

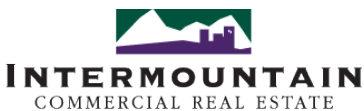
Jack In The Box NNN Investment

6875 S Federal Way, Boise, ID 83716

INVESTMENT OFFERING



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INTERMOUNTAIN
COMMERCIAL REAL ESTATE

SECTION 1

PROPERTY INFORMATION



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

Executive Summary

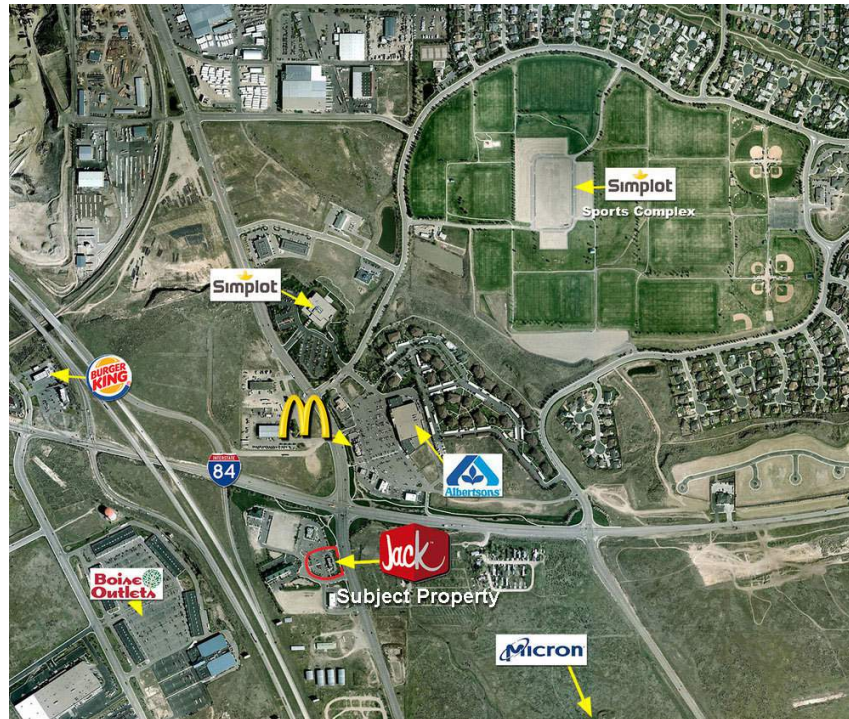


PROPERTY OVERVIEW

Investment Opportunity

PROPERTY HIGHLIGHTS

- Ample Parking
- Great Freeway access
- Located adjacent to the corner of Gowen Rd / Federal Way
- Fully built out for a restaurant with a drive-through window
- Located within close proximity to Simplot Sports Complex
- Located within two-tenths of a mile from Micron Technology headquarters
- Absolute NNN Lease
- Price per SF of land is \$12.24 (If you place no value on the Bldg which is in good condition)



1. PROPERTY INFORMATION

Investment Summary



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

PURCHASE PRICE:	\$480,000
ACTUAL CAP RATE:	25.2%
PROPERTY SIZE:	2,625 SF
LAND AREA:	0.9 AC
OCCUPANCY:	100.0
YEAR BUILT:	1998
PRICE PER SF OF LAND ONLY	\$12.24



1. PROPERTY INFORMATION

Property Description



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW

Investment Opportunity

LOCATION OVERVIEW

Located at the Gowen Road / Interstate 84 interchange, adjacent to the corner of Federal Way and Gowen Road. Several other tenants are located in the vicinity including: McDonald's, Super Cuts, Albertsons, Subway, The UPS Store, and Sherwin Williams. In addition, Columbia Crossing is located across from the Boise Factory Outlets and Boise's only public ice rink, as well as only two-tenths of a mile from the world headquarters for Micron Technology.



