### OFFERING MEMORANDUM Multi-Tenant NNN Lease Investment Opportunity

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**Dominós** 

1027-1029 E Kuna Road | Kuna, Idaho 83634

### EXCLUSIVELY MARKETED BY:



**JENNIFER D. STEIN** ID Lic # DB40618 855.649.6331 | **DIRECT** 

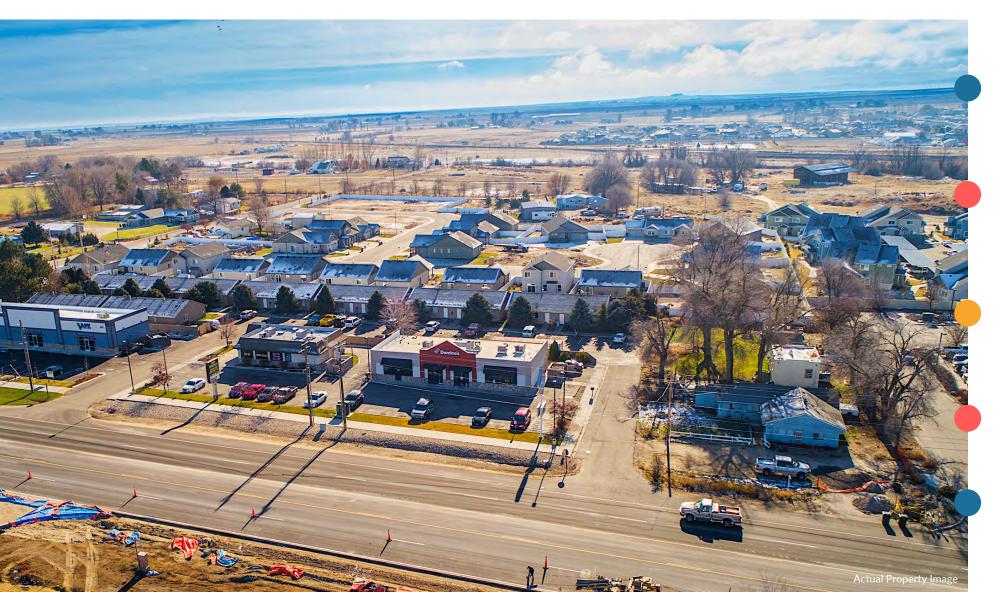
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JDS Real Estate Investment Services, Inc. 1221 Puerta Del Sol, Suite 600 San Clemente, CA 92673

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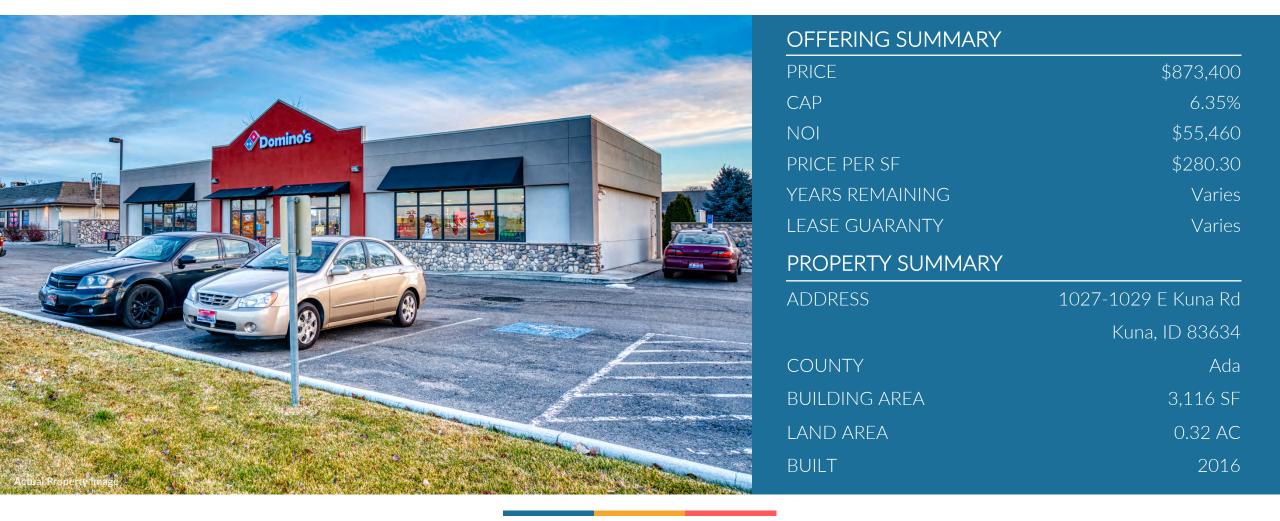
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## INVESTMENT SUMMARY

JDS Real Estate Services, Inc. is Pleased to Exclusively Offer for Sale the Multi-Tenant 3,116 SF Building Located at 1027-1029 E Kuna Rd in Kuna, Idaho. The Tenants Include Domino's and World Finance and Both Offer a Triple Net (NNN) Lease With a 3% Annual Rent Increases.



