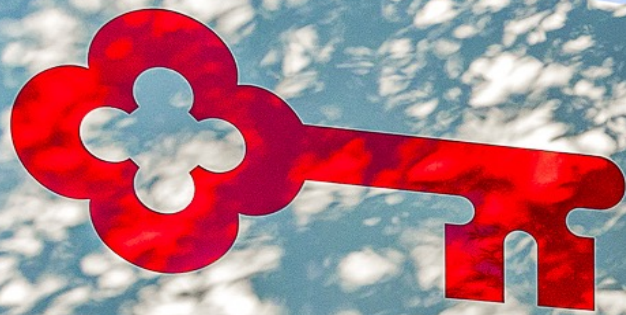




SANDS INVESTMENT GROUP

NET INVESTMENTS | NET RESULTS



KeyBank



KeyBank

1020

KeyBank

1020 Caldwell Blvd &  
1714 Midland Blvd  
Nampa, ID 83651

In Cooperation With ParaSell, Inc., A  
Licensed Idaho Broker - Lic. # CO50030  
BoR: Scott Reid - Lic. # DB47098



KEY BANK

# MARKETED BY:

Sands Investment Group Idaho Company License – Lic. # CL54382  
In Cooperation With ParaSell, Inc., A Licensed Idaho Broker  
Lic. # CO50030 BoR: Scott Reid – Lic. # DB47098

**ADAM SCHERR**

Lic. # 01925644

310.853.1266 | DIRECT  
adam@SIGnnn.com

**SCOTT REID**

Lic. # DB47098

949.942.6585 | DIRECT  
scott@parasellinc.com

11900 W Olympic Blvd, Suite 490  
Los Angeles, CA 90064  
844.4.SIG.NNN  
www.SIGnnn.com

KEY BANK

# TABLE OF CONTENTS

04

06

07

12

14

## INVESTMENT OVERVIEW

Investment Summary  
Investment Highlights

## LEASE ABSTRACT

Lease Summary  
Rent Roll

## PROPERTY OVERVIEW

Property Images  
Location, Aerial & Retail Maps

## AREA OVERVIEW

City Overview  
Demographics

## TENANT OVERVIEW

Tenant Profile

© 2021 Sands Investment Group (SIG) and ParaSell. The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. SIG and ParaSell do not doubt its accuracy; however, SIG and ParaSell make no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. SIG and ParaSell encourage all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



# INVESTMENT SUMMARY

We Are Pleased to Exclusively Offer For Sale the 4,000 SF KeyBank and 1,000 SF Drive-Thru Located at 1020 Caldwell Blvd & 1714 Midland Blvd in Nampa, Idaho. This Opportunity Includes a Rare Offering of a Stable Bank Investment in Addition to a Drive-Thru With ATMs, Providing For an Exceptional Investment.

## OFFERING SUMMARY

PRICE	\$2,180,610
CAP	5.25%
NOI*	\$114,482
PRICE PER SF	\$436.12
GUARANTOR	Corporate

\*Rent Increase Scheduled For 8/31/2023 – Seller Will Credit Difference at Closing

## PROPERTY SUMMARY

ADDRESS	1020 Caldwell Blvd & 1714 Midland Blvd Nampa, ID 83651
COUNTY	Canyon
PROPERTY AREA	5,000 SF
LAND AREA	1.18 AC (2 Parcels)
BUILT	1993

PARCEL	SQUARE FOOTAGE	BASE RENT	RENT PER SF
KeyBank Branch	4,000 SF	\$67,048.68	\$16.76
Drive-Thru & ATMs	1,000 SF	\$47,433.66	\$47.43
TOTAL	5,000 SF	\$114,482.34	\$22.90