Complete Highlights



PROPERTY HIGHLIGHTS

- Ample Parking
- Great Freeway access
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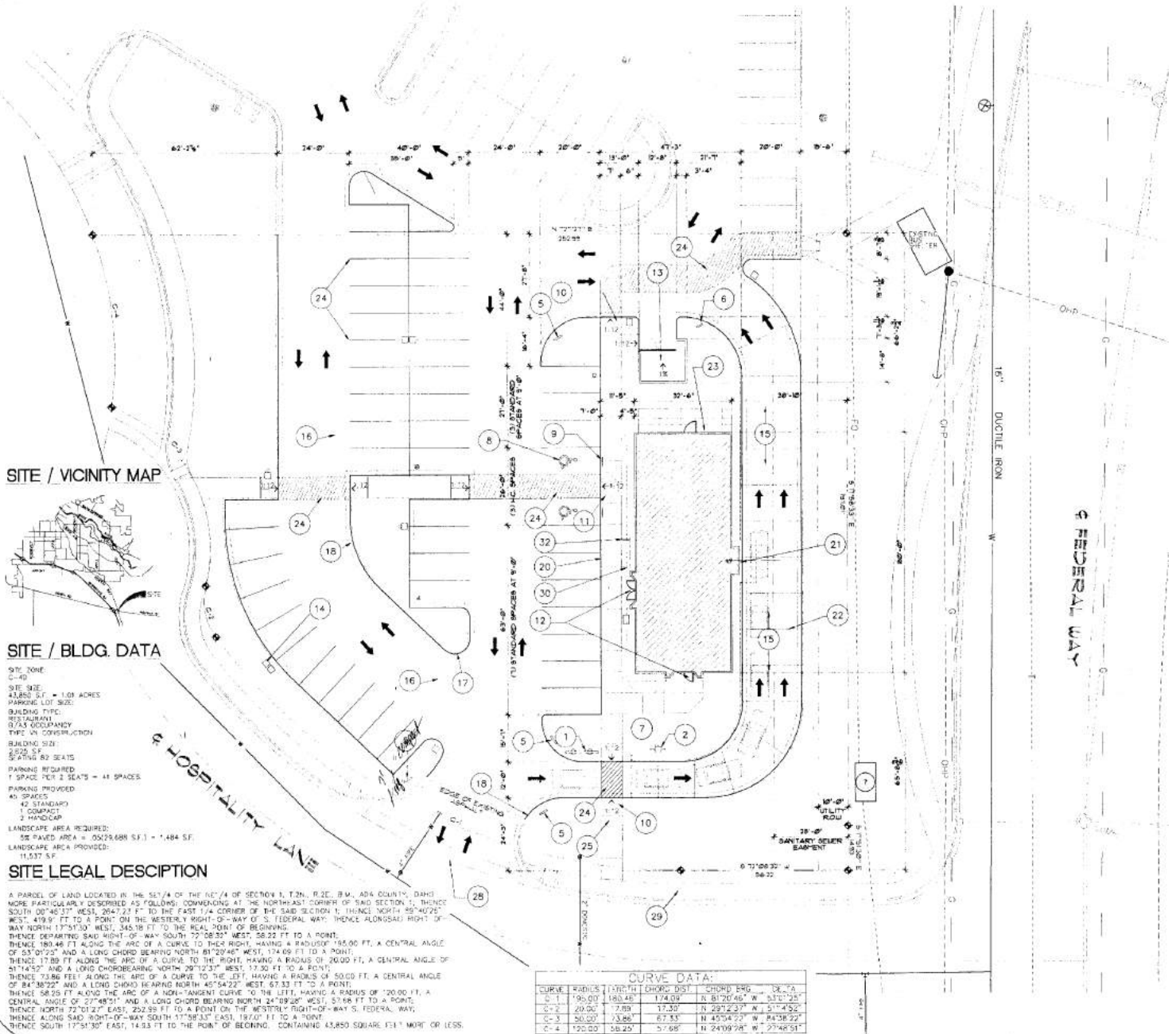


