

Goodwill - Pocatello

1570 Yellowstone Ave, Pocatello, ID 83201



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Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

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OFFERING SUMMARY



Listing Price
\$4,141,000



Cap Rate
5.65%



Price/SF
\$230.06

FINANCIAL

Listing Price	\$4,141,000
NOI	\$234,000
Cap Rate	5.65%
Price/SF	\$230.06

OPERATIONAL

Lease Type	Triple Net
Guarantor	Corporate Guarantee
Lease Expiration	8/31/2029
Gross SF	18,000 SF
Lot Size	1.33 Acres
Occupancy	100%
Year Built/Renovated	1989/2018





GOODWILL - POCATELLO

1570 Yellowstone Ave, Pocatello, ID 83201

INVESTMENT OVERVIEW

Over Seven Years Remaining on Triple-Net Lease

Corporate Guaranteed Lease with Easter Seals - Goodwill Northern Rocky Mountain Inc.

Three, 5-Year Options to Renew

Over 25,000 Vehicles Drive by Every Day

Located in The Heart of Pocatello

Located Across the Street from Costco and many other Major Retailers

Tenant Invested Substantial Money in Renovation

Tenant is Doing Great Business and Expected to Stay For All Options on Lease



SECTION 2

Property Information

TENANT PROFILE

REGIONAL MAP

LOCAL MAP

RETAIL MAP

AVERAGE DAILY TRAFFIC COUNT

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TENANT PROFILE // Goodwill - Pocatello



TENANT OVERVIEW

Company:	Goodwill
Founded:	1902
Locations:	3,200
Total Revenue:	5.8B
Headquarters:	Rockville, Maryland
Website:	shopgoodwill.com

RENT SCHEDULE

ANNUAL RENT

Year 1-5 Annual Rent	\$234,000
Year 6-10 Annual Rent	\$257,000

GOODWILL INDUSTRIES INTERNATIONAL INC.

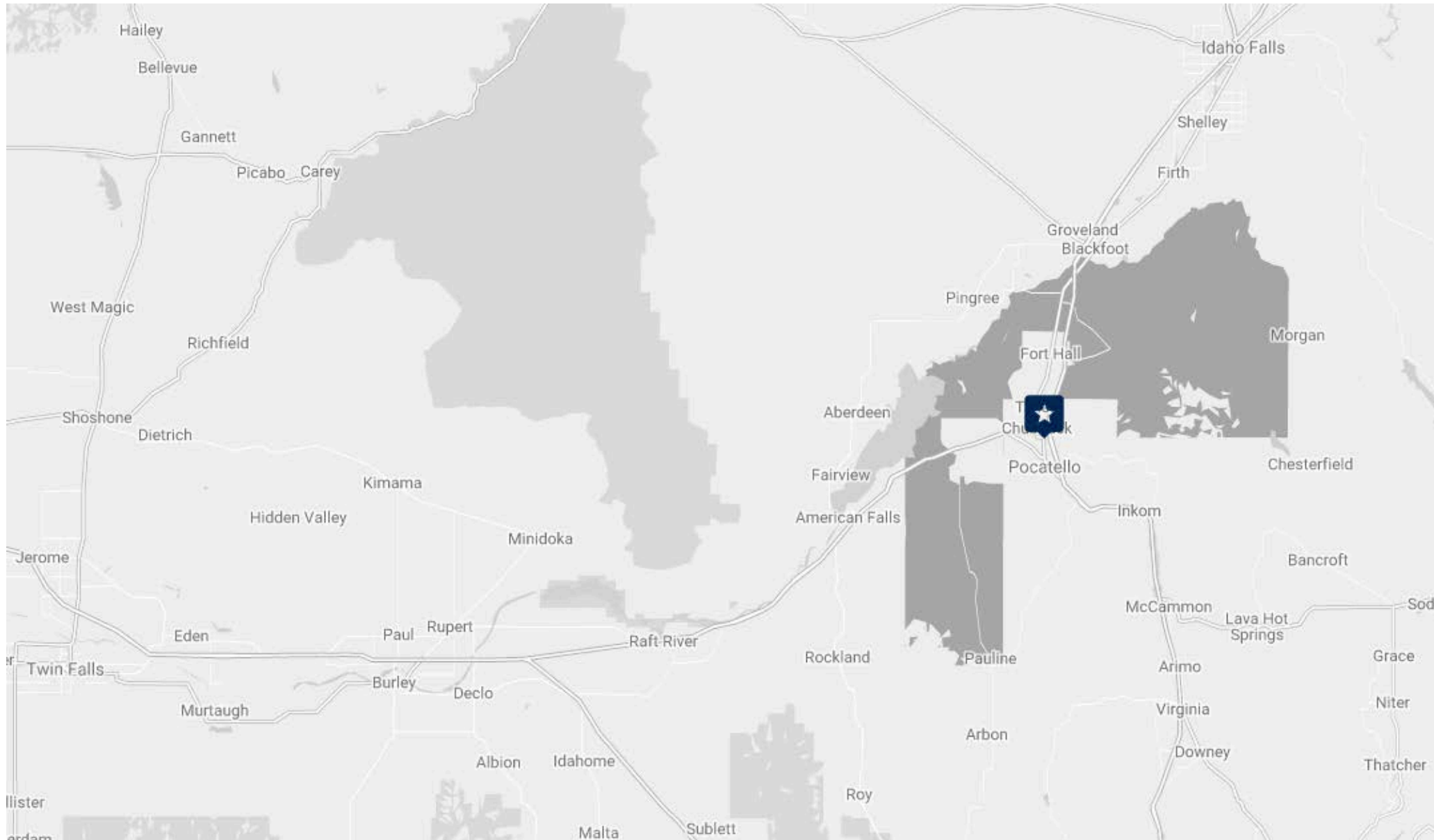
Goodwill Industries International Inc. Is an American nonprofit 501(c)(3) organization that provides job training, employment placement services, and other community-based programs for people who have barriers to their employment.

