

AspenDental®

Brand New Development – 10 Year Corporate Lease

Close Proximity to Costco, Target, WinCo Foods



532 Pole Line Road, Twin Falls, ID 83301



REPRESENTATIVE PHOTO

Colliers
INTERNATIONAL

PROPERTY OVERVIEW

We are pleased to offer to qualified investors an opportunity to purchase (fee simple) a brand new 2019 construction Aspen Dental located in Twin Falls, ID on a new 10 year lease with 3, 5-year option periods each with 10% increases. Located in Twin Falls, ID the subject property is very well positioned in the main retail cohort with major anchor tenants such as Costco, Walmart Supercenter, Target, Lowe's, Home Depot, WinCo Foods, the Magic Valley Mall and more all located in close proximity. Additionally, the site also benefits from its proximity to College of Southern Idaho (8,330 students) along with St. Luke's Magic Valley Medical Center and Canyon Ridge High School. This is a rare opportunity to purchase a brand new 2019 construction single tenant internet resistant investment, with long term stable cash flow, exceptionally well located, with minimal landlord responsibilities.



REPRESENTATIVE PHOTO





PETCO
ROSS DRESS FOR LESS
DICK'S SPORTING GOODS
ULTA
BED BATH & BEYOND
OUTBACK STEAKHOUSE
golden corral
NOODLES & COMPANY
MATTRESS FIRM
sleep & number

SHOPKO
sears
BARNES & NOBLE BOOKSELLERS
rue21
BUFFALO WILD WINGS
RED ROBIN
chili's
TACO BELL
STARBUCKS COFFEE
FIVE GUYS BURGERS and FRIES
Sprint
WELLS FARGO

TARGET
WinCo FOODS
Office DEPOT
PET SMART
Hampshire Steaks & Sausages
Huddlestone Express
Chick-fil-A
Applebee's
KFC
Jack in the box
Great Clips
HAR BLOCK
J.J. JEWELLERS

BEST BUY
The HomeGoods Factory
Michael's
IHOP
TJ-maxx
SPORTSMAN'S GARDEN CENTER

McDonald's

HARBOR FREIGHT TOOLS

THE HOME DEPOT

IHG

VW

MOTEL 6

Lowe's

COSTCO WHOLESALE

Wilson-Bates

COMMERCIAL TIRE

Ireland Bank

IDAHO Department of Health and Welfare

LAQUINTA INN & SUITES

93

Dutch Bros

Chevron

PREMIER LUBRICANTS

Davita

CSI COLLEGE OF SOUTHERN IDAHO 8,330 Students

AspenDental

INDIA

PODS

TIRIS

FUTURE NAP

FUTURE NAP

POLE LINE RD. 33,000 VPD

BLUE LAKES BLVD. N 26,000 VPD

CHENEY DR.

PRICING DETAILS

List Price \$2,474,000

CAP Rate 5.80%

Annual Rent \$143,500

Taxes NNN

Insurance NNN

CAM NNN

LEASE ABSTRACT

Tenant Trade Name Aspen Dental

Lease Start October 1, 2019

Lease Expiration September 30, 2029

Lease Term 10 Years

Base Rent \$143,500

Option Periods 3 - 5 Year Options
10% Increases Each Option
10/1/2029: \$157,850.04
10/1/2034: \$173,634.96
10/1/2039: \$190,995