1. PROPERTY INFORMATION

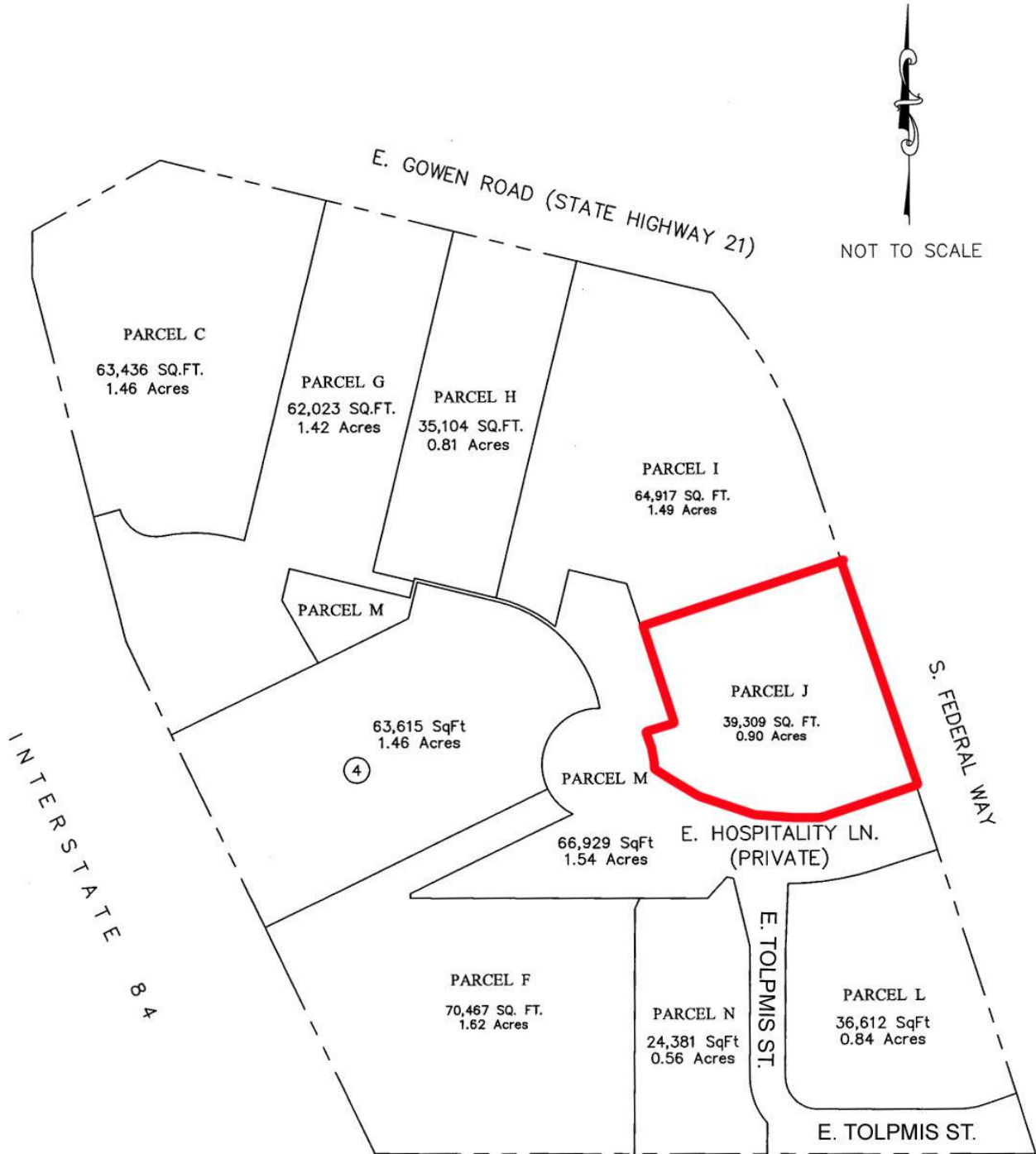
Site Plan



INTERMOUNTAIN
COMMERCIAL REAL ESTATE



Site Plan



SECTION 2

FINANCIAL ANALYSIS



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

Financial Summary



INVESTMENT OVERVIEW

Price	\$480,000
Price per SF	\$182.86
CAP Rate	25.2%

OPERATING DATA

Gross Scheduled Income	\$120,750
Other Income	\$0
Total Scheduled Income	\$120,750
Vacancy Cost	\$0
Gross Income	\$120,750
Operating Expenses	\$0
Net Operating Income	\$120,750

Income & Expenses



INCOME SUMMARY		PER UNIT
GROSS INCOME	\$120,750	\$120,750
EXPENSE SUMMARY		PER UNIT
GROSS EXPENSES	\$0	\$0
NET OPERATING INCOME	\$120,750	\$120,750

2. FINANCIAL ANALYSIS

Rent Roll



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Jack in the Box	6875	2,625	09/30/2018	\$120,750	100.0	\$46.00
Totals/Averages		2,625		\$120,750		\$46.00