Goodwill's mission statement is "to enhance the dignity and quality of life of individuals and families by strengthening communities, eliminating barriers to opportunity, and helping people in need reach their full potential through learning and the power of work."

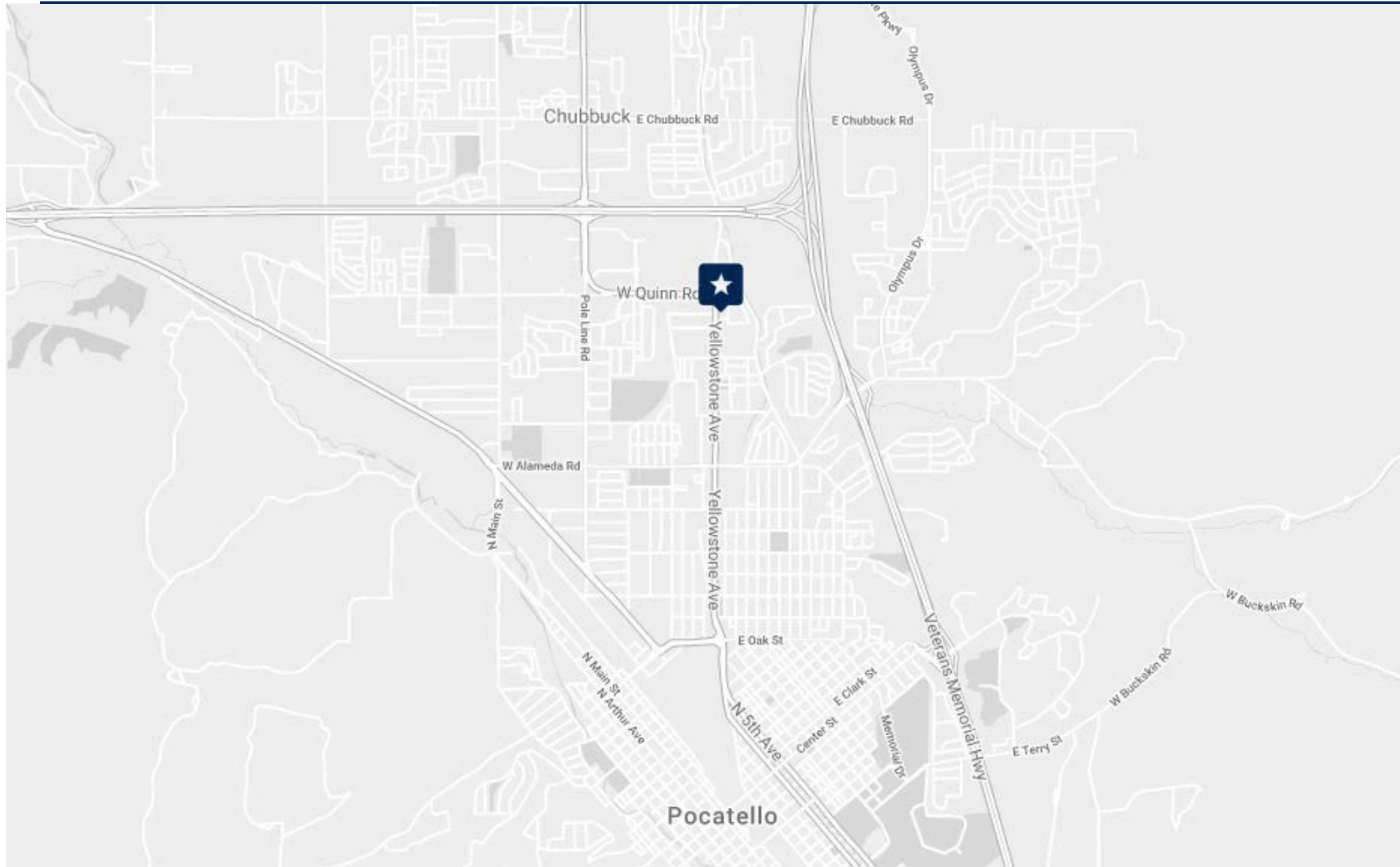
EASTER SEALS-GOODWILL NORTHERN ROCKY MOUNTAIN, INC

