



GOODWILL OF MONTANA

SINGLE TENANT NET LEASED INVESTMENT OPPORTUNITY IN KALISPELL, MT - "THE SOUL OF MONTANA"

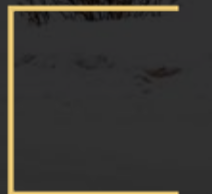
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THE ONLY GOODWILL STORE IN
KALISPELL, MONTANA WITH IMPRESSIVE
ESCALATIONS FOR FUTURE RENT GROWTH



GOODWILL

THE SYNOPSIS

GOODWILL | KALISPELL, MT

\$3,092,000 | 6.00% CAP RATE



\$3,092,000

6.00%CAP

GOODWILL

2137 HIGHWAY 2 EAST • KALISPELL, MT 59901

Building ... 14,000 SF

Land ... 49,223 SF

Acres ... 1.13 AC

Built ... 2011

of Parcels ... 1

Parking ... Approx. 41 Stalls

Term Remaining ... 4.33+ Years

Lease Type ... NNN

Options ... 2x5



- Goodwill Is a **Newer Construction** Single-Tenant **Net Leased Retail** Investment Opportunity in the City of Kalispell in Northern Montana.
- The Subject Property Was **Built in 2011** and Sits on a **Large 1.13-acre Parcel** That **Fronts US Highway 2**, a Vital East/West Corridor for the Northern Part of the State.
- Goodwill Is an **Established Tenant** and Covers the Geographical Area of Kalispell As It Is the **Only Goodwill Retail Store** in the City.
- The Lease Provides **Future Rent Growth** With Approximately **11% Rental Escalations Every Five Years** and Offers **Two Additional Options** To Extend the Lease Through 2036.
- Easterseals Goodwill Northern Rocky Mountain Is the **Community-Based Organization** of Goodwill Serving Montana, Idaho, Wyoming and Utah **Operating 22 Additional Retail Stores**.
- **Excellent Retail Synergies** With Surrounding Businesses Along US Highway 2 (**15,573+ Vehicles per Day**) Including JoAnn Fabrics, Family Dollar, Army-Navy Superstore, Little Caesars Pizza and Conlin's Furniture Store.
- Kalispell Is a **Destination** Tucked Between Glacier National Park and Flathead Lake and Is the **Largest City and Commercial Center** in Northwest Montana.



PROPERTY PHOTOS



PROPERTY PHOTOS



The image shows the exterior of a Goodwill retail store during winter. The building has a tan-colored upper section and a grey stone-textured lower section. A large blue sign with the word "GOODWILL" in gold serif font is mounted on the tan wall. Below the sign are two large glass windows with black frames, each covered by a black metal awning. The windows show the interior of the store, which is brightly lit and filled with various clothing items. A green SUV is parked on the left side of the store, and a white SUV is parked on the right. The ground is covered in snow.

GOODWILL

NOTABLE RENTAL ESCALATIONS OF 11%
EVERY FIVE YEARS WITH TWO ADDITIONAL OPTIONS
TO EXTEND THE TRIPLE-NET LEASE

A photograph of a Goodwill store at night. The building is a single-story structure with a dark facade and large windows. The word "GOODWILL" is prominently displayed in gold lettering on a dark blue sign above the entrance. The ground is covered in snow, and a street lamp is visible in the foreground. The image is overlaid with text and a small square icon.

GOODWILL

THE NUMBERS

GOODWILL | KALISPELL, MT

NOI: \$185,500



RENT ROLL

TENANT INFO				SQUARE FEET		CURRENT RENT		
Tenant	Address	Lease Start	Lease Exp.	Square Ft.	% of Building	Monthly Rent	Annualized Rent	Annualized Rent PSF
Goodwill	2137 Highway 2	5/1/11	4/30/26	14,000	100%	\$15,750.00	\$189,000.00	\$13.50
Totals				14,000	100%	\$15,750.00	\$189,000.00	\$13.50

RENT ESCALATION SCHEDULE			
DATE	MONTHLY	ANNUAL	PSF
Option Period 2	\$17,500.00	\$210,000.00	\$15.00
Option Period 3	\$19,425.00	\$233,100.00	\$16.65

This information has been secured by the listing agent and we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer bears all risk for any inaccuracies.

