

# WENDY'S

8600 WEST OVERLAND RD  
BOISE, ID 83709



Cap Rate: **5.25%**

Purchase Price: **\$2,062,700**

**ABSOLUTE NNN LEASE**

OFFERING MEMORANDUM

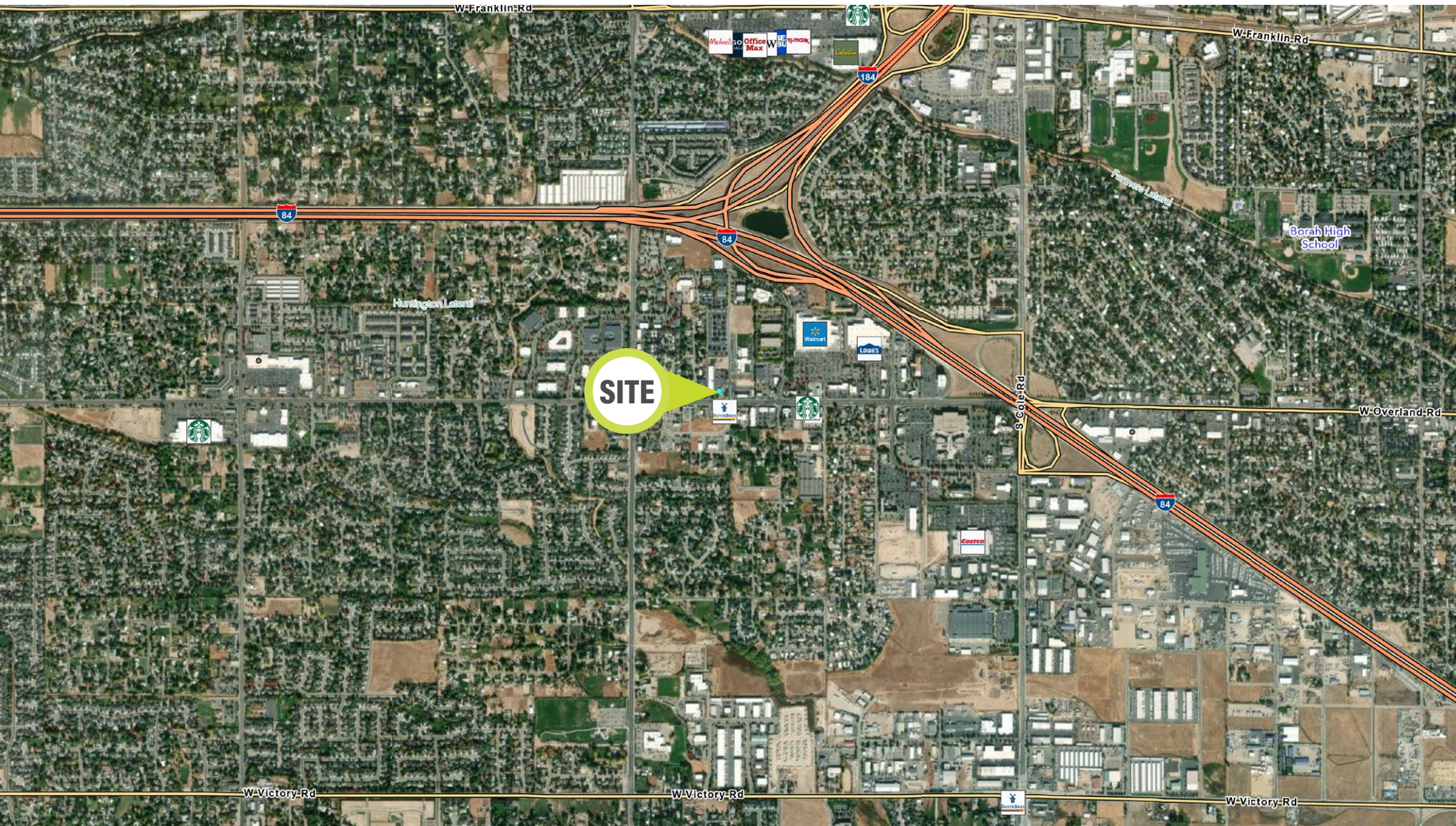


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# MAJOR RETAILER AERIAL



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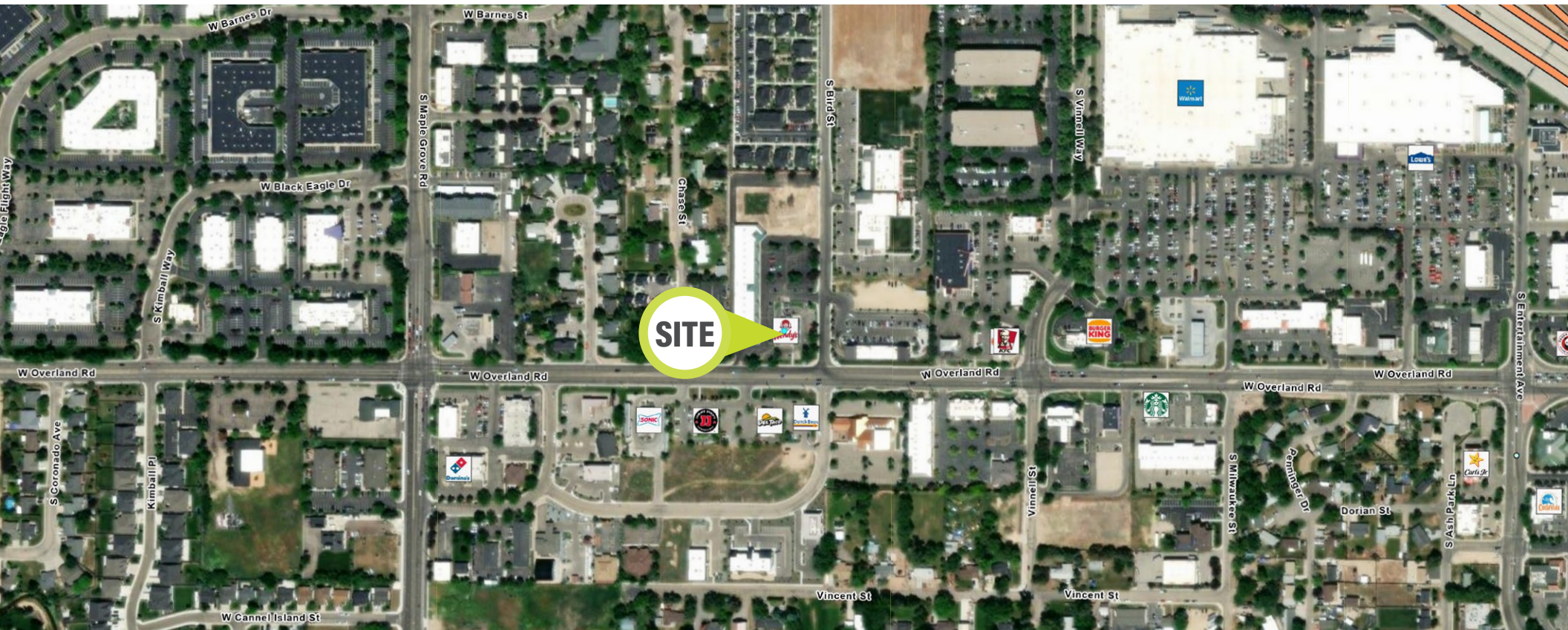
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## IDEALLY LOCATED

- Situated along a prominent commercial corridor
- Strong surrounding tenants including Dutch Bros, KFC, Sonic, Del Taco, and Jimmy John's.
- High visibility and high traffic counts with direct frontage along Overland Rd

## INVESTMENT NOTES

- Strong Credit Franchisee with 37 Years Experience
- Bronco Burgers, LLC owns 8 Wendy's Locations
- Wendy's is the third largest hamburger fast-food chain
- Drive-Thru Restaurant Building



