



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES

SINGLE TENANT INVESTMENT OPPORTUNITY
20 Year Absolute NNN Lease | Across From Lakeview Square Mall
5560 Beckley Rd., Battle Creek, MI 49015



FOR MORE INFORMATION PLEASE CONTACT AGENTS:

Marvin DeLaura

Senior Director

Direct: 248.419.3811

mdelaura@fortisnetlease.com

Doug Passon

Managing Partner

Direct: 248.254.3407

dpasson@fortisnetlease.com



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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.

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INVESTMENT SUMMARY

List Price:	\$2,688,991
Current NOI:	\$151,928
Initial Cap Rate:	5.65%
Average NOI:	\$176,274
Average Cap Rate:	6.56%
Land Acreage:	.598 Acres
Year Built:	2012
Building Size:	2,261 SF

LEASE SUMMARY

Lease Type:	Absolute NNN
Taxes/CAM/Insurance:	Tenant Responsibility
Structure/Roof/Parking:	Tenant Responsibility
Lease Term:	20 Years
Rent Commencement:	December 2016
Rent Expiration:	December 2036
Term Remaining:	20 Years
Rent Increases:	10% Increases Every 5 Years Including Options
Option Periods:	Four, Five Year Options
Guarantor:	Border Foods (180 Locations)

PROPERTY IMAGES:

Google Aerial Map:	Click HERE
Google Street View:	Click HERE

INVESTMENT HIGHLIGHTS

- 2,261 SF Taco Bell Located on .598 Acres
- 20 Year Absolute NNN Lease | No Landlord Responsibilities
- Four, Five Year Options | 10% Rent Increases Every 5 Years Including Options
- Guaranteed By Border Foods - One of the Largest Franchisees
- Border Foods Operates 180 Locations Across Six States

LOCATION HIGHLIGHTS

- Located on Beckley Road (5,800+ VPD) | Just off I-94 (54,900+ VPD)
- Situated Along Major Retail Corridor | Across From Lakeview Square Mall | Out Lot to Hobby Lobby & Jo-Ann Fabrics Retail Center
- Less than 1 Mile from Walmart, Sam's Club, Lowes & Menards
- Average Household Income Exceeds \$80,000 Within a 3 Mile Radius
- 5 Mile Population Exceeds 55,000 Residents
- Median Home Value Exceeds \$141,000 Within a 1 Mile Radius
- Located Near Major Retail Tenants Including Walmart, Best Buy, Menards, Kohl's, Meijer, Lowe's, Hobby Lobby, Petco and More

Year	Monthly Rent	Annual Rent	Rent Increase	% Increase
1-5	\$12,660.67	\$151,928.00	15,193	10.00%
6-10	\$13,926.73	\$167,120.80	16,712	10.00%
11-15	\$15,319.41	\$183,832.88	18,383	10.00%
16-20	\$16,851.35	\$202,216.17		

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Marvin DeLaura
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 Direct: 248.419.3811
 mdlaura@fortisnetlease.com

Doug Passon
 Managing Partner
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INVESTMENT OVERVIEW

Fortis Net Lease is proud to present the Taco Bell located at 5560 Beckley Road in Battle Creek, MI. There is a twenty year absolute NNN lease in place that commenced in December 2016. There are four, five year options with ten percent rent escalations every five years including each option.

The subject property is located on Beckley Road (5,800+ vehicles per day) which is a major retail corridor just off Interstate 94 (54,900+ vehicles per day). The average household income within three miles of the property is over \$80,000 and the median home value within one mile exceeds \$141,000. The surrounding area has a population that exceeds 55,000 residents. The subject property is surrounded by retail tenants including: Walmart, Best Buy, Menards, Kohl's, Meijer, Lowe's, Hobby Lobby and Petco.

TENANT OVERVIEW

Border Foods is a franchisee of Taco Bell, the nation's leading Mexican-inspired quick service restaurant. They own over 180 Taco Bell locations (and growing) throughout MN, IL, SD, WI and WY with the majority based in the Twin Cities. Brothers Lee and Jeff Engler, who got started in the quick-service restaurant business in the late 1970s, began operating Taco Bell franchises in the mid-1980s. They formed Border Foods after acquiring more than 60 locations in 1996.

Border Foods is a company with a clear purpose—to Feed People's Lives with Más. This means doing more and giving more with creativity and a twist. They deliver unique food and positive experiences for team members and the community to help them get more out of life.