INTELLIGENT PRICING MODEL

INCOME DATA	CURRENT	PSF
Gross Rental Income	\$189,000.00	\$13.50
Est. NNN Reimbursements	\$33,177.00	\$2.37
Total Income	\$222,177.00	\$15.87
Effective Gross Income	\$222,177.00	\$15.87
EXPENSES	CURRENT	PSF
Taxes	\$25,677.00	\$1.83
Insurance	\$7,500.00	\$0.54
Reserves (\$0.25 PSF)	\$3,500.00	\$0.25
Total Operating Expenses	(\$36,677.00)	(\$2.62)
Net Operating Income	\$185,500.00	\$13.25
List Price	\$3,092,000.00	
CAP Rate	6.00%	
Price PSF	\$220.86	

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GENEROUS ON-SITE PARKING AVAILABLE (40 STALLS)
AND FRONTAGE ALONG US HIGHWAY 2, A VITAL
EAST/WEST CORRIDOR FOR NORTHERN MONTANA



GOODWILL

THE DETAILS

GOODWILL | KALISPELL, MT

14,000 SF BUILDING | 49,223 SF LAND





www.goodwill.org



www.esgw.org

GOODWILL

Goodwill Industries International is a non-profit organization comprised of a network of over 150 community-based autonomous organizations in the United States, Canada and 12 other countries. Each community-based organization is designed to provide programs and services to help their local community. Goodwill was founded in 1902 in Boston by Reverend Edgar J Helms, a minister and social innovator. The organization is committed to enhancing people's dignity and quality of life by strengthening their communities and eliminating barriers to opportunities

EASTERSEALS GOODWILL NORTHERN ROCKY MOUNTAIN

Easterseals Goodwill Northern Rocky Mountain is a non-profit organization that provides services across four states (MT, ID, WY, UT). The services focus on helping individuals increase their independence and improve their lives. The available services in Montana include senior employment, hospice, disability and adult day services. Easterseals Goodwill Northern Rocky Mountain retail stores span across Montana, Idaho and Utah. The thrift stores provide affordable used clothing and household items and work with local agencies to provide employment opportunities for individuals with physical, mental and intellectual disabilities. The proceeds of the Goodwill stores support the services provided by the organization.

