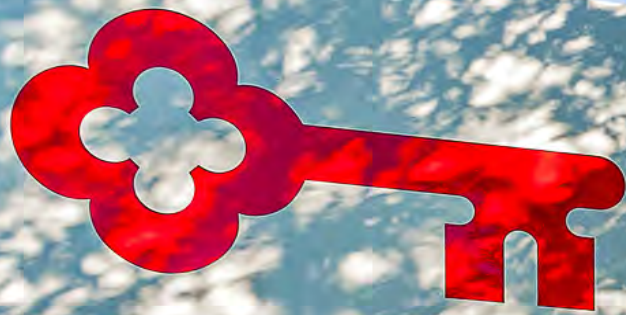




SANDS INVESTMENT GROUP  
NET INVESTMENTS · NET RESULTS



KeyBank



KeyBank & Vacant Lot  
1020 Caldwell Blvd &  
1714 Midland Blvd  
Nampa, ID 83651

JDS Real Estate Services, Inc.  
ID Lic. # DB40618



KEY BANK

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KEY BANK

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# INVESTMENT SUMMARY

We Are Pleased to Exclusively Offer For Sale the 4,000 SF KeyBank and Vacant Lot Located at 1020 Caldwell Blvd & 1714 Midland Blvd in Nampa, Idaho. This Opportunity Includes a Rare Offering of Both a Stable Bank Investment in Addition to a 32,088 SF Vacant Lot Value-Add Opportunity, Providing For an Exceptional Investment.

## OFFERING SUMMARY

PRICE	\$1,703,600
CAP	6.00%
NOI	\$102,216
PRICE PER SF	\$425.90
BANK DEPOSITS	\$49,245,000
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	1020 Caldwell Blvd & 1714 Midland Blvd  Nampa, ID 83651
COUNTY	Canyon
BUILDING AREA	4,000 SF
LAND AREA	83,509 SF – 3 Parcels
BUILT	1993



ACTUAL PROPERTY IMAGE



# HIGHLIGHTS

- KeyBank Recently Invested Heavily in Brand New Signage and Lighting For Both the Branch and Drive-Thru, Showing a Commitment to the Site
- The Property is an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities
- The Boise City MSA Was the Fastest Growing City in the U.S. During 2018 (Forbes), With an Estimated Continued Growth of 10% Over the Next Five Years
- This is a Rare Offering of Both a Stable Bank Investment in Addition to a Vacant Lot Value-Add Opportunity
- Boise-Nampa MSA Ranks as the 5th Best Overall Performing Medium Metro in the Country (HeadlightData)
- KeyBank Recently Consolidated the Nearest Branch Into the Caldwell Location, Signaling Dedication to the Location
- The Branch is Strategically Located on a Hard Signalized Corner, Just South of the Main Retail Corridor
- Well Placed Ingress and Egress to the Pad Site
- Neighboring Tenants Include: Dairy Queen, Starbucks, Goodwill, Target, Ross, Taco Bell, Lowe's, Wendy's and Much More





# LEASE SUMMARY

TENANT	KeyBank
PREMISES	A Building of Approximately 4,000 SF
LEASE COMMENCEMENT	September 1, 1994
LEASE EXPIRATION	August 31, 2023
LEASE TERM	~4 Years Remaining
RENEWAL OPTIONS	1 x 5 Year
RENT INCREASES	12% at Option
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Banking
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

