



TEN MILE ACADEMY

PROPERTY PROFILE | 1001 SOUTH SENTINEL LANE

Ten Mile Academy represents the premier asset within the portfolio and accounts for approximately 37% of total portfolio value. The property consists of a modern childcare facility constructed in 2020 and situated on a 0.89-acre site in Meridian, Idaho. The property is fully leased to Premier ID Sentinel LLC under a newly executed 10-year NNN lease.

The NNN structure shifts operating responsibilities to the tenant, providing ownership with stable passive income.

LEASE SUMMARY

Lease Item	Detail
Tenant	Premier ID Sentinel LLC
Lease Type	Triple Net
Initial Term	10 Years
Renewal Options	3 × 5 Years
Annual Escalation	2%
Occupancy	100%
Lease Expiration	Aug 2035

PROPERTY OVERVIEW

BLDG AREA	7,566 SF
SITE AREA	0.89 ACRE
YEAR BUILT	2020
EFFECTIVE AGE	3 YEARS
OCCUPANCY	100%
STORIES	1
CONDITION	GOOD
REMAINING ECONOMIC LIFE	47 YEARS
ASKING PRICE	\$3,197,700

FINANCIAL SUMMARY

Metric	Amount
Annual Rent	\$201,948
Monthly Rent	\$16,829
Rent PSF	\$26.17
Asking price	\$3,197,700
Cap Rate	6.32%

Largest asset in the portfolio

This property represents 37.4% of the purchase price, income, and square footage