



FAMILY DOLLAR

100 W. 2ND N, ST. ANTHONY, IDAHO

OFFERING MEMORANDUM

ACTUAL PHOTO

CONTACTS



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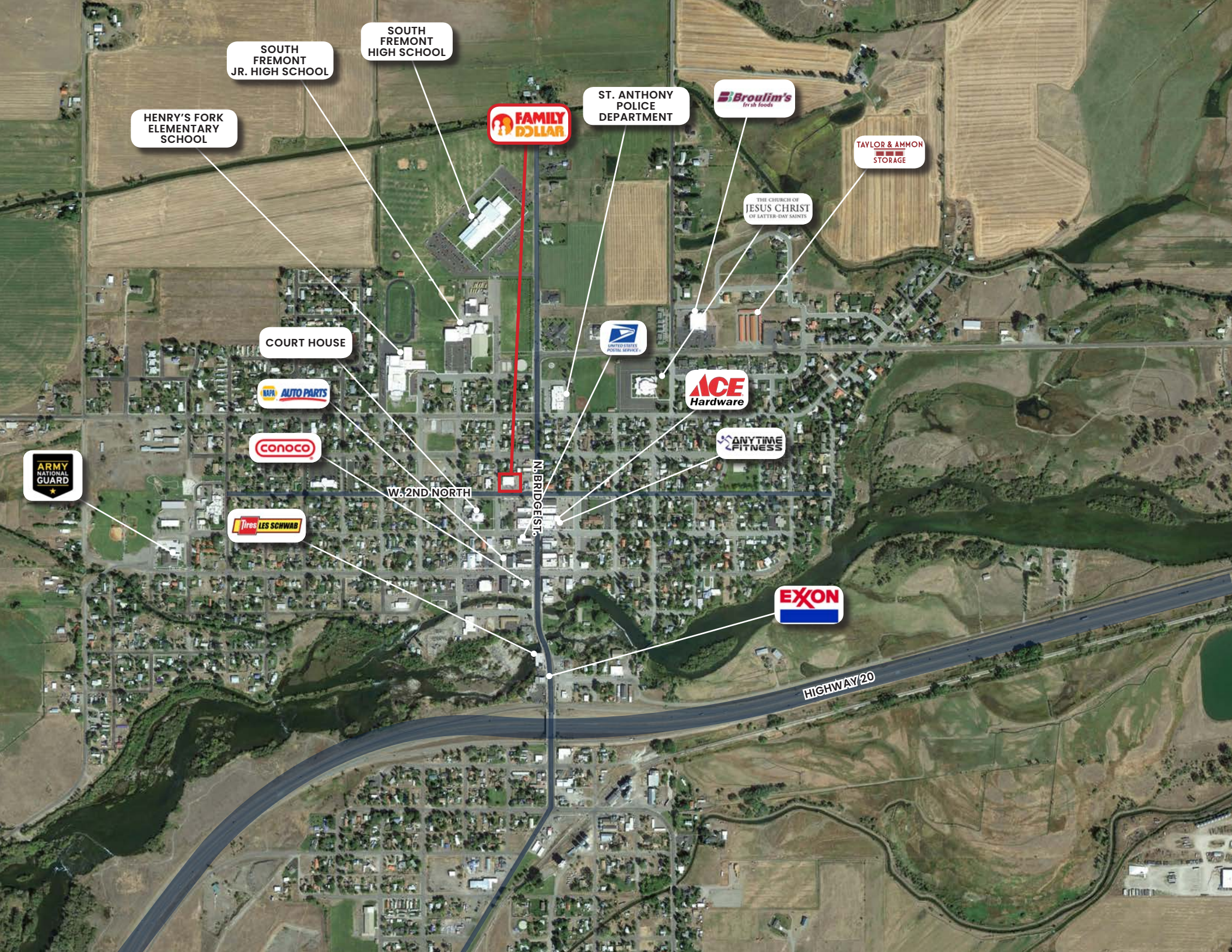
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**Marcus &
Millichap**

**THE
ISAAC
GROUP**





SOUTH
FREMONT
JR. HIGH SCHOOL

SOUTH
FREMONT
HIGH SCHOOL

HENRY'S FORK
ELEMENTARY
SCHOOL

**FAMILY
DOLLAR**

ST. ANTHONY
POLICE
DEPARTMENT

Broulim's
fresh foods

TAYLOR & AMMON
STORAGE

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

COURT HOUSE

AUTO PARTS

UNITED STATES
POSTAL SERVICE

ACE
Hardware

ANYTIME
FITNESS

ARMY
NATIONAL
GUARD

CONOCO

W. 2ND NORTH

N BRIDGE ST.

