

PRESS RELEASE

July 2024

# Auspex Capital Facilitates the Sale of 13 Taco Bell Properties for Tranquility Properties

## The Transaction:

Tranquility Properties, LLC, (“TP”), a La Palma, California-based commercial real estate investment company that specializes in Tier 1 quick service restaurant (“QSR”) properties, has completed the sale of 13 Taco Bell properties in Illinois(6) and Iowa (7) to Marvin Development of Illinois, LLC and Marvin Development of Iowa, LLC, collectively (“MDL”). MDL is a commercial real estate affiliate of Border Foods, Inc. The aggregate sale price was \$22.6 million. Following the sale, TP, and various affiliates, still own and lease 77 QSR properties in 10 states. Auspex Capital acted as the financial advisor to TP on the sale of the 13 Taco Bell properties.

## The Advisor:

Auspex Capital is a boutique investment banking and financial advisory firm specializing in the restaurant industry. For more information or for a no-cost evaluation of your business, please call Chris Kelleher at 562-424-2455 or email at [ckelleher@auspexcapital.com](mailto:ckelleher@auspexcapital.com).