Lease Type NN Lease

Roof & Structure Landlord Responsible

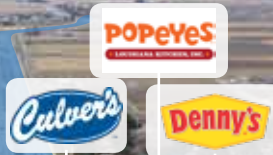
INVESTMENT HIGHLIGHTS

- **Aspen Dental Management, Inc.** - Brand New 2019 Construction
- **10 Yr Base Term** - Corporate Lease - Internet Resistant Tenant
- **Long Term Stable Cash Flow** - Minimal Landlord Responsibilities
- Tenant Maintains/Repairs HVAC, Parking, Landscaping, and Sidewalks
- **Aspen Dental** - One of the Largest Dental Practice Management Corporations in the U.S.
- Over 600 Locations in 36 States - Parent Company Aspen Dental Management Inc. (ADMI)
- Majority Owners of ADMI Both Increased their Positions in June 2017 - Showing Commitment to the Aspen Dental Brand
- **Located on Hwy 93/Pole Line Road** - Main Corridor Through Twin Falls
- **Highly Trafficked Site** - 33,000 VPD on Pole Line Road
- Combined Traffic Counts of 59,000 VPD @ Pole Line Rd & Blue Lakes Blvd N
- Close Proximity to College of Southern Idaho - 8,330 Students
- **Near St. Luke's Medical Center** - State of the Art Hospital Opened in 2011
- **Located in the Main Retail Hub** - Major Anchor Tenants Surrounding: Costco, Walmart Supercenter, Target, Lowe's, Home Depot, WinCo Foods, the Magic Valley Mall and More
- **Demographics** - 42,000+ Residents within 3 Mile Radius
- AHHI of \$64,000+ within 3 Mile Radius





WASHINGTON ST. N.



FUTURE
NAP



93

POLE LINE RD. 33,000 VPD

PARCEL DETAILS	
APN	TBD
Building Size	3,500 SF
Land Size	.49 Acres



Front Elevation (North)
Scale: 1/8" = 1'-0"