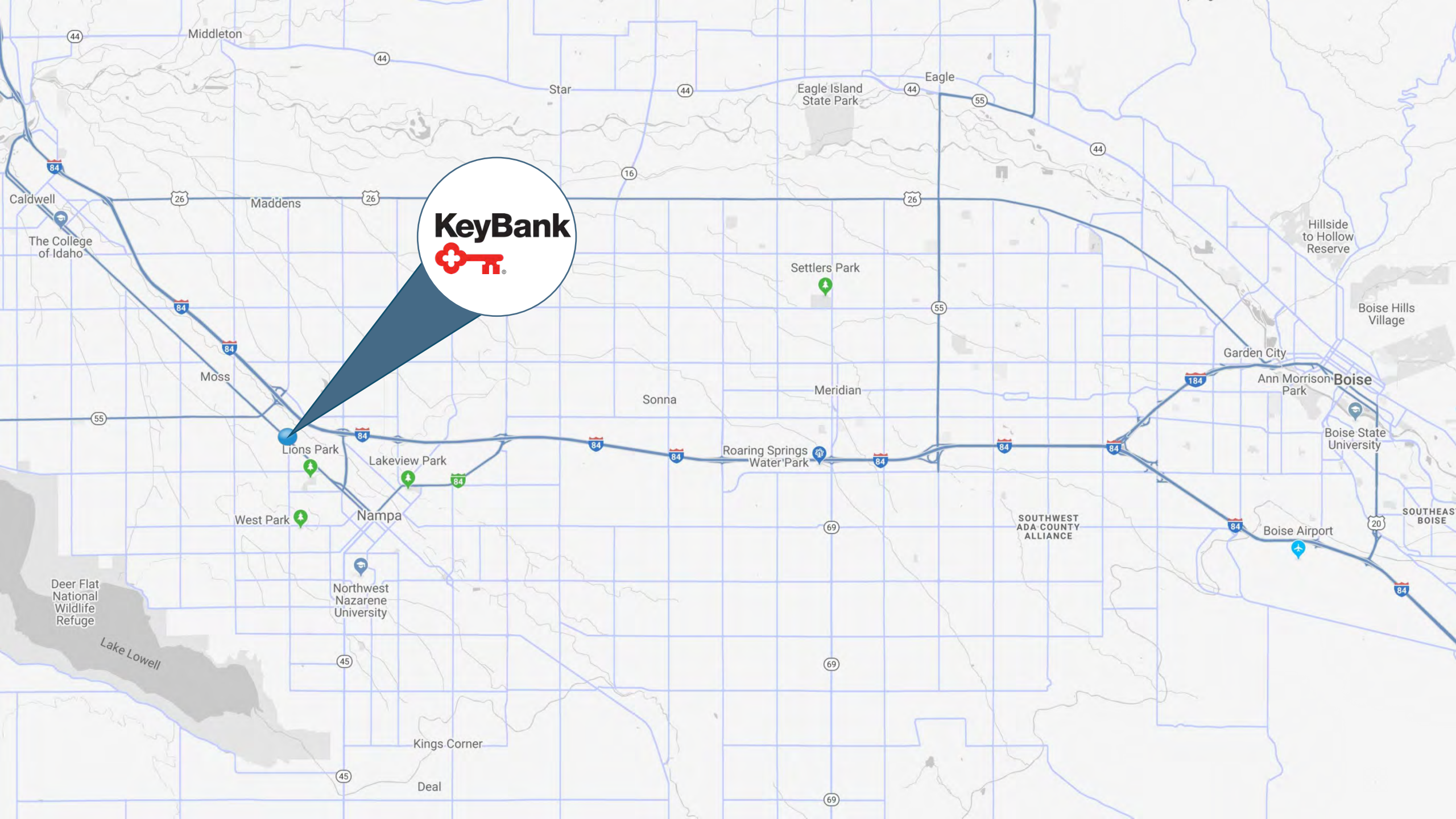
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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4,000 SF	\$102,216	\$25.55
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Sand Gravel Co-Idaho



Vietnam Veterans Memorial Highway



wienhoff DRUG TESTING



Consolidated Electrical Distribution

Another Choice Virtual Charter School



Treasure Valley Supported Living



Value-Add Opportunity



OXARC® Inc.

