



BRIGHTER BEGINNINGS LEARNING

PROPERTY PROFILE | 1463 EAST STAR DRIVE

Brighter Beginnings Learning offers investors the opportunity to acquire a stabilized childcare facility supported by a long-term lease to an experienced childcare operator. The asset combines predictable cash flow, contractual rent growth, and favorable demographic trends within one of Idaho's fastest-growing markets. The property's strategic location, purpose-built improvements, and long remaining economic life position it as a durable long-term investment within the broader Premier Early Childhood Education Portfolio.

PROPERTY OVERVIEW

BLDG AREA	4,207 SF
SITE AREA	0.56 Acre
YEAR BUILT	2009
EFFECTIVE AGE	10 YEARS
OCCUPANCY	100%
REMAINING ECONOMIC LIFE	40 YEARS
ZONING	LIMITED OFFICE
ASKING PRICE	\$1,776,500

LEASE SUMMARY

Lease Item	Detail
Tenant	Premier ID Star LLC
Lease Type	Triple Net
Initial Term	10 Years
Renewal Options	Three (3) Five-Year Options
Annual Escalation	2%
Lease Expiration	Aug 2035

FINANCIAL SUMMARY

Metric	Amount
Annual Rent	\$110,184
Monthly Rent	\$9,182
Rent PSF	\$26.19
Asking Price	\$1,776,500
Cap Rate	6.20%