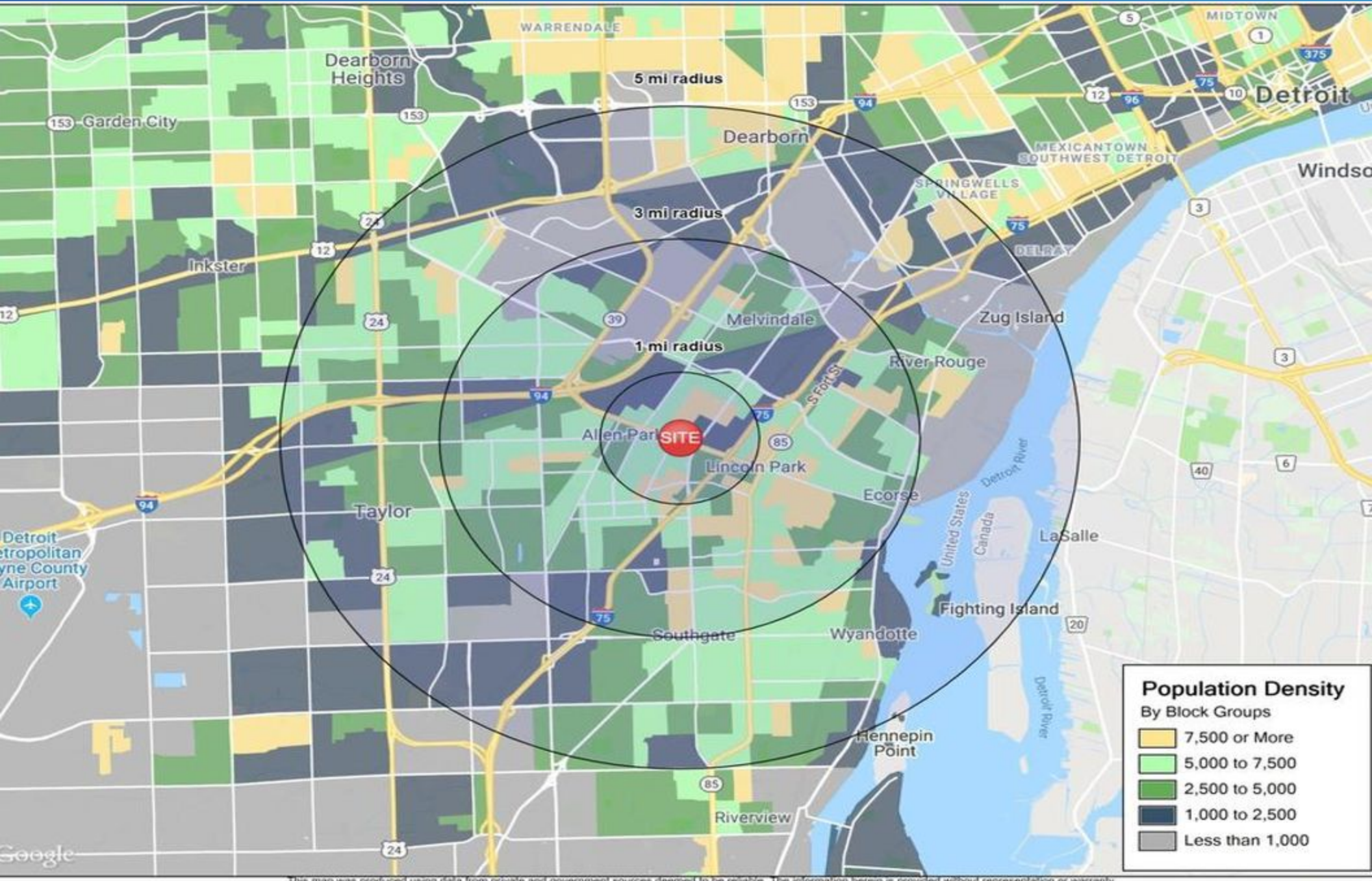
DEL TACO RESTAURANT

14570 SOUTHFIELD ROAD, ALLEN PARK, MI 48101



DEL TACO RESTAURANT

14570 SOUTHFIELD ROAD, ALLEN PARK, MI 48101



DEL TACO RESTAURANT

14570 SOUTHFIELD ROAD, ALLEN PARK, MI 48101

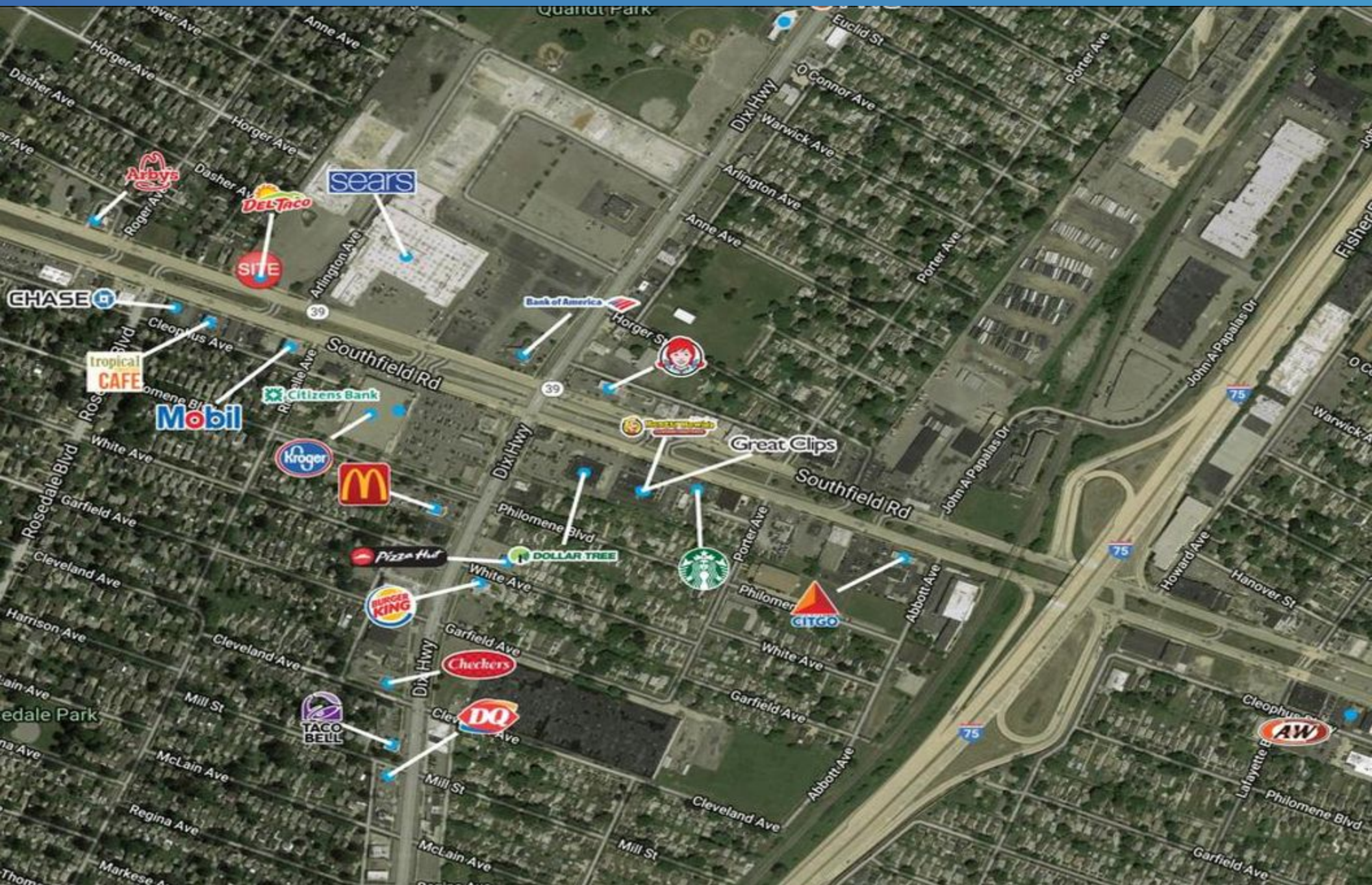
 FORTIS NET LEASE™



DEL TACO RESTAURANT

14570 SOUTHFIELD ROAD, ALLEN PARK, MI 48101

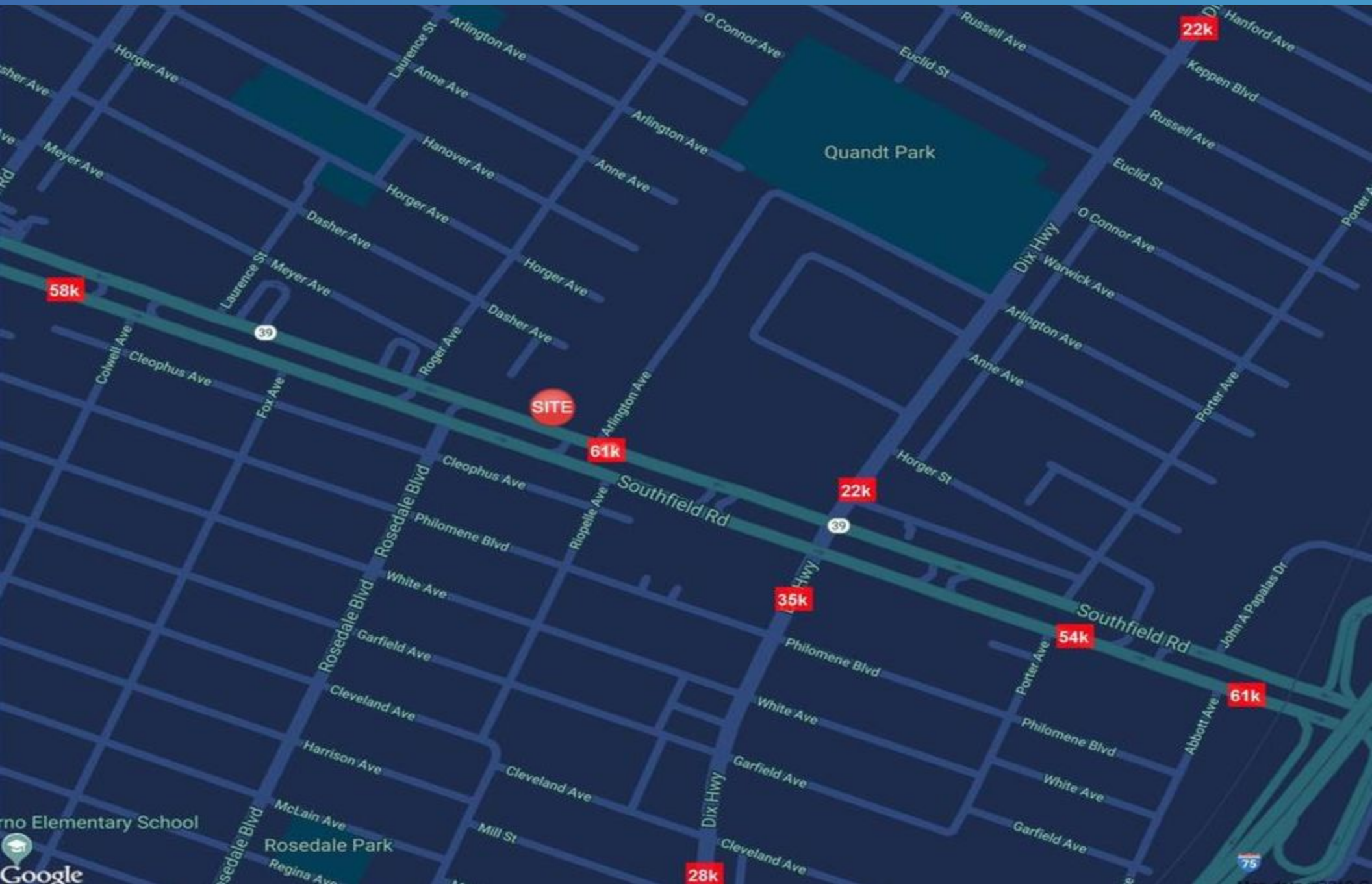
 FORTIS NET LEASE™



DEL TACO RESTAURANT

14570 SOUTHFIELD ROAD, ALLEN PARK, MI 48101 

 FORTIS NET LEASE™



DEL TACO RESTAURANT