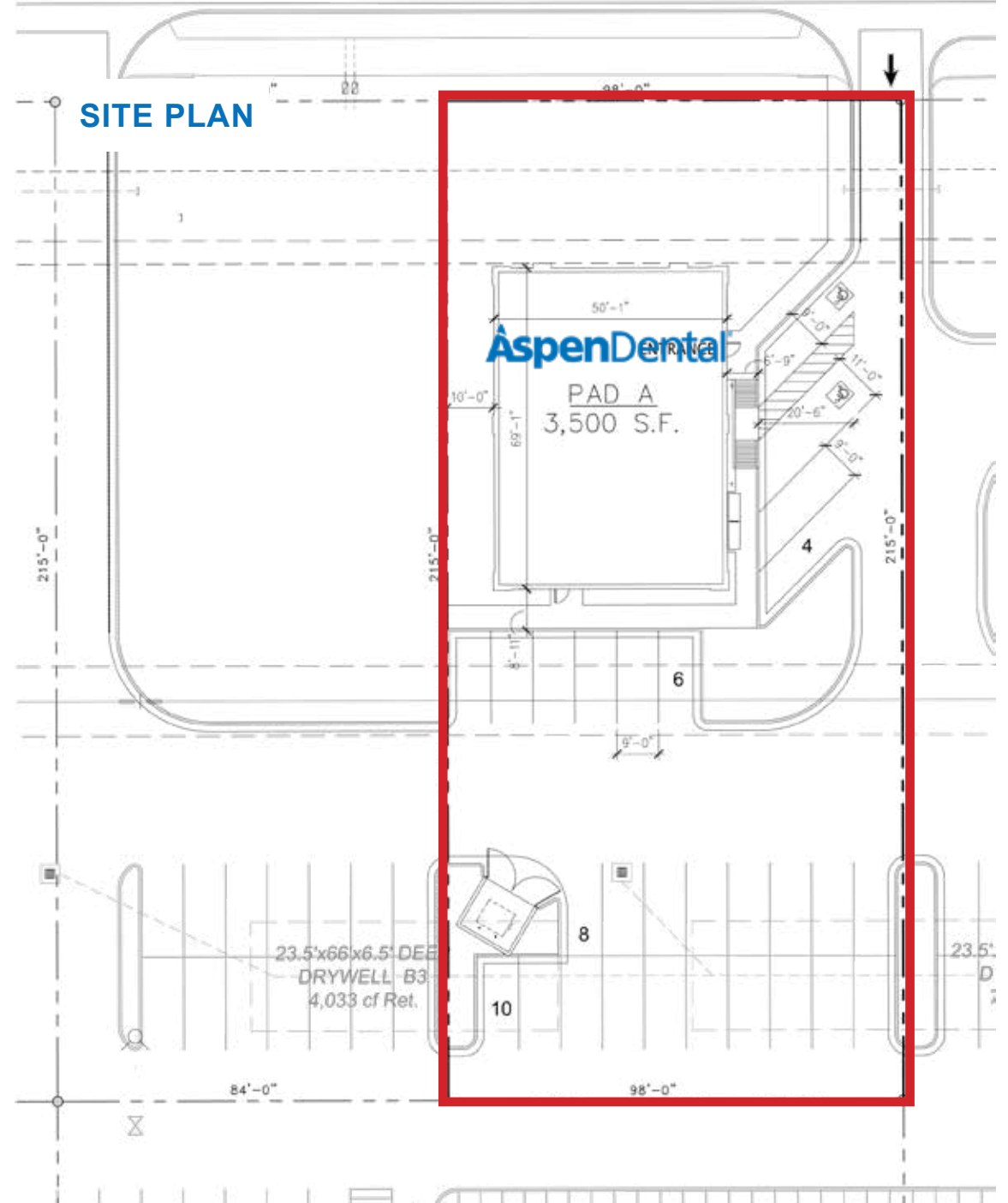


Right Elevation (East)
Scale: 1/8" = 1'-0"



Left Elevation (West)
Scale: 1/8" = 1'-0"

SITE PLAN

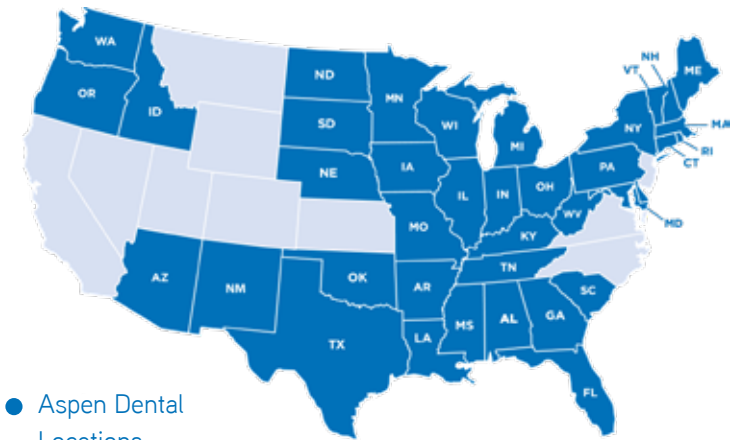


TENANT OVERVIEW

Aspen Dental-branded practices offer patients convenient access to a full range of affordable, high-quality dental and denture services. Located in super-regional retail areas, this year alone, more than 600 Aspen Dental-branded practices will service nearly 4 million patient appointments, including more than 900,000 new patients. More than 60 new Aspen Dental-branded practices are expected to open every year and provide high quality, affordable dental care to certain targeted demographic groups most in need of access to care.

There is no single provider of dental care called “Aspen Dental.” Each Aspen Dental branded practice is owned and operated by a licensed dentist. An unaffiliated company called Aspen Dental Management, Inc. (“ADMI”) provides administrative and business support services to Aspen Dental branded dental practices. ADMI licenses the “Aspen Dental” brand name to the independently owned and operated dental practices that use its business support services.