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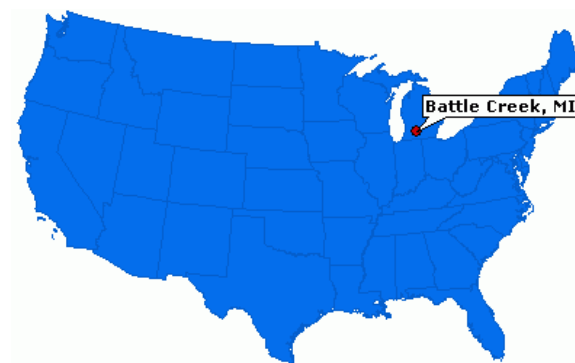
Battle Creek, MI

Battle Creek is a city in the state of Michigan, in northwest Calhoun County, at the confluence of the Kalamazoo and Battle Creek rivers. It is the principal city of the Battle Creek, Michigan Metropolitan Statistical Area (MSA), which encompasses all of Calhoun County. As of the 2010 census, the city had a total population of 52,347, while the MSA population was 136,146.

In downtown Battle Creek there are art galleries, a farmers market, green space, a 17-mile linear park, public art, libraries, symphony performances, quaint restaurants and coffee shops. Activities abound including the Cereal Festival, Spring and Fall into the Arts art walks, free, outdoor concerts including the Post Band, Festival Market Music and Vibe@5 concert series, International Summerfest, International Festival of Lights, outdoor movies and Art in the Park just to name a few.

Plus, resources nearby to ensure a great quality of life – including public, private and higher education institutions, a world-class hospital and fitness facilities.

Downtown businesses enjoy the convenience of a neighborhood feel with over 35,000 daytime employees passing by or stopping in. Some of the city's largest employers include: Kellogg, Denso, Hart-Dole-Inouye Federal Center, Bronson Battle Creek, Battle Creek VA Medical Center, Michigan Air National Guard and Battle Creek Public Schools.



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**Subject
Property**


**LAKEVIEW SQUARE
MALL**



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Managing Partner

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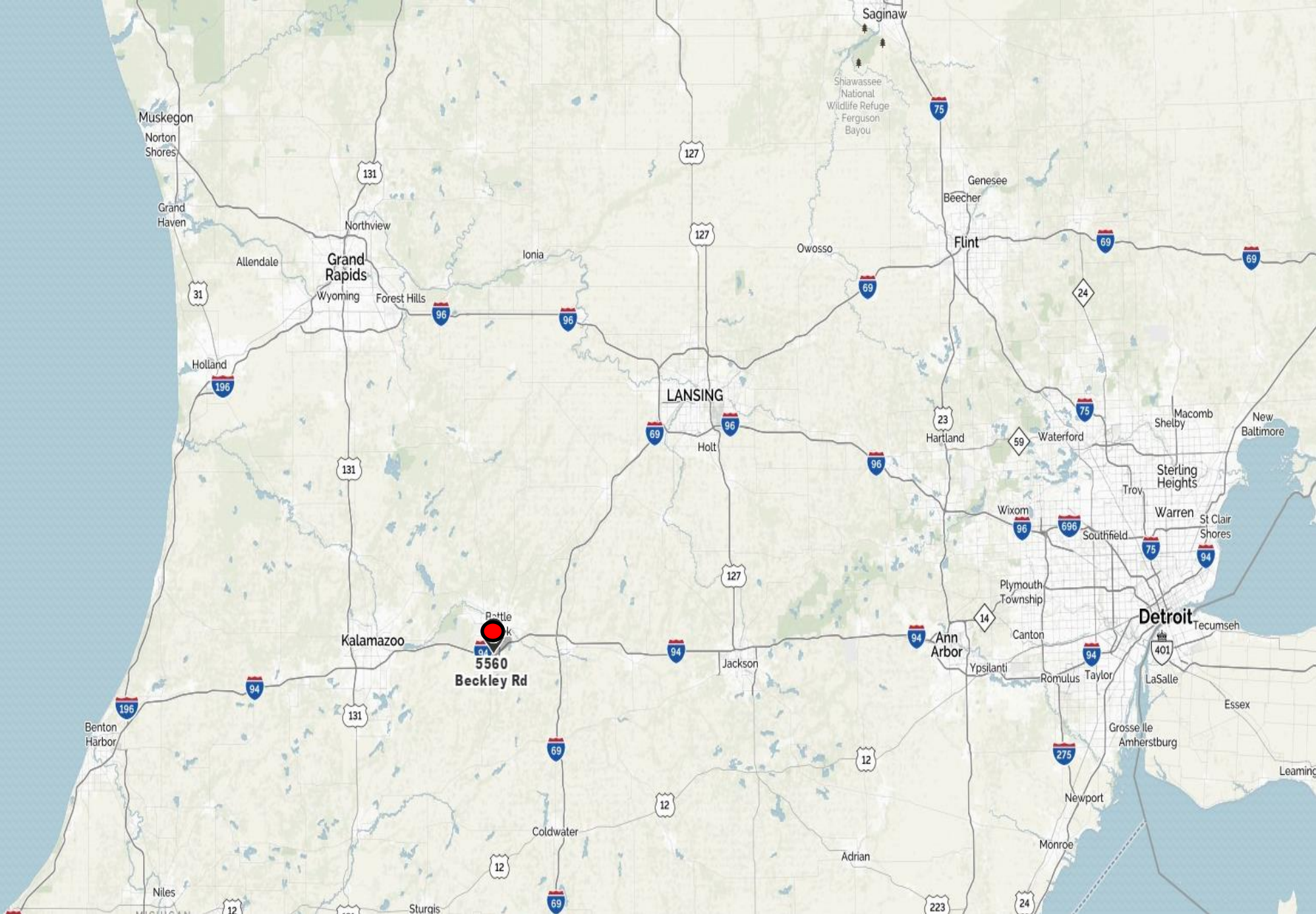
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Managing Partner