ACTUAL PROPERTY IMAGE



KEY BANK

# HIGHLIGHTS

- KeyBank Has Recently Agreed to an Early Five-Year Extension (Lease Expiration 8/31/2028), Showing Dedication to the Site
- The Property is an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities
- KeyBank Recently Consolidated the Nearest Branch Into the Caldwell Location, Signaling Dedication to the Location
- Well Placed Ingress and Egress to the Pad Site
- Branch Has Experienced a 240% Increase in Deposits Over the Past Five Years, With 2020 Deposits Reported at \$48,971,000
- Nampa Was Named One of the Top Ten Fastest-Growing Cities in the U.S. in 2020 (WalletHub)
- The Branch is Strategically Located on a Hard Signalized Corner, Just South of the Main Retail Corridor
- Neighboring Tenants Include: Dairy Queen, Starbucks, Goodwill, Target, Ross, Taco Bell, Lowe's, Wendy's and Much More





# LEASE SUMMARY

TENANT	KeyBank
LEASE COMMENCEMENT	September 1, 1994
LEASE EXPIRATION	August 31, 2028
LEASE TERM	7+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES*	95% of FMV, But Not Less Than Rent at the Time
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

\*Rent Increase Scheduled For 8/31/2023

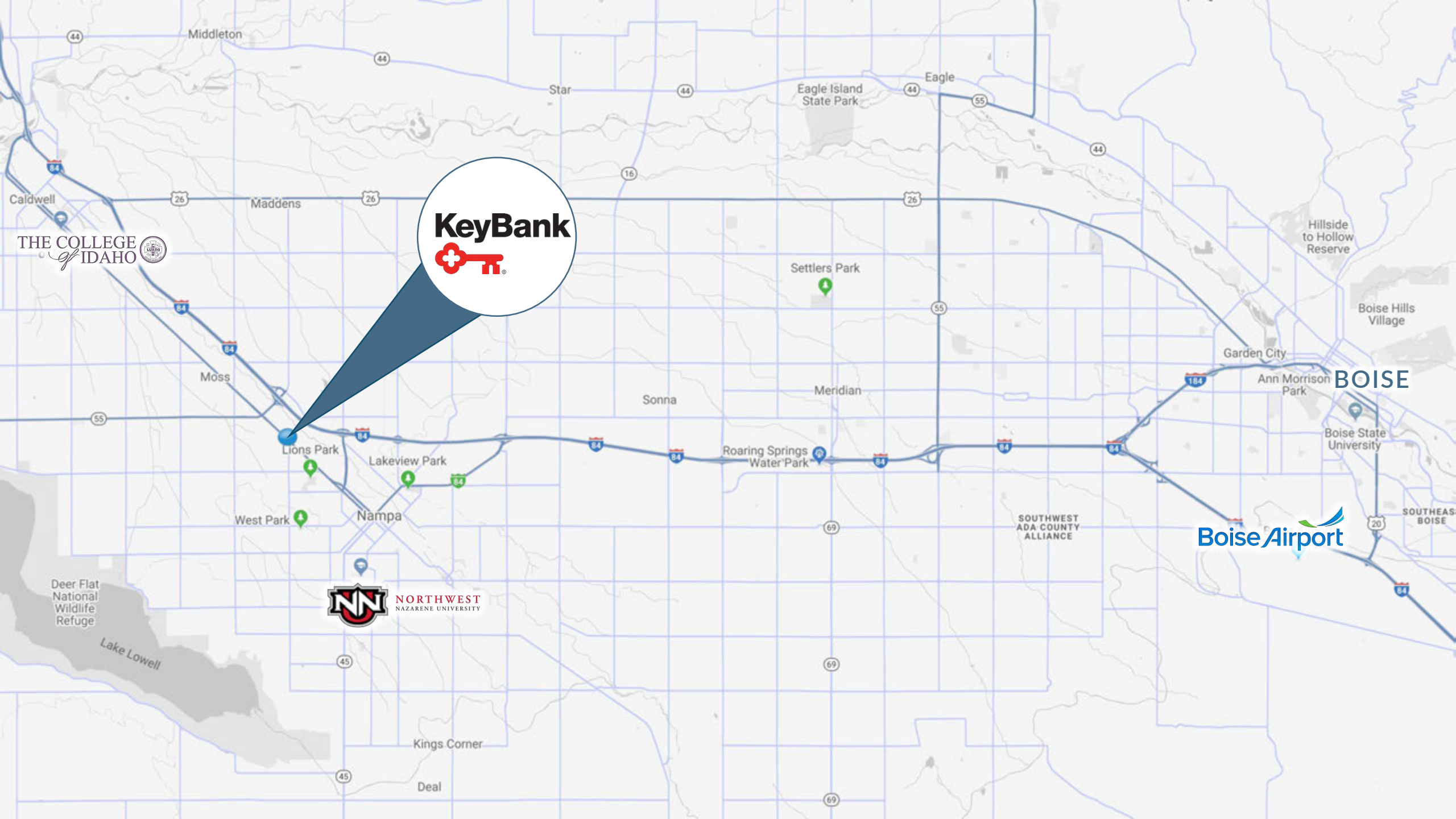
PARCEL	SQUARE FOOTAGE	BASE RENT	RENT PER SF
KeyBank Branch	4,000 SF	\$67,048.68	\$16.76
Drive-Thru & ATMs	1,000 SF	\$47,433.66	\$47.43
TOTAL	5,000 SF	\$114,482.34	\$22.90