### HIGHLIGHTS



#### Kuna, Idaho is 20-Miles From Boise, Idaho



Kuna is One of the Fastest-Growing Areas in Idaho - 81.5% Increase in Population Since 2000



New Residential Development Across the Street Due to the Fast Growing Population



Population of Approximately 29,000 Residents With an Average Household Income of Over \$71,000 Located Within a 5-Miles Radius





Both Tenants Have a 3% Annual Rent Increase

Domino's is a 5+ Unit Operator

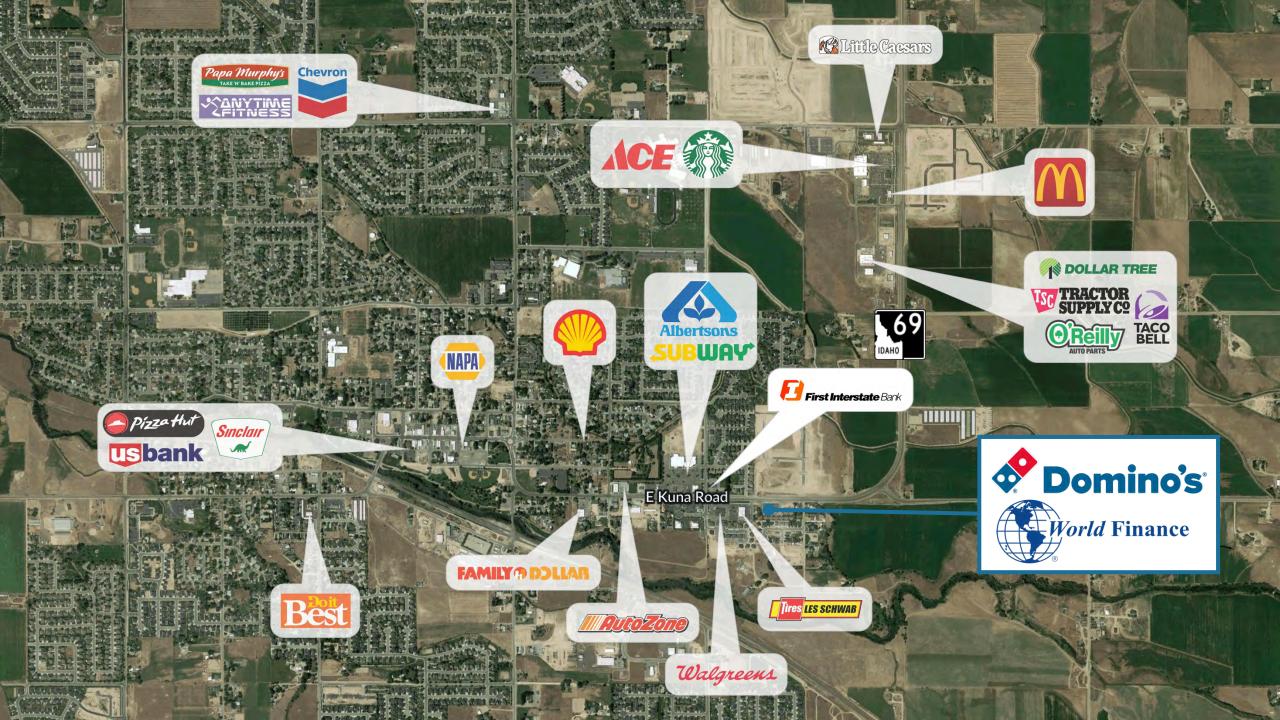


Neighboring Tenants Include: Albertsons, Family Dollar, AutoZone, U.S. Bank, Walgreens, Pizza Hut, Subway, McDonald's and Walmart



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### CITY OVERVIEW

Kuna | Ada County | Idaho



#### Kuna, ID

Kuna is a city in Ada County in Idaho. Kuna is one of the fastest-growing areas in Idaho, having nearly tripled in population between 2000 and 2010. The city's 2018 estimated population is 19,200 residents according to the most recent United States census estimates. The city is part of the Boise City-Nampa, Idaho Metropolitan Statistical Area, which had an estimated population of about 709,845 residents in 2018. The city is located 20 miles from Boise, which is the capital and most populous city of the U.S. state of Idaho.

#### **Economy**

Due to the cities close proximity, Boise's economy affects Kuna's. Boise is the headquarters for several major companies, such as Boise Cascade LLC, Albertsons, J.R. Simplot Company, Idaho Pacific Lumber Company, Idaho Timber, and WinCo Foods. Technology investment and the high-tech industries have become increasingly important to the city. The call center industry is also a major source of employment; there are over 20 call centers, including DIRECTV and T-Mobile, employing more than 7,000 people.

#### **Contemporary Life**

Kuna is a short 20 minute drive to Boise making it the perfect day trip. The Boise Zoo, has over 200 animals with over 80 species from around the world. The Boise Bogus Basin Ski Area opened in 1942 and hosts multiple winter activities, primarily alpine skiing, snowboarding, and also cross-country skiing and snow tubing. Professional sports teams in Boise include the Boise Hawks, the Idaho Steelheads, and the Treasure Valley Spartans. The Famous Idaho Potato Bowl football game is held in late December each year.

### DEMOGRAPHICS

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## TENANT PROFILE



Domino's Pizza, Inc., branded as Domino's, is an American pizza restaurant chain founded in 1960. The corporation is headquartered at the Domino's Farms Office Park in Ann Arbor, Michigan, and incorporated in Delaware. In February 2018, the chain became the largest pizza seller worldwide in terms of sales.

Domino's Pizza, as of September 2018, has locations in 84 countries, including unincorporated territories such as Puerto Rico and Guam, overseas territories such as the Cayman Islands and states with limited recognition such as Kosovo and Northern Cyprus. It has its stores in 5,701 cities worldwide (2,900 international and 2,800 in the US). As of the first quarter of 2018, Domino's had approximately 15,000 stores, with 5,649 in the US, 1,127 in India, and 1,094 in the UK. Domino's Pizza is the seventh-largest fast food restaurant chain by number of locations in the world.



## TENANT PROFILE





For the past 50 years, World Finance has been helping people realize their financial goals by offering fixed rate and payment loan solutions. With branches nationwide, the company is part of many communities. Their branches are staffed with friendly, knowledgeable associates; the company has 3,500 associates employed in 15 different states.

The employees understand people's needs and are available to meet with clients one-on-one to discuss loan options. The associates are committed to working with clients to find the solutions that fits every individual's situation and budget. They're knowledgeable about the products and services World Finance offers and are ready to help clients make the best loan decision. When you need to borrow money, World Finance is a financial neighbor anyone can rely on and trust. Since 1962, they have been committed to helping neighbors thrive and grow by supporting their financial needs. With this company, you get the strength of a national financial institution and the personal services of local neighborhood branches. It's one of the top reasons this company serves over a million of customer per year and their customers keep choosing World Finance.



### LEASE SUMMARY

TENANT	
PREMISES	A Premise of Approximate
LEASE COMMENCEMENT	Octol
LEASE EXPIRATION	Septembe
LEASE TERM	~7 Years
RENT INCREASES	3
OPTIONS	
LEASE TYPE	Triple
PERMITTED USE	
PROPERTY TAXES	Tenant's Re
INSURANCE	Tenant's Re
COMMON AREA	Tenant's Re
ROOF & STRUCTURE	Landlord's Re
REPAIRS & MAINTENANCE	Tenant's Re
HVAC	Tenant's Re
UTILITIES	Tenant's Re
GUARANTOR	2 Bit

Domino's	
ately 2,200 SF	
ctober 1, 2015	
mber 30, 2025	
ears Remaining	
3% Annually	
None	
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QSR	
Responsibility	
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Bits Pizza LLC	

TENANT	
PREMISES	A Pr
LEASE COMMENCEMENT	
LEASE EXPIRATION	
LEASE TERM	
RENT INCREASES	
OPTIONS	
LEASE TYPE	
PERMITTED USE	
PROPERTY TAXES	
INSURANCE	
COMMON AREA	
ROOF & STRUCTURE	
REPAIRS & MAINTENANCE	
HVAC	
UTILITIES	

remise of Approximately 917 SF January 1, 2017 March 1, 2020 1+ Year Remaining 3% Annually None Triple Net (NNN) Office Tenant's Responsibility Tenant's Responsibility Tenant's Responsibility Landlord's Responsibility Tenant's Responsibility Tenant's Responsibility Tenant's Responsibility

World Finance

# RENT ROLL

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	SIZE		ANNUAL RENT		LEASE TERM				
TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Domino's	2,200 SF	71%	\$40,868	\$18.58	3%	Annually	10/01/2015	09/30/2025	None
World Financial	917 SF	29%	\$14,592	\$15.91	3%	Annually	01/01/2017	02/28/2020	None
TOTAL	3,117 SF	100%	\$55,460						

# CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JDS Real Estate Services, Inc. (JDS) and should not be made available to any other person or entity without the written consent of JDS.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, JDS has not verified, and will not verify, any of the information contained herein, nor has JDS conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

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Domino's

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NOW HIRING