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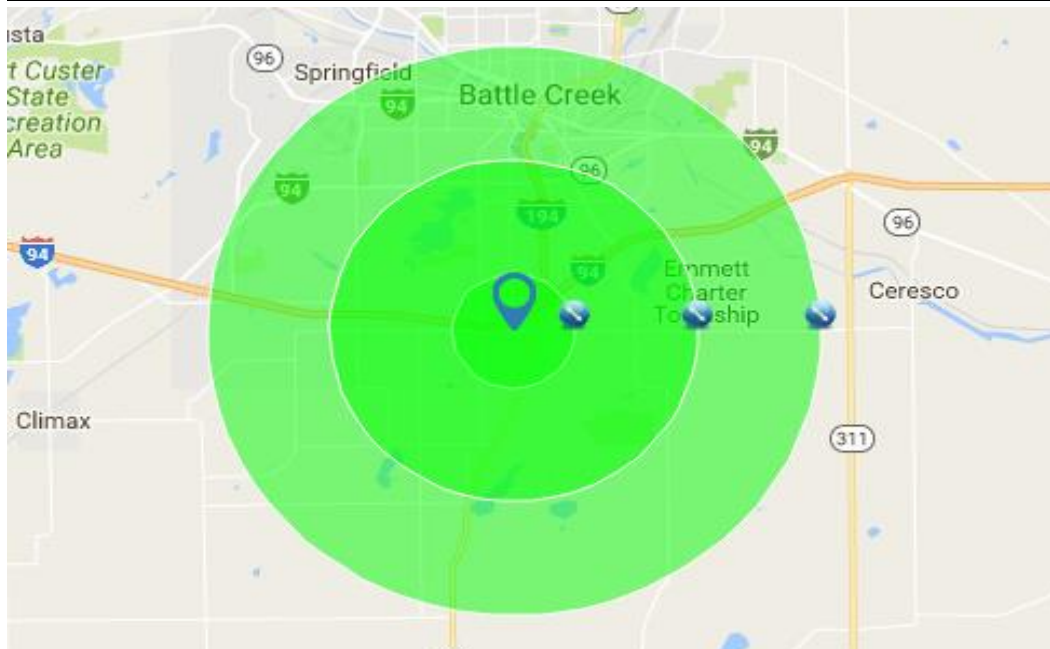
Managing Partner

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Population	1 Mile	3 Mile	5 Mile
2016 Total Population:	4,320	21,183	55,044
2021 Population:	4,255	20,967	54,969
Pop Growth 2016-2021:	(1.50%)	(1.02%)	(0.14%)
Average Age:	37.00	41.50	38.90
Households			
2016 Total Households:	2,084	9,019	22,042
HH Growth 2016-2021:	(1.30%)	(0.98%)	(0.18%)
Median Household Inc:	\$40,552	\$58,082	\$45,300
Avg Household Size:	2.10	2.30	2.40
2016 Avg HH Vehicles:	1.00	2.00	2.00
Housing			
Median Home Value:	\$141,161	\$139,955	\$91,605
Median Year Built:	1985	1968	1957



