

Desert Taco

1901 W. Northern Avenue, Phoenix AZ 85021

Desert Taco II, LLC was formed to construct a new Del Taco restaurant in northwest Phoenix in 2006. It is a newly constructed, ground up 2,164 sq. ft building on the SWC of 19th Ave. & Northern. Desert Taco II, LLC owns the building, FF&E and improvements while leasing the land. Desert Taco II, LLC was formed by Brent Veach who is also the managing member of Desert Taco, LLC; a company which owns and operates (8) successful Del Taco restaurants in the Phoenix metropolitan area, including the subject Del Taco.

This site was challenged by being in a high crime, blighted neighborhood, while the loan size was too small for a traditional loan. The borrower's low closing costs and equity subsidy brought the loan in line with underwriting criteria. Desert Taco II, LLC is engaged in the QSR (Quick Service Restaurant) business.



Community Impact

The impact to the surrounding neighborhood is positive. This intersection was becoming run-down with old and vacant buildings. This new building and restaurant have contributed to the revitalization of the area. This new operation, which occupies a previously vacant lot, is also located within two redevelopment areas for the City: the City of Phoenix Enterprise Zone as well as the West Phoenix.

This project created 35 jobs and also participates in sponsoring local youth programs.

Lender: PCDIC, Mutual of Omaha Bank, Prudential Insurance Co.

Investor: M & I Development Corp., Mutual of Omaha Bank

Community Profile:

- Poverty Rate 14%
- Median Family Income 70%
- 2000 Census Tract 04013106000

Project Highlight

- Project Costs \$ 880,000
- NMTC Allocation \$ 704,000

