TACO BELL™

2945 Bay Rd, Saginaw, MI 48603

15-Year Sale-Leaseback | Healthy Rent to Sales

MATTHEWS™

Offering Memorandum

Exclusively Listed By

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Table of Contents

Property Overview

$2,561,000	**±1.42 AC**	**Absolute NNN**
List Price	Lot Size	Lease Type
5.50%	**±2,333 SF**	**2023**
Cap Rate	GLA	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.
- **2023 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.
- **Signalized Intersection —** Located at a signalized intersection of Shattuck Rd. and Bay Rd. with a combined traffic count of ±38,200 VPD ensuring consistent visibility and drive-thru convenience within one of the Great Lakes Bay Region's busiest commercial arteries.
- **Located Within the Region's Dominant Retail & Demand Generator Trade Area** — The property sits directly along the same corridor as Fashion Square Mall, the largest and most dominant enclosed mall in the Great Lakes Bay Region, anchored by JCPenney, and Macy's, with over 800,000 square feet of retail and 100+ tenants, alongside national co-tenants including Lowe's, Walmart, Home Depot, Target, Best Buy, Kohl's, Starbucks, Red Lobster, and Chipotle, driving consistent daily cross-shopping traffic. Saginaw Valley State University, with approximately 6,900 students, sits three miles away, adding a further layer of steady, non-seasonal demand.