- 44 Sites and 44 Programs
- In 2020 Helped 1,908 Individual's Gain Work Experience
- \$28.1 Million in Employee Wages and Benefits Contributed to Local Economies
- \$66.6 Million in Revenue Directed to Programs and Services

GOODWILL // REGIONAL MAP



LOCAL MAP // Goodwill - Pocatello







Yellowstone Ave.
25,000 Average
Daily Traffic
Count

Quinn Road
23,000 Average
Daily Traffic
Count



SECTION 3

Financial Analysis

FINANCIAL DETAILS

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Goodwill - Pocatello // FINANCIAL DETAILS

PROPERTY SUMMARY

THE OFFERING	
Price	\$4,141,000
Capitalization Rate	5.65%
Price/SF	\$230.06

PROPERTY DESCRIPTION	
Year Built / Renovated	1989/2018
Gross Leasable Area	18,000 SF
Type of Ownership	Leased Fee
Lot Size	1.33 Acres

LEASE SUMMARY	
Tenant	Easter Seals-Goodwill Northern Rocky Mountain Inc.
Rent Increases	10% Every 5 Years
Guarantor	Corporate Guarantee
Lease Type	Triple Net (NNN)
Lease Commencement	9/1/19
Lease Expiration	8/31/29
Renewal Options	Three, 5-Year Options
Term Remaining on Lease (Yrs)	7 Years
Landlord Responsibility	Roof, Structure, Parking Lot
Tenant Responsibility	CAM, Utilities, Insurance, Taxes

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$234,000	\$19,500	\$13.00	5.75%
Year 6-10	\$257,400	\$21,450	\$14.30	6.33%
Option 1	TBD By Market	\$0	\$0.00	0.00%
Option 2	TBD By Market	\$0	\$0.00	0.00%
Option 3	TBD By Market	\$0	\$0.00	0.00%