ACTUAL PROPERTY IMAGES





**KeyBank**  


THE COLLEGE  
of IDAHO 

 **NORTHWEST**  
NAZARENE UNIVERSITY

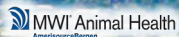
 **Boise Airport**

**BOISE**





Sand Gravel Co-Idaho



wienhoff DRUG TESTING



Consolidated Electrical Distribution

Another Choice Virtual Charter School



Treasure Valley Supported Living



OXARC® Inc.

Morales Auto Repair



Bulldog Shirt Shop



Drive-Thru Facility & ATMs



Silver Shears



Branch

Idaho Press Tribune



Midland Blvd



Caldwell Blvd



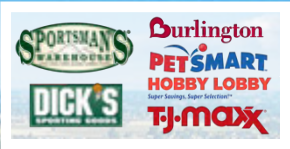
Mongolian BBQ





Caldwell Senior High School

Caldwell Industrial Airport



Sage Valley Middle School



woodgrain

wienhoff DRUG TESTING

ELITE AUTO DETAILING

Consolidated Electrical Distribution

Candy Nails

Another Choice Virtual Charter School

Milan Institute

Clarity CREDIT UNION

Mountain Gem Credit Union

Drive-Thru Facility & ATMs

Branch



Citizen's Legal Access



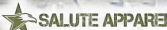
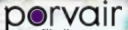
ALL HOURS INTERNATIONAL TANNING DISTRIBUTORS

easterseals Goodwill Northern Rocky Mountain

IDAHO YOUTH RANCH THRIFT STORES

Caldwell Blvd

Midland Blvd







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 U.S. markets. Nampa is located 20 miles west of Boise and 6 miles west of Meridian. The city has about 89,576 residents as of 2020. 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 headquarters 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.



CANYON COUNTY TRAIN DEPOT MUSUEM



SKIING IN NAMPA



BOISE, ID





	3 MILES	5 MILES	10 MILES
POPULATION	68,199	141,258	287,838
AVERAGE HH INCOME	\$64,197	\$68,664	\$80,504

**KeyBank**



Karcher Rd (12,966 VPD)

Caldwell Blvd (12,498 VPD)

Midland Blvd (8,000 VPD)

(62,401 VPD)



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 1,197 branches and more than 1,572 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 KeyBank 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).



COMPANY TYPE  
NYSE: KEY



FOUNDED  
1825



# OF LOCATIONS  
1,197+ Branches  
1,572+ 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 and should not be made available to any other person or entity without written consent.

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, we have not verified, and will not verify, any of the information contained herein, nor have we 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 and hold us harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE





## SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

Sands Investment Group Idaho  
Company License – Lic. # CL54382  
In Cooperation With ParaSell, Inc.,  
A Licensed Idaho Broker

Lic. # CO50030 BoR: Scott Reid – Lic. # DB47098

# EXCLUSIVELY MARKETING BY:

**ADAM SCHERR**

Lic. # 01925644

310.853.1266 | DIRECT

adam@SIGnnn.com

**SCOTT REID**

Lic. # DB47098

949.942.6585 | DIRECT

scott@parasellinc.com



## KeyBank

1020 Caldwell Blvd &  
1714 Midland Blvd  
Nampa, ID 83651