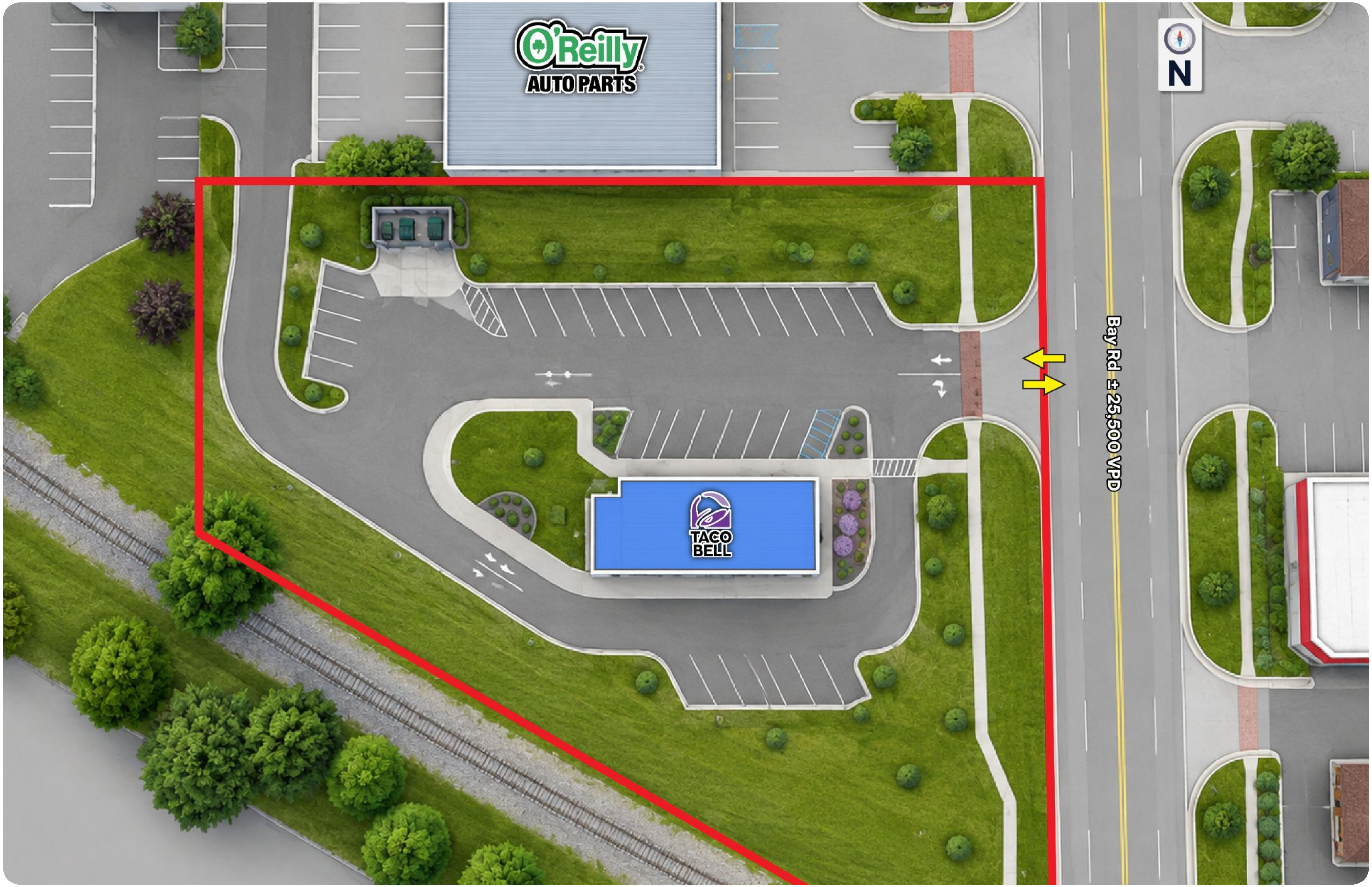
Aerial Map

Covenant Medical Center Cooper
±643 Beds | ±4,600 Employees
U.S. Department of Veterans Affairs
Veterans Health Administration
Aleda E. Lutz Medical Center
Aleda E. Lutz VA Medical Center
±81 Beds
SE
United Financial Credit Union
Saginaw Career Complex
±1,100 Students
Consumers Energy
RICO'S Authentic Mexican TAKEOUT
McDonald's
AutoZone
SUBWAY
HJ CONTRACTING
MAVIS DISCOUNT TIRE
TACO BELL
Subject Property
Bay Rd ±25,500 VPD
O'Reilly AUTO PARTS

Aerial Map


N
Fashion Square Mall
macy's JCPenney
TARGET
STAPLES
Bass Pro Shops
meijer
at home
THE HOME DEPOT
CHEVROLET
BEST BUY
TOYOTA
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
Guitar Center
DICK'S SPORTING GOODS
BARNES & NOBLE
TJ·maxx
PETSMART
HomeGoods
maurices
ULTA BEAUTY
five BELOW
JACK'S Fruit & Meat MARKET
RightWay
enterprise
FAST EDDIE'S CAR WASH OIL CHANGE
7 ELEVEN
Huntington
DOLLAR TREE
ups
O'Reilly AUTO PARTS
Shattuck Rd ± 12,700 VPD
TACO BELL
Subject Property
Bay Rd ± 25,500 VPD
HJ CONTRACTING

Site Plan



Property Photos

Financial Overview

2945 Bay Rd, Saginaw, MI 48603

Financial Overview

$2,561,000
List Price

5.50%
Cap Rate

2023
Year Built

±38,200 VPD
Bay Rd & Shattuck Rd

$140,874
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	**$11,739.54**	**$140,874.51**	**-**
Years 6 - 10	$12,913.50	$154,961.96	10%
Years 11 - 15	$14,204.85	$170,458.16	10%
Option 1	$15,625.33	$187,503.97	10%
Option 2	$17,187.86	$206,254.37	10%
Option 3	$18,906.65	$226,879.81	10%
Option 4	$20,797.32	$249,567.79	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	Headquarters	Franchisee of
±14 Locations	Houghton Lake, MI	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