Population:	1 Mile	3 Mile	5 Mile
2021 Projection	4,255	20,967	54,969
2016 Estimate	4,320	21,183	55,044
2010 Census	4,639	22,271	55,557
Growth 2016-2021	(1.50%)	(1.02%)	(0.14%)
Growth 2010-2016	(6.88%)	(4.89%)	(0.92%)
2016 Population Hispanic Origin	268	878	3,732
2016 Population by Race:			
White	3,385	18,493	43,954
Black	458	1,019	6,863
Am. Indian & Alaskan	43	145	536
Asian	277	1,027	1,626
Hawaiian & Pacific Island	3	9	20
Other	154	491	2,045
U.S. Armed Forces:	31	53	58
Households:			
2021 Projection	2,057	8,931	22,002
2016 Estimate	2,084	9,019	22,042
2010 Census	2,218	9,452	22,266
Growth 2016 - 2021	(1.30%)	(0.98%)	(0.18%)
Growth 2010 - 2016	(6.04%)	(4.58%)	(1.01%)
Owner Occupied	606	6,408	14,306
Renter Occupied	1,478	2,610	7,735
2016 Avg Household Income	\$63,997	\$80,929	\$61,082
2016 Med Household Income	\$40,552	\$58,082	\$45,300
2016 Households by Household Inc:			
<\$25,000	467	1,366	5,636
\$25,000 - \$50,000	738	2,439	6,592
\$50,000 - \$75,000	414	1,921	4,477
\$75,000 - \$100,000	110	1,035	2,005
\$100,000 - \$125,000	106	735	1,286
\$125,000 - \$150,000	58	344	488
\$150,000 - \$200,000	92	607	854
\$200,000+	100	571	704

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FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES

MORE THAN \$4.7 BILLION IN SALES

Fortis Net Lease is a national investment real estate brokerage firm specializing in the acquisition and disposition of investment real estate. We help developers, franchisees, private investors and institutional funds accomplish their short and long term investment goals. The principals of Fortis Net Lease have successfully sold hundreds of properties in over three dozen states with a total transaction volume topping \$4.7 billion.

Fortis Net Lease specializes in the acquisition and disposition of the following:

- Net leased single tenant properties (Pharmacies, Auto Parts, Dollar Stores, Banks, QSR, Office/Industrial, Medical, Junior/Big Box, etc.)
- Portfolios & Corporate Sale-Leaseback Transactions (Burger King, Arby's, Tutor Time, Taco Bell, Wendy's, etc.)
- Multi-Tenant Retail Centers & Medical Office (Anchored or Unanchored - 5,000 - 1,000,000 SF)

The advisors at Fortis Net Lease create long term relationships with our investors by delivering superior services and unparalleled results. When you hire Fortis Net Lease as your exclusive representative you will experience the individual attention and professionalism that you will not receive at other large brokerage firms.

OUR AGENTS

DOUG PASSON
Managing Partner
(248) 254.3407

ROB BENDER
Managing Partner
(248) 254.3406

BRYAN BENDER
Managing Director
(248) 419.3810

DENO BISTOLARIDES
Managing Director
(248) 419.3882

BRANDON HANNA
Managing Director
(248) 419.3285

RICHARD LUDWIG
Senior Director
(248) 419.3638

MARVIN DELAURA
Senior Director
(248) 419.3811

MIKE CARTER
Senior Associate
(248) 419.3812

PAT HAMMOND
Senior Associate
(248) 419.3808

MIKE JAWORSKI
Senior Associate
(248) 419.3807

DANTE HARGIS
Senior Associate
(248) 419.3886

MATT WEBER
Senior Associate
(248) 419.3884

JOSEPH WERNER
Senior Associate
(732) 779.6537

MIKE GAGGO
Associate
(248) 419.3286

FRANK ROGERS
Associate
(248) 419.3741

BEN SCHULTZ
Associate
(248) 254.3409

KYLE CARSON
Associate
(248) 419.3271

ABRAHAM LEON
Associate
(248) 419.3625

DANNY SAMONA
Associate
(248) 419.3627

BRENT HANNA
Associate
(248) 419.3284

BRANDON KASSAB
Associate
(248) 419.3629

TRACEY RISCH
Coordinator
(248) 419.3888

AMY JONES
Office Manager
(248) 419.3631

FORTIS NET LEASE
30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334