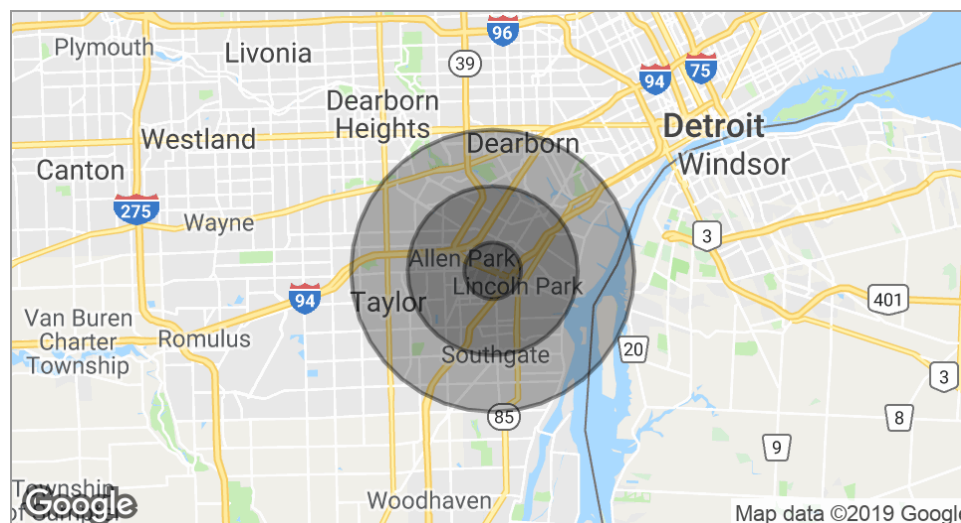
14570 SOUTHFIELD ROAD, ALLEN PARK, MI 48101



Allen Park is a middle-class suburban city in central Wayne County in the U.S. state of Michigan. The city is known for its tree-lined streets, brick houses, and the Fairlane Green Shopping Center that opened in 2006. At the 2010 census, the population was 28,210. The suburb of Detroit was once recognized in Money Magazine's list of America's Best Small Cities. Allen Park is part of the collection of communities known as Downriver. Allen Park borders Southgate to the South, Lincoln Park to the east, Melvindale to the northeast, Dearborn to the north, Dearborn Heights to the northwest, and Taylor to the west.

Ford Motor Company is an integral part of the community. Many of the company's offices and facilities lie within the city limits. Since 2002, Allen Park is the practice home of the Detroit Lions football team and is also the site of the team's headquarters.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2018	17,390	130,450	268,836
Average Age	39.20	39.30	38.90
Average Household Size	2.50	2.50	2.50
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,947	52,360	106,860
Average HH Income	\$68,037	\$59,793	\$61,383
Median House Value	\$84,415	\$80,949	\$88,100
Food & Alcohol Spending (Thousands)	\$46,068	\$325,958	675,857





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

Click to Meet Team Fortis

30445 Northwestern Highway, Suite 275

Farmington Hills, MI 48334

248.254.3410

fortisnetlease.com

EXCLUSIVELY LISTED BY:

DOUG PASSON

MANAGING PARTNER

D: 248.254.3407

DPASSON@FORTISNETLEASE.COM

ROBERT BENDER

MANAGING PARTNER

D: 248.254.3406

RBENDER@FORTISNETLEASE.COM