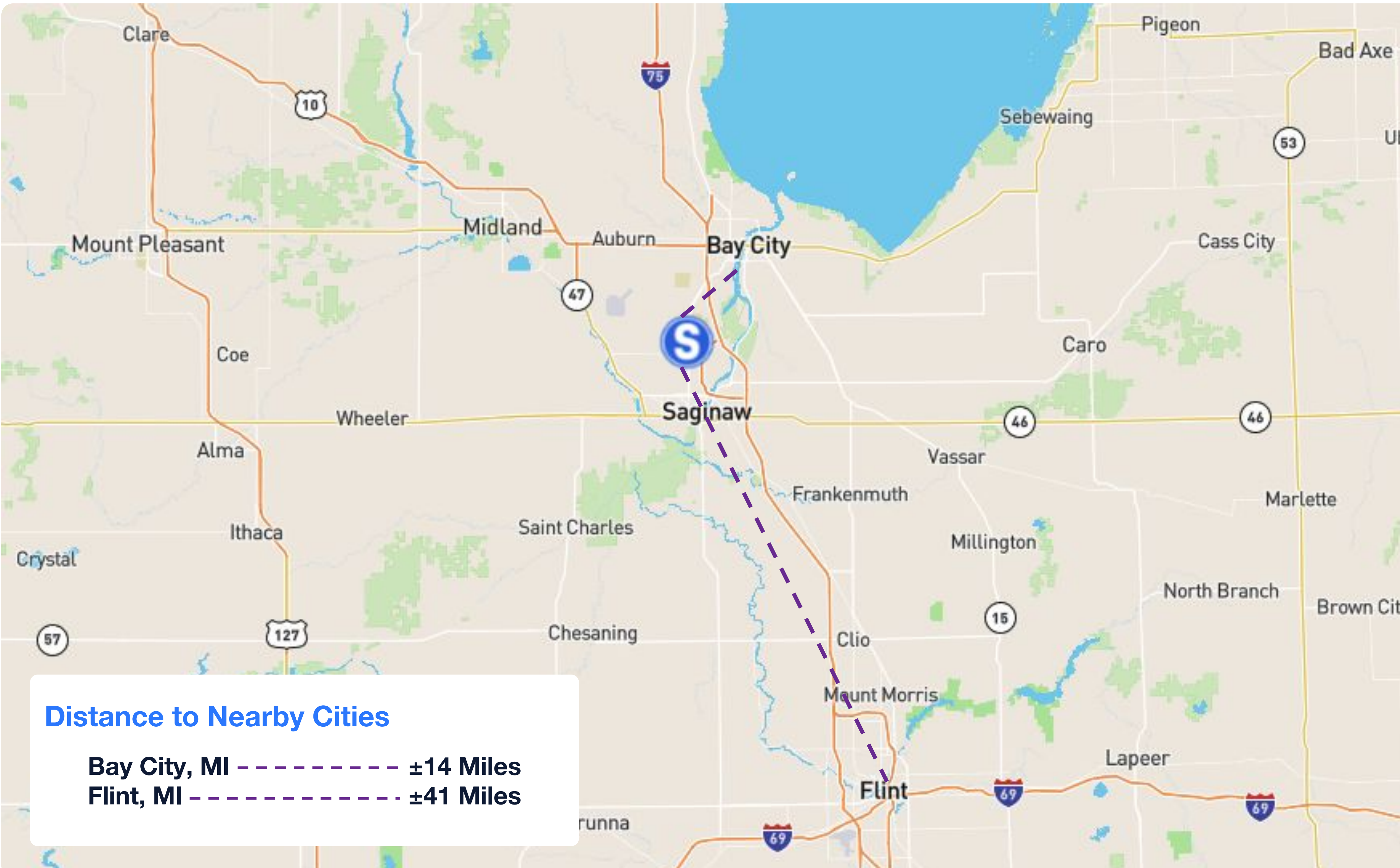
Why Owning The Tech Stack Is The Key To Yum!'s Future

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.

qsrmagazine.com

Market Overview

2945 Bay Rd, Saginaw, MI 48603



Distance to Nearby Cities

Bay City, MI - - - - - - - - - - - ±14 Miles
Flint, MI - - - - - - - - - - - - - - ±41 Miles

Saginaw, MI

Market Demographics

43,536
Total Population

3.5%
Retail Vacancy

Local Market Overview

Saginaw serves as the primary retail hub for Michigan's Great Lakes Bay Region, drawing consumers from Saginaw, Bay, Midland, and surrounding rural communities. While the market has experienced modest population declines over the past decade, it continues to benefit from its role as the region's dominant shopping destination, supported by stable healthcare, education, manufacturing, and government employment. Retail activity is concentrated along the Bay Road/Tittabawassee Road corridor, where national retailers, restaurants, and entertainment uses create the area's strongest commercial node.

Retail fundamentals remain healthy due to limited new construction and steady tenant demand for well-located space. National discount retailers, grocery anchors, quick-service restaurants, and service-oriented tenants continue to drive leasing activity, while redevelopment has largely focused on infill and outparcel opportunities rather than large-scale speculative development. The area's affordability and relatively low occupancy costs provide attractive opportunities for investors seeking stable cash flow in a mature Midwestern retail market.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	58,972	104,180	157,600
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	25,910	45,234	67,703
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$83,886	$79,233	$84,799

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