150



COMMUNITY ORGANIZATIONS

1902



YEAR FOUNDED

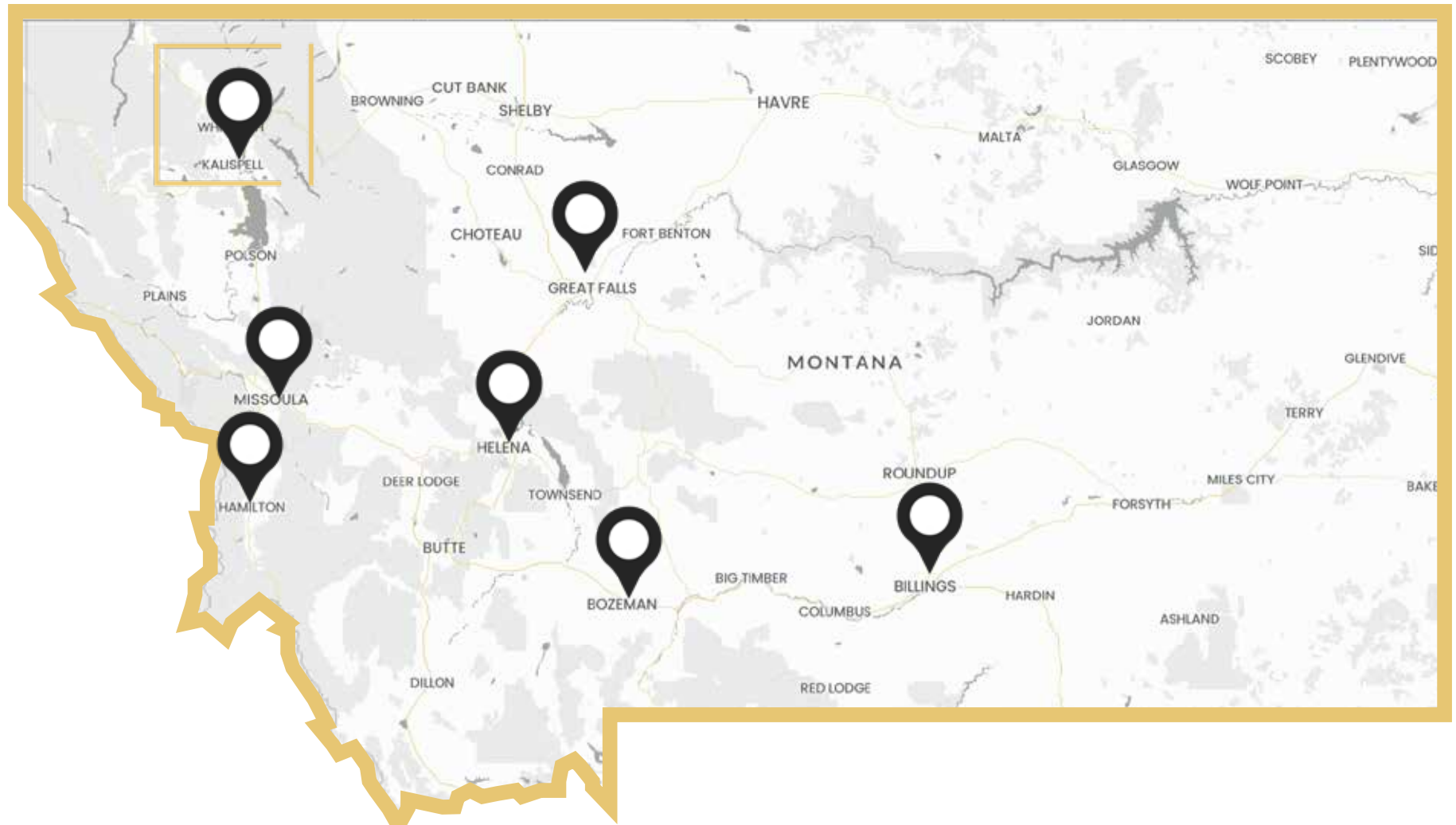
3,300+



LOCATIONS

"Not Charity, But a Chance"

GOODWILL LOCATION MAP



KALISPELL GOODWILL IS THE SINGLE GOODWILL STORE
SERVICING THE ENTIRE NORTHWEST MONTANA REGION

AERIAL MAP



AERIAL MAP



ABOUT KALISPELL, MT

Kalispell, a city in the Northwest region of the state, is known as the soul of Montana. It is the county seat of Flathead County and is home to Nearly 20,000 people. Kalispell provides the closest airport – Glacier Park International Airport – for those traveling to visit the incredible mountains of Glacier National Park, crystal-clear waters of Flathead Lake and pristine slopes of Whitefish Ski Resort. The city's charming downtown district offers many restaurants and craft breweries and distilleries with authentic Montana flavor. Located on the United States-Canada border and adjacent to the Canadian provinces of Alberta and British Columbia is Glacier National Park, an American National Park that draws approximately 3 million visitors annually. The park encompasses 1 million acres and provides 700 miles of trails for visitors seeking wilderness and adventure.



Glacier National Park

Image: earthtrekkers.com



Flathead Lake

Image: travelequipment.net



Whitefish Mountain

Image: onthesnow.com

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
AVG HOUSEHOLD INCOME	\$48,598	\$63,265	\$70,941
# OF HOUSEHOLDS	2,066	11,192	17,960
2020 POPULATION	5,183	26,881	43,966
DISTANCE TO DOWNTOWN KALISPELL, MT	Approx 3.0 Miles		
DISTANCE TO GLACIER PARK INTERNATIONAL AIRPORT	Approx 6.1 Miles		
TRAFFIC COUNTS	15,573+ Vehicles Per Day Along US Highway 2		
	3,393+ Vehicles Per Day Along West Evergreen Drive		
COUNTY	Flathead		
METROPOLITAN	Kalispell MSA		
KALISPELL, MT POPULATION	25,857 (2021 Estimate)		
FLATHEAD COUNTY POPULATION	107,384 (2021 Estimate)		
KALISPELL METRO POPULATION	107,384 (2021 Estimate)		





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