

SINGLE TENANT NNN INVESTMENT



Price: \$2,857,142.86
Cap Rate: 5.25%

Property Highlights

Primary Lease Term	15 Year NNN Lease
2-5 Year Renewal Options	10% Rental Increases Over Previous Term
NOI	\$150,000
Building Size	3,350 SF
Lot Size	0.468 Acres
Project Status	Now Open & Operating
Parking	Ample - On-Site Parking

[Please Download, Execute & Return Confidentiality Agreement To Receive Offering Memorandum](#)

Listing Features

- Newly Constructed Freddy's Restaurant Located on N. 2nd E. / Hwy 33 which is the Main Corridor through the City of Rexburg
- Freddy's - Rexburg Provides the Opportunity for an Investor to Acquire a Newly Constructed Building while Achieving Stable Cash-Flow Backed by a New 15-Year Absolute NNN Lease with Multiple Renewal Options
- Located Across from the Madison County Court House, DMV & the Newly Constructed Mountain America Credit Union
- Surrounded by Various Retailers, Restaurants, Financial Institutions & Other Professional Services Including Madison Memorial Hospital & Seasons Medical Centers
- Within Walking Distance of BYU - 16,000 Students Currently Attending each Semester & Growing

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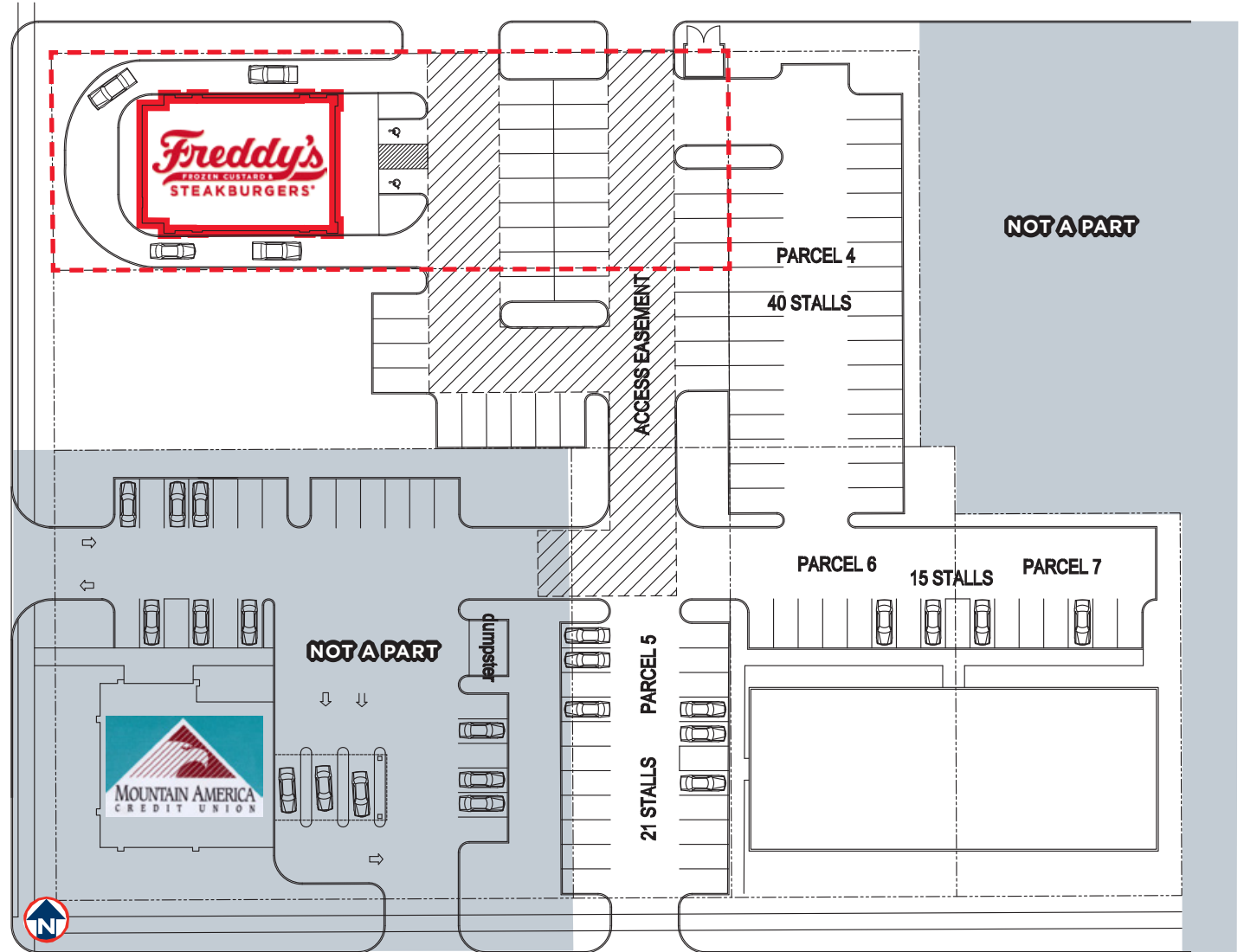
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Newly Constructed Freddy's Restaurant

30 North 2nd East, Rexburg, Idaho 83440

New Freddy's Restaurant Available - \$2,857,142.86 - 5.25 Cap Rate - 15 Year NNN Lease - Two 5 Year Renewal Options



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Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.

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DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
POPULATION			
2016 Estimated Population	16,104	27,912	29,521
2021 Projected Population	16,687	29,740	31,476
HOUSEHOLDS			
2016 Estimated Households	4,118	7,947	8,394
2021 Projected Households	4,250	8,496	8,978
2016 Est. Average HH Income	\$41,934	\$43,454	\$44,565
2021 Est. Average HH Income	\$45,013	\$46,911	\$48,199
BUSINESSES / EMPLOYEES			
Total Businesses	618	891	1,049
Total Employees	10,800	14,664	15,981

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING. ESRI FORECASTS FOR 2016 AND 2021. ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY.



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