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# INVESTMENT SUMMARY

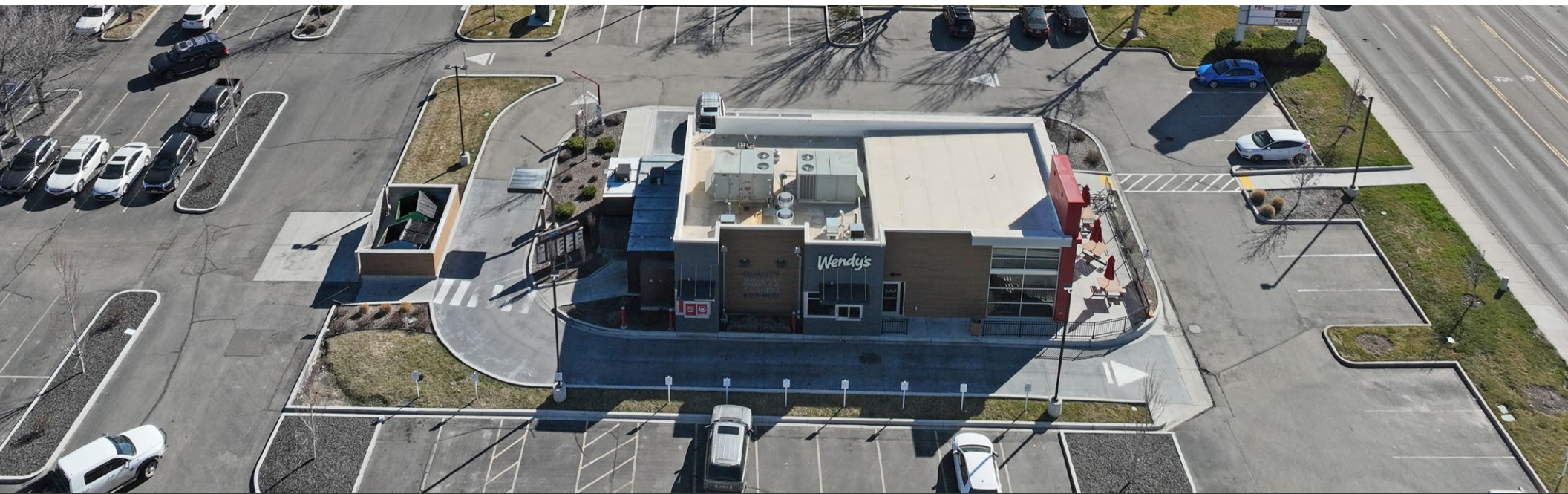
Cap Rate **5.25%**

Annual Rental Revenues **\$108,292**

Net Purchase Price **\$2,062,700**

NOI **\$108,292**

TENANT	MONTHLY	ANNUAL	LED	RENT INCREASES	OPTIONS
Bronco Burgers, LLC DBA Wendy's	\$9,024	\$108,292	20 Years	10% Every 5 Years	4 (5-Year)
<b>TOTAL</b>	<b>\$9,024</b>	<b>\$108,292</b>			








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# PROPERTY DESCRIPTION

 <p><b>LOCATION</b></p> <p>8600 West Overland Rd Boise, ID 83709</p>	 <p><b>PROPERTY TYPE</b></p> <p>NNN Lease</p>	 <p><b>YEAR BUILT</b></p> <p>2018</p>
 <p><b>LOT &amp; BUILDING SIZE</b></p> <p>Lot - 0.596 Acres Building - 2,492 SF</p>	 <p><b>ZONING</b></p> <p>MX-2 (Mixed-Use General)</p>	 <p><b>PROPERTY ASSESSMENT ID</b></p> <p>S1113336500</p>

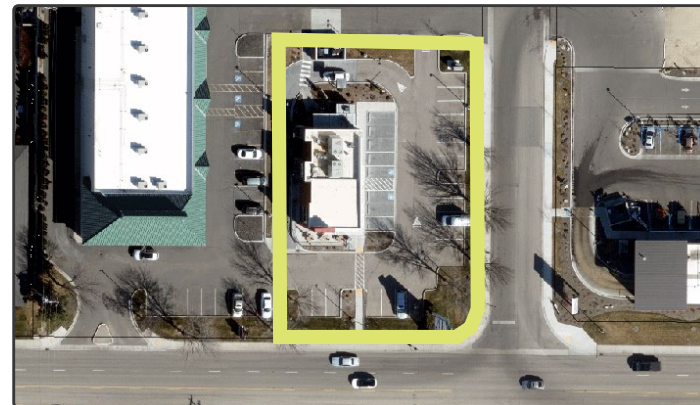


**VEHICLE TRAFFIC COUNT**