SECTION 4

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

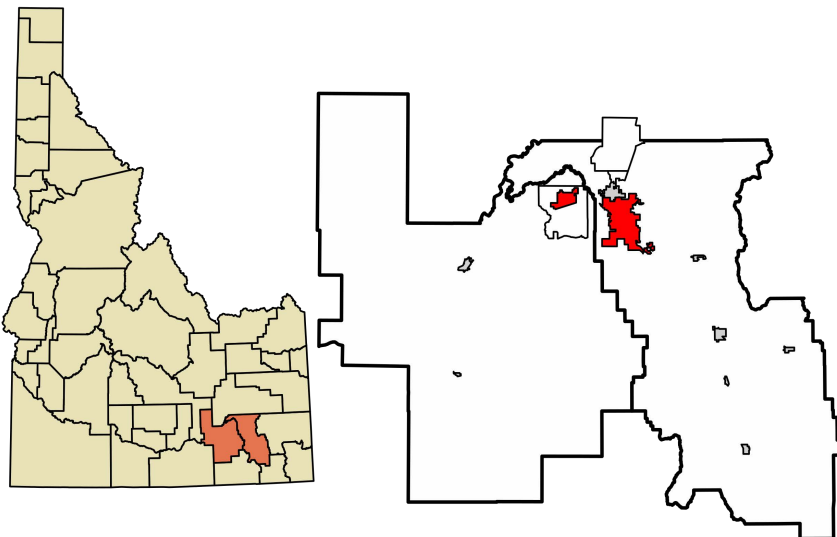
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POCATELLO

Pocatello (pronounced Poke-ah-tello) is home to several corporate headquarters, such as Farm Bureau Insurance and Varsity Contractors and home to several multinational companies, like ON Semiconductor, Petersen, Inc., Great Western Malting, Amy's Kitchen, and ATCO Structures & Logistics. While Pocatello is the 5th largest city in Idaho with a population of 54,255 (Census 2010), it has maintained a distinctly small-town atmosphere.

The city of Pocatello is located in southeast Idaho and nestled at 4,448 feet in the western foothills of the Rocky Mountains along the Oregon Trail.

Pocatello has an unusually desirable 4-season climate where clear, sunny and dry is the norm. Our 32 parks, Museum of Natural History, Fort Hall Replica, several golf courses, Ross Park Aquatic Complex, Nordic Center cross-country skiing, mountain biking and hiking trails, skate park, and Zoo Idaho are just a few of the attractions visitors and residents enjoy.



METRO HIGHLIGHTS



ROBUST POPULATION GROWTH

Pocatello is the 6th largest city in Idaho and is currently growing at a rate of 1.14% annually.



FOCUSED ON HIGHER EDUCATION

Pocatello is home to Idaho State University which is the state's designated lead institution in health professions.



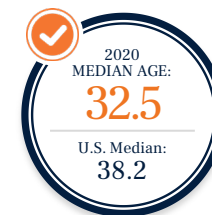
AFFORDABILITY

At \$295,000, the metro's median home price falls well below those of the Northwest's larger markets, allowing homeownership to be more common.