Morales Auto Repair



Bulldog Shirt Shop



Idaho Press Tribune

Silver Shears



Mongolian BBQ



Caldwell Blvd



Midland Boulevard









Karcher Rd

Caldwell Blvd



Midland Blvd





## NAMPA | CANYON COUNTY | IDAHO

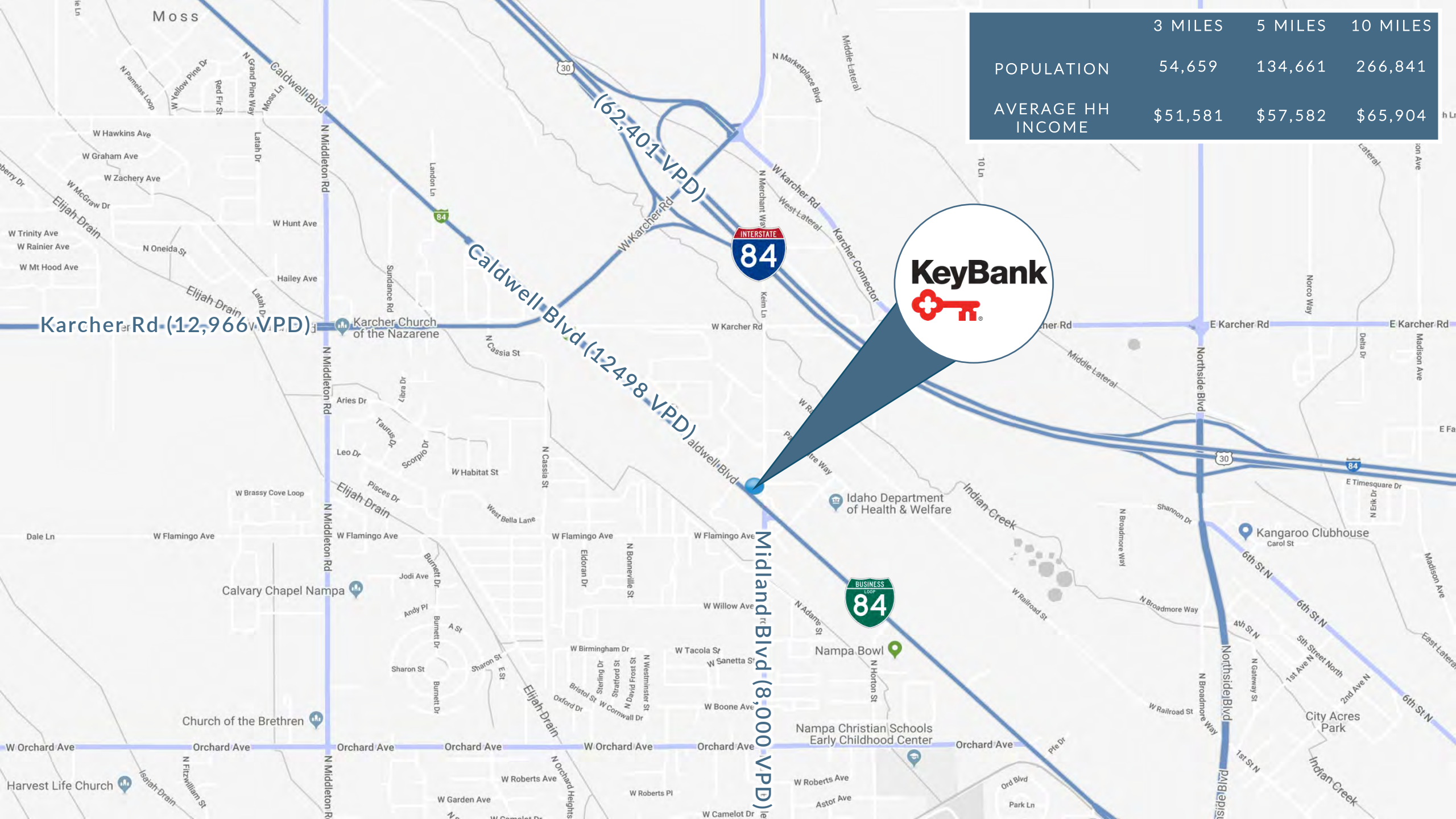
Nampa is the largest city in Canyon county and the third most populous city in all of Idaho. Nampa is the principal city of the Boise-Nampa Metro Area, with about 650,288 residents. The city is located within the Boise Valley, making it easy to reach all of the Western US markets. Nampa is located 20 miles west of Boise and 6 miles west of Meridian. The city has about 89,576 residents as of 2019. The city is hub of food processing, agri-based business and manufacturing companies with large number of retail and restaurants in and around the city. Nampa offers a small city charm, big time fun, cultural and recreational activities, and many beautiful natural landscapes. Nampa was ranked top as "Best Run City in America" in 2017 and it was also ranked as "Most Affordable City" In Idaho in 2016.