AspenDental®



REPRESENTATIVE PHOTO



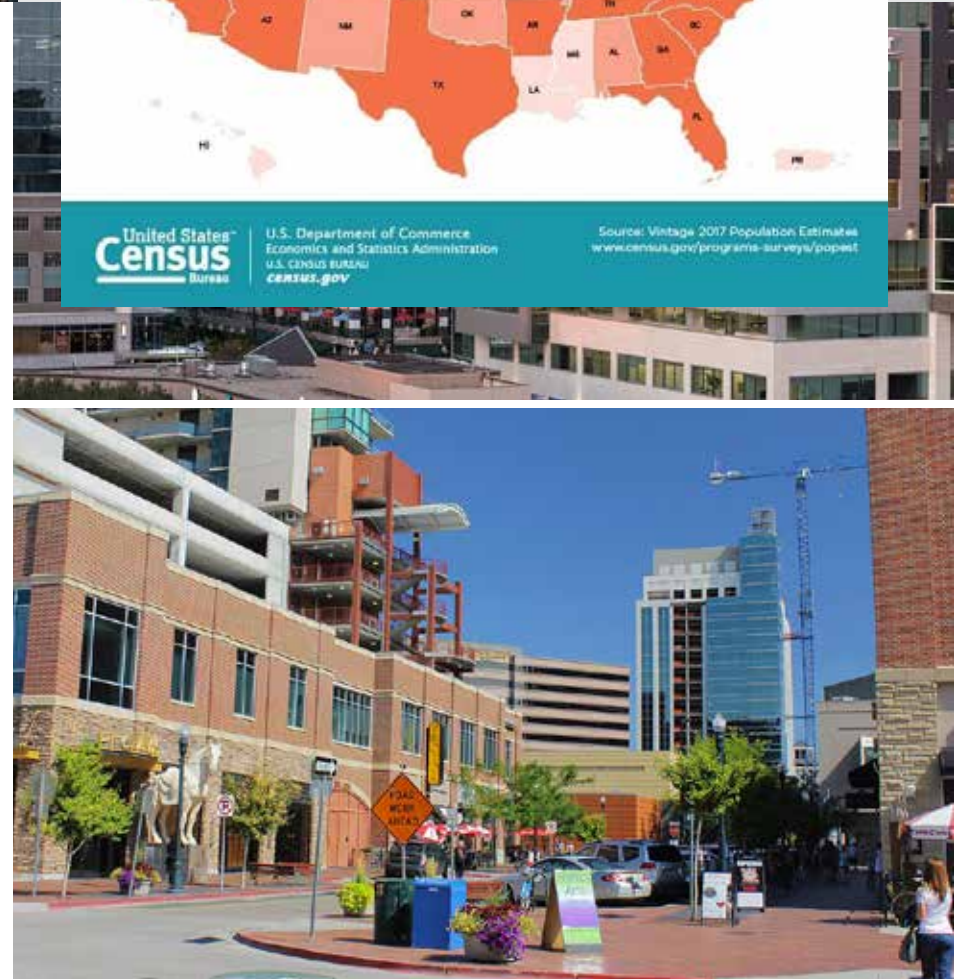
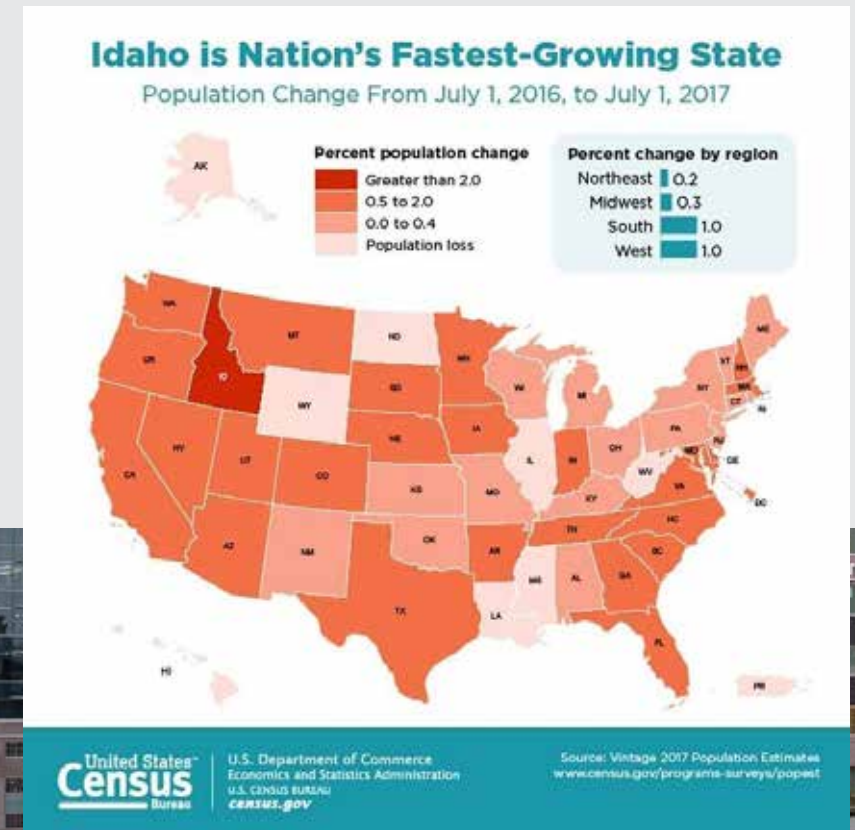
Idaho Ranked Second Fastest Growing State