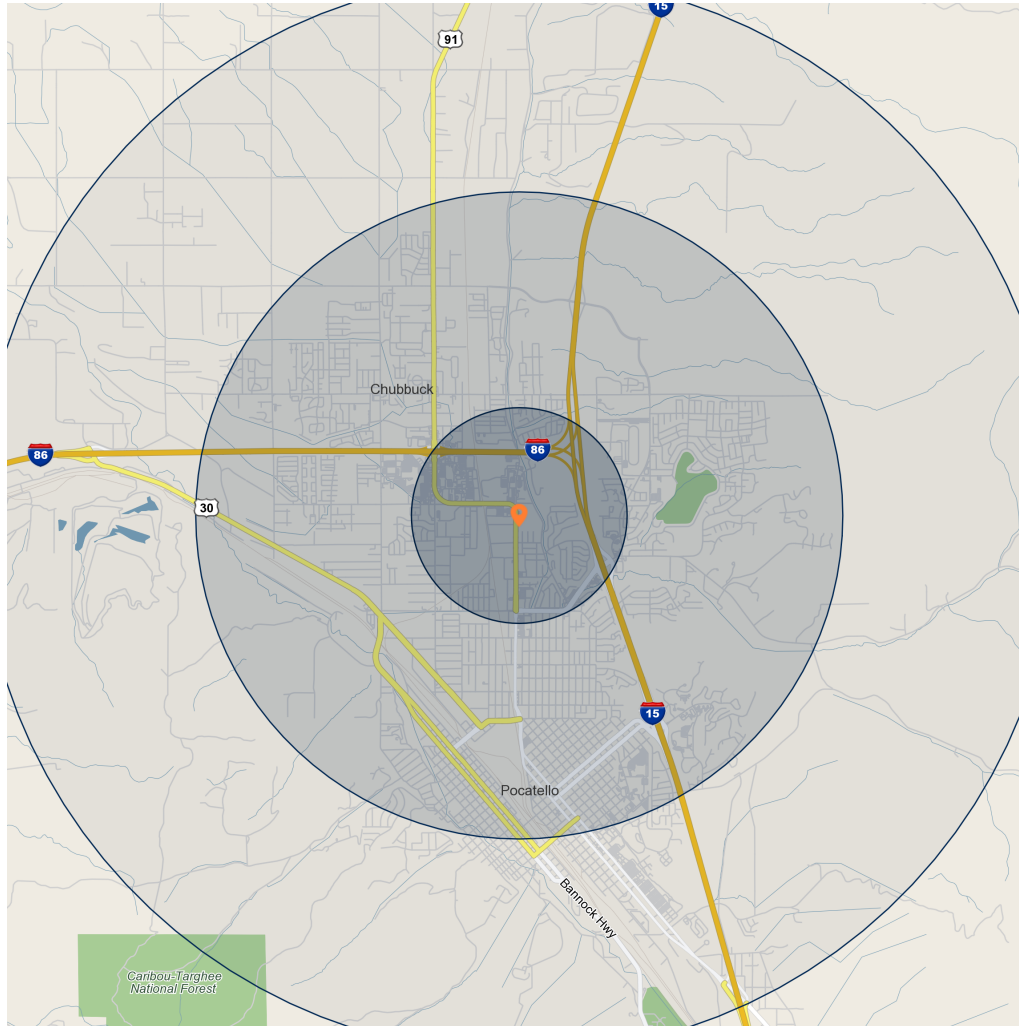
ECONOMY

- Jobs in the retail, educational, and health care segment account for the largest share of employment in the metro, followed by food services and manufacturing. Future job growth over the next ten years is predicted to be 32.8%.
- Pocatello has been recognized by Forbes as a "Best Small Place for Business" and ranked 2nd on Forbes' cost of Doing Business Index.
- Founded in 1901, Idaho State University (ISU) attracts students from around the world. ISU offers high-quality education in more than 250 programs and is a Carnegie-classified doctoral research institution.