Nampa is known for its strong agriculture base. The city is a leader in production of livestock and dairy. Nampa is also a leader in producing wood products and computer chips. MCMS, a big computer manufacturer has its headquarter in Nampa. The city's largest employers are Wal-Mart, St Alphonsus Medical Center, Plexus Corp, Sorrento Lactalis, Northwest Nazarene University, Amalgamated Sugar Co. Wal-Mart is the highest employer with about 900 employees. Due to their close proximity, Boise's economy affects Nampa'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, WinCo Food and Clearwater Analytics. The state government is also one of the city's largest employers. The area's largest private, locally based, publicly traded employer is Micron Technology, while others include IDACORP, Inc., the parent company of Idaho Power, Idaho Bancorp, Boise, Inc., American Ecology Corp., and PCS Edventures.com Inc.

Nampa is home to numerous museums, markets, golf courses, fine dining restaurants and shopping centers. The area is best known for having the best weather and the best terrain to ski. The area is also home to natural attractions like Deer Flat National Wildlife and Lake Lowell. The area also includes the Oregon Trail with amazing views. The Historic Nampa Train Depot and Warhawk Air Museums are the two main museums in the city's downtown. Boise, a 25 minute drive from Nampa, is home to the Boise Zoo, the Boise Art Museum, the Idaho Botanical Garden and the Boise River Greenbelt.







	3 MILES	5 MILES	10 MILES
POPULATION	54,659	134,661	266,841
AVERAGE HH INCOME	\$51,581	\$57,582	\$65,904

Karcher Rd (12,966 VPD)

Caldwell Blvd (12498 VPD)

INTERSTATE 84

Midland Blvd (8,000 VPD)

BUSINESS 84



Nampa Bowl

Nampa Christian Schools Early Childhood Center

Kangaroo Clubhouse

City Acres Park

Idaho Department of Health & Welfare

Calvary Chapel Nampa

Church of the Brethren

Harvest Life Church

Karcher Church of the Nazarene



KEY BANK

# TENANT PROFILE

KeyCorp's (NYSE: KEY) roots trace back 190 years to Albany, New York. Headquartered in Cleveland, Ohio, Key is one of the nation's largest bank-based financial services companies, with assets of approximately \$141.5 billion at March 31, 2019. Key provides deposit, lending, cash management, and investment services to individuals and businesses in 15 states under the name KeyBank National Association through a network of over 1,100 branches and more than 1,500 ATMs. Key also provides a broad range of sophisticated corporate and investment banking products, such as merger and acquisition advice, public and private debt and equity, syndications and derivatives to middle market companies in selected industries throughout the United States under the KeyBanc Capital Markets trade name. KeyBank is Member FDIC.

KeyBank has been recognized for their efforts from their employees and the entire organization, some awards include: A perfect 100 on the Human Rights Campaign's (HRC) Corporate Equality Index (11 times); Best Place to Work for LGBT Equality by the HRC (11 times); Top 10 Company for Supplier Diversity by DiversityInc (6 times); Top Regional Company by DiversityInc (3 times); Top Company for Diversity Councils by DiversityInc (4 times); Top 10 Company for Progress by DiversityInc (2 times); Outstanding ratings for lending under the Community Reinvestment Act (8 times).



→ Drive-Up  
ATM  
Teller Services  
**COMPANY TYPE**  
NYSE: KEY



**FOUNDED**  
1825



**# OF LOCATIONS**  
1,100+ Branches  
1,500+ ATM's



**HEADQUARTERS**  
Cleveland, OH



**WEBSITE**  
key.com



# CONFIDENTIALITY AGREEMENT

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) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

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 & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG 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 & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE



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