Additional Photos





SECTION 3

DEMOGRAPHICS



INTERMOUNTAIN
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3. DEMOGRAPHICS

Demographics Report



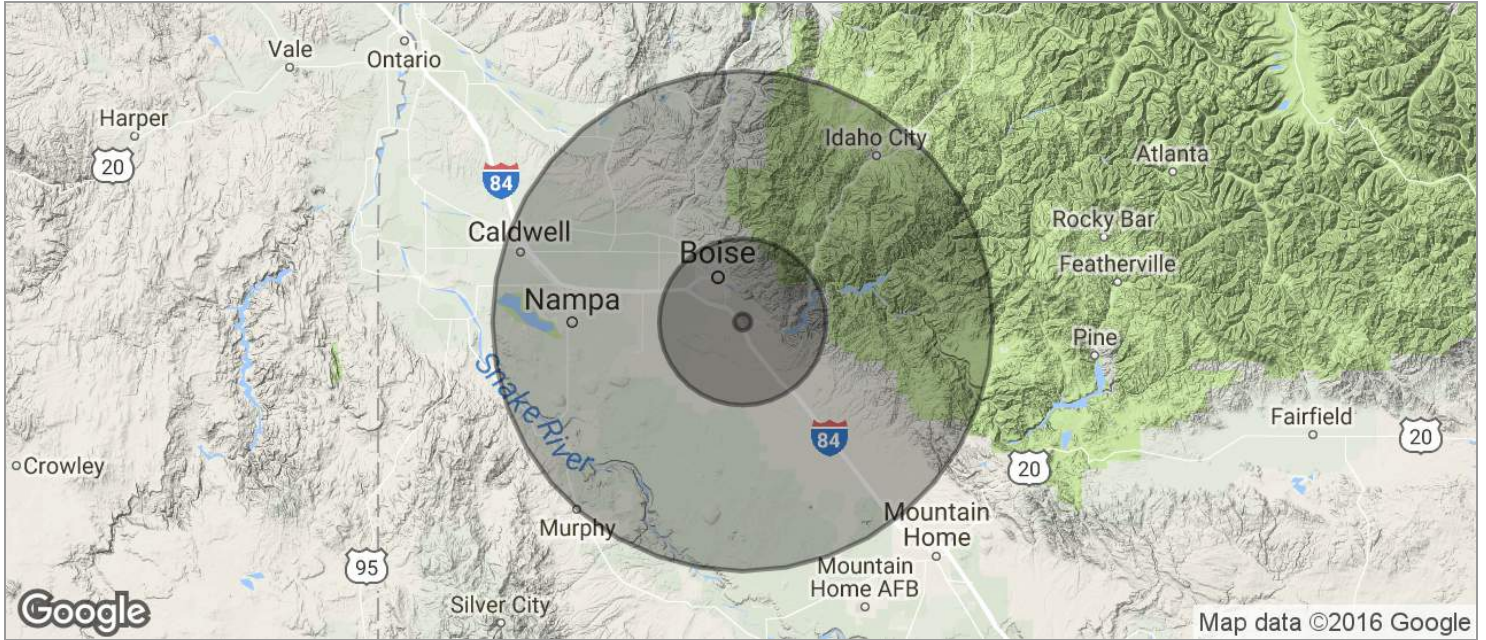
INTERMOUNTAIN
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	1 MILE	10 MILES	30 MILES
Total households	227	82,912	236,976
Total persons per hh	2.7	2.3	2.7
Average hh income	\$89,263	\$64,330	\$69,166
Average house value	\$215,550	\$252,953	\$234,141

	1 MILE	10 MILES	30 MILES
Total population	614	192,990	628,346
Median age	36.1	34.7	34.3
Median age (male)	34.9	33.9	33.8
Median age (female)	36.8	35.4	35.0

** Demographic data derived from 2010 US Census*

Demographics Map



POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	614	192,990	628,346
MEDIAN AGE	36.1	34.7	34.3
MEDIAN AGE (MALE)	34.9	33.9	33.8
MEDIAN AGE (FEMALE)	36.8	35.4	35.0
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	227	82,912	236,976
# OF PERSONS PER HH	2.7	2.3	2.7
AVERAGE HH INCOME	\$89,263	\$64,330	\$69,166
AVERAGE HOUSE VALUE	\$215,550	\$252,953	\$234,141

* Demographic data derived from 2010 US Census