DEMOGRAPHICS

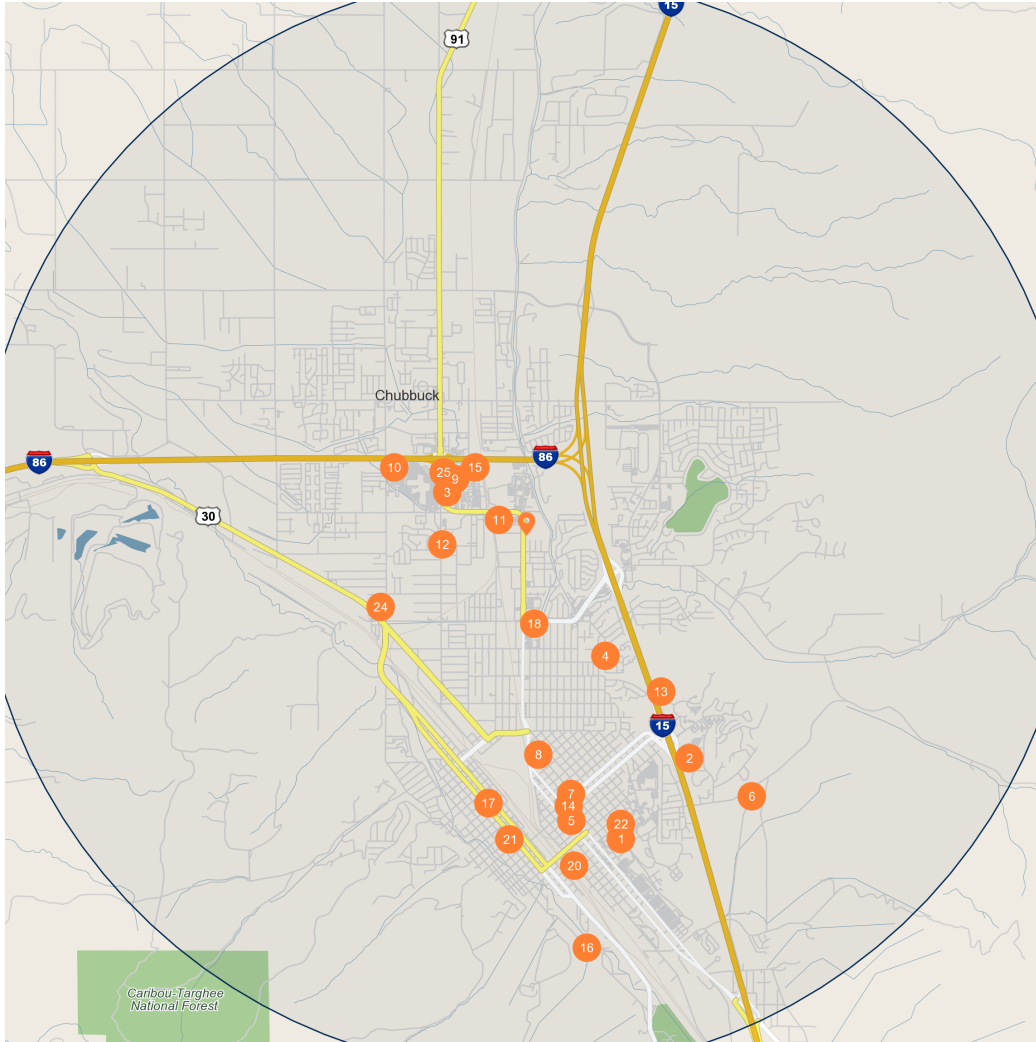


DEMOGRAPHICS // Goodwill - Pocatello



POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection	8,816	60,226	74,682
2021 Estimate	8,519	58,273	72,433
2010 Census	7,954	54,130	67,529
2000 Census	7,303	49,762	61,183
HOUSEHOLD INCOME			
Average	\$58,323	\$65,785	\$65,764
Median	\$48,070	\$51,448	\$50,861
Per Capita	\$21,953	\$25,051	\$25,025
HOUSEHOLDS			
2026 Projection	3,320	22,892	28,116
2021 Estimate	3,189	22,033	27,136
2010 Census	2,934	20,333	25,173
2000 Census	2,684	18,100	22,365
HOUSING			
Median Home Value	\$160,641	\$178,274	\$180,365
EMPLOYMENT			
2021 Daytime Population	11,932	68,317	83,343
2021 Unemployment	3.91%	4.94%	5.19%
Average Time Traveled (Minutes)	18	18	18
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	29.13%	26.18%	25.93%
Some College (13-15)	27.93%	29.12%	29.08%
Associate Degree Only	8.02%	8.92%	9.00%
Bachelor's Degree Only	18.13%	19.43%	19.19%
Graduate Degree	6.89%	8.62%	8.99%

Goodwill - Pocatello // DEMOGRAPHICS



Major Employers	Employees
1 Idaho State University-Finance and Administration	1,400
2 Portneuf Medical Ctr Aux Inc-PORTNEUF MEDICAL CENTER	573
3 Ulta Beauty Inc	266
4 State Police Idaho	245
5 United States Steel Corp	235
6 Veterans Benefits ADM	228
7 United States Postal Service-US Post Office	201
8 City of Pocatello	200
9 Walmart Inc-Walmart	200
10 Home Depot USA Inc-Home Depot The	200
11 Costco Wholesale Corporation-Costco	196
12 Vtcu Corp-Virginia Transformer	190
13 Farm Bureau Mutl Insur Co Ida-Farm Bureau Insurance	179
14 Bannock County	175
15 Lowes Home Centers LLC-Lowes	150
16 Shoshone-Bnnck Trbs Ft Hll RSR-Shoshone-Bannock Gaming Entps	150
17 Concentrix Cvg Corporation-Convergys	130
18 Cafe Rio Inc	122
19 Farm Bureau Finance Company	120
20 Amerigo Inc	120
21 Pocatillo/Chubbuck Schl Dst 25-Pocatello High School	120
22 Church of Jsus Chrst of Ld STS-Church Educational	120
23 Concentrix Cvg Corporation-Convergys	115
24 Bishs Rv Inc-Bishs Rv	112
25 Mmj Inc-McDonalds	105



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