LES SCHWAB

EXXON

HIGHWAY 20

INVESTMENT OVERVIEW

PRICING

Price	\$893,200
NOI	\$66,990
CAP Rate	7.50%

HIGHLIGHTS

- NEW 5-YEAR RENEWAL, SHOWING COMMITMENT TO SITE
- CORPORATE LEASE WITH FAMILY DOLLAR
- STRATEGIC LOCATION; ONLY DOLLAR STORE IN ST. ANTHONY
- LOW PRICE POINT
- PASSIVE DOUBLE-NET (NN) LEASE STRUCTURE
- LOCATED IN THE REXBURG, ID MSA AND A 40 MINUTE DRIVE FROM IDAHO FALLS (4TH LARGEST CITY IN IDAHO)
- IDAHO RANKED #1 FASTEST GROWING POPULATIONS IN THE UNITED STATES BY USA TODAY WITH A NATION LEADING 2.2% GROWTH RATE



LEASE ABSTRACT

PROPERTY NAME	Family Dollar
ADDRESS	100 W. 2nd N
CITY, STATE, ZIP	St. Anthony, ID 83445
INITIAL LEASE TERM	10 Years
RENT COMMENCEMENT DATE	6/30/2004
EXPIRATION DATE	6/30/2024
LEASE TERM REMAINING	4.75 Years

YEAR BUILT	2004
LEASED SF	8,000
LAND AREA AC	0.42
LEASE TYPE	Double Net (NN)
INCREASES	In Options
OPTIONS	5 X 5-Year Each
GUARANTOR	Corporate

START DATE	END DATE	OPTION	MONTHLY AMOUNT	ANNUALIZED AMOUNT	CAP RATE
Current	6/30/2024	#1	\$5,582.50	\$66,990	7.50%
7/1/2024	6/30/2029	#2	\$5,848.30	\$70,180	7.86%
7/1/2029	6/30/2034	#3	\$6,433.30	\$77,200	8.64%
7/1/2034	6/30/2039	#4	\$7,076.66	\$84,920	9.51%
7/1/2039	6/30/2044	#5	\$7,783.33	\$93,400	10.46%
7/1/2044	6/30/2049	#6	\$8,562.50	\$102,750	11.50%



DEMOGRAPHICS

POPULATION

	5 MILES	10 MILES	15 MILES
2023 PROJECTION	6,850	15,085	53,439
2018 ESTIMATE	6,679	14,592	49,621
GROWTH 2018 - 2023	2.55%	3.37%	7.69%
2000 CENSUS	6,015	12,135	34,596
2010 CENSUS	6,688	13,791	44,908
GROWTH 2000 - 2010	11.19%	13.65%	29.81%

HOUSEHOLDS

	5 MILES	10 MILES	15 MILES
2023 PROJECTION	2,141	4,673	15,944
2018 ESTIMATE	2,065	4,460	14,589
GROWTH 2018 - 2023	3.69%	4.78%	9.29%
2000 CENSUS	1,854	3,624	9,421
2010 CENSUS	2,041	4,189	13,026
GROWTH 2000 - 2010	10.07%	15.59%	38.26%

POPULATION BY RACE

	5 MILES	10 MILES	15 MILES
% WHITE POPULATION	89.62%	89.40%	91.09%
% BLACK POPULATION	0.64%	0.51%	0.66%
% ASIAN	0.43%	0.46%	1.03%
% AMERICAN INDIAN, ESKIMO, ALEUT	1.13%	0.89%	0.54%
% HAWAIIAN OR PACIFIC ISLANDER	0.08%	0.08%	0.25%
% MULTI-RACE	1.78%	1.78%	2.04%
% HISPANIC	12.12%	12.16%	8.66%
% OTHER POPULATION	6.32%	6.88%	4.39%
% MALE POPULATION	53.13%	51.46%	50.66%
% FEMALE POPULATION	46.87%	48.54%	49.34%

HOUSEHOLDS BY INCOME

	5 MILES	10 MILES	15 MILES
\$200,000 OR MORE	1.39%	1.56%	1.89%
\$150,000 - \$199,999	2.47%	2.61%	2.31%
\$100,000 - \$149,999	11.71%	12.27%	9.71%
\$75,000 - \$99,999	11.88%	13.75%	10.94%
\$50,000 - \$74,999	23.20%	24.11%	18.91%
\$35,000 - \$49,999	16.19%	16.69%	15.48%
\$25,000 - \$34,999	12.49%	10.84%	11.21%
\$15,000 - \$24,999	8.43%	8.13%	12.91%
\$10,000 - \$14,999	5.23%	5.17%	7.01%
UNDER \$9,999	7.01%	4.87%	9.63%



5,856
Daytime
Population



\$66,123
Average Household Income
(3-Mile Radius)



34.0
Median Age
(3-Mile Radius)



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THE ISAAC GROUP