Idaho is the second fastest growing state in the nation, according to the U.S. Census Bureau.

Idaho's population increased by about 2.1 percent between July 1, 2017, and July 1, 2018 to 1,754,208

"Domestic migration drove change in the two fastest-growing states, Idaho and Nevada, while an excess of births over deaths played a major part in the growth of the third fastest-growing state, Utah," said the Census Bureau's Luke Rogers, Chief of the Population Estimates Branch, in a release.

It's not the first time our state's growth has made the Census Bureau's top 10 list in percentage increases. In January 2016, the Bureau announced that Idaho's population increased 1.2 percent. The previous year, Idaho grew by 1.4 percent. In all, Idaho has accrued nearly 200,000 new residents since 2010, when the state's population was just over 1.5 million.



TWIN FALLS, ID

Located in Southern Idaho, 130 miles from Boise, Twin Falls is best known for Shoshone Falls, the Niagara of the West, and bountiful outdoor adventures. Twin Falls has a thriving agriculture-based economy, which powers its reputation as a preferred location for food science, production and processing companies.

Local schools receives strong support from the community in both academics and sports, and The College of Southern Idaho provides higher education opportunities while also enriching the community's arts and culture scene.

ECONOMY

The economy of Twin Falls, ID employs 22,295 people. The economy of Twin Falls, ID is specialized in Agriculture, Forestry, Fishing, Hunting; Retail trade; and Admin., Support, Waste Management Services. The largest industries in Twin Falls, ID are

Retail trade (3,691), Healthcare & Social Assistance (3,015), and Manufacturing (2,332), and the highest paying industries are Educational Services (\$33,054), Finance & Insurance (\$31,597), and Transportation & Warehousing (\$31,504).

QUICK FACTS

Population	45,984
Median Age	32
Median Household Income	\$41,927
Median Home Price	\$141,200





POPULATION DENSITY
42,000 + RESIDENTS
WITHIN 3-MILE RADIUS

Population	1-MILE	3-MILE	5-MILE
Estimated Population (2018)	4,250	42,022	56,900
Projected Population (2023)	4,562	44,957	60,877
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2018)	1,665	16,167	21,435
Projected Households (2023)	1,788	17,304	22,942





Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2018)	\$74,934	\$64,477	\$65,692
Median Household Income (2018)	\$66,255	\$49,394	\$50,850
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2018)	811	2,833	3,321
Total # of Employees (2018)	10,798	27,561	33,547

HOUSEHOLD INCOME
\$64,477 AHHI
WITHIN 3-MILE RADIUS



The background of the document is a photograph of an Aspen Dental office building. The building is a modern, single-story structure with a light-colored facade and large windows. The "Aspen Dental" logo is prominently displayed in blue and white on the upper part of the building. The sky is clear and blue.The background of the document is a photograph of an Aspen Dental office building. The building is a modern, single-story structure with a light-colored facade and large windows. The "Aspen Dental" logo is prominently displayed in blue and white on the upper part of the building. The sky is clear and blue.

This Offering Memorandum contains select information pertaining to the business and affairs of Aspen Dental - Twin Falls, ID. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Aspen Dental - Twin Falls, ID or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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