



# OFFERING MEMORANDUM

Multi-Tenant NNN Lease Investment Opportunity

1027-1029 E Kuna Road | Kuna, Idaho 83634



# EXCLUSIVELY MARKETED BY:

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# INVESTMENT SUMMARY

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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.



## OFFERING SUMMARY

PRICE	\$873,400
CAP	6.35%
NOI	\$55,460
PRICE PER SF	\$280.30
YEARS REMAINING	Varies
LEASE GUARANTY	Varies

## PROPERTY SUMMARY

ADDRESS	1027-1029 E Kuna Rd Kuna, ID 83634
COUNTY	Ada
BUILDING AREA	3,116 SF
LAND AREA	0.32 AC
BUILT	2016

Actual Property Image



# HIGHLIGHTS



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



Kuna, Idaho is 20-Miles From Boise, Idaho



Triple Net (NNN) Leases With Minimum Landlord Responsibilities



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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GEM STATE TRUSS

FREEDOM  
FITNESS

BREAKING THE CHAINS

AVALON  
DENTISTRY  
FAMILY & COSMETIC

Farm Bureau  
INSURANCE  
FARM BUREAU MUTUAL INSURANCE COMPANY OF IDAHO



Saint Alphonsus



First Interstate Bank

Walgreens

Tires LES SCHWAB



Domino's



World Finance

BIG SMOKE

Vape Shop

E Kuna Road

Residential Community  
Under Construction



Papa Murphy's  
TAKE 'N' BAKE PIZZA

Chevron

ANYTIME  
FITNESS

Little Caesars

ACE

Starbucks

McDonald's

DOLLAR TREE

TSC TRACTOR SUPPLY CO

O'Reilly AUTO PARTS

TACO BELL



Albertsons

SUBWAY

Shell

NAPA

First Interstate Bank

Pizza Hut

usbank

Sinclair

Domino's

World Finance

E Kuna Road

Do it Best

FAMILY DOLLAR

AutoZone

Tires LES SCHWAB

Walgreens



# CITY OVERVIEW

Kuna | Ada County | Idaho

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KUNA, 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.



BOISE, 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.



BOGUS BASIN SKI AREA

## 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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## Population

1-MILE	3-MILE	5-MILE
4,758	20,036	28,949



## Average Household Income

1-MILE	3-MILE	5-MILE
\$73,153	\$67,385	\$71,089





# TENANT PROFILE

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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.



COMPANY TYPE  
NYSE: DPZ



FOUNDED  
1960



# OF LOCATIONS  
15,000+



HEADQUARTERS  
Ann Arbor, Michigan



WEBSITE  
dominos.com





# 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.



COMPANY TYPE  
Public



FOUNDED  
1962



# OF LOCATIONS  
1,200+



HEADQUARTERS  
Greenville, SC



WEBSITE  
loansbyworld.com





# LEASE SUMMARY

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TENANT	Domino's
PREMISES	A Premise of Approximately 2,200 SF
LEASE COMMENCEMENT	October 1, 2015
LEASE EXPIRATION	September 30, 2025
LEASE TERM	~7 Years Remaining
RENT INCREASES	3% Annually
OPTIONS	None
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	QSR
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
GUARANTOR	2 Bits Pizza LLC

TENANT	World Finance
PREMISES	A Premise of Approximately 917 SF
LEASE COMMENCEMENT	January 1, 2017
LEASE EXPIRATION	March 1, 2020
LEASE TERM	1+ Year Remaining
RENT INCREASES	3% Annually
OPTIONS	None
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Office
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



# RENT ROLL

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TENANT NAME	SIZE	ANNUAL RENT				LEASE TERM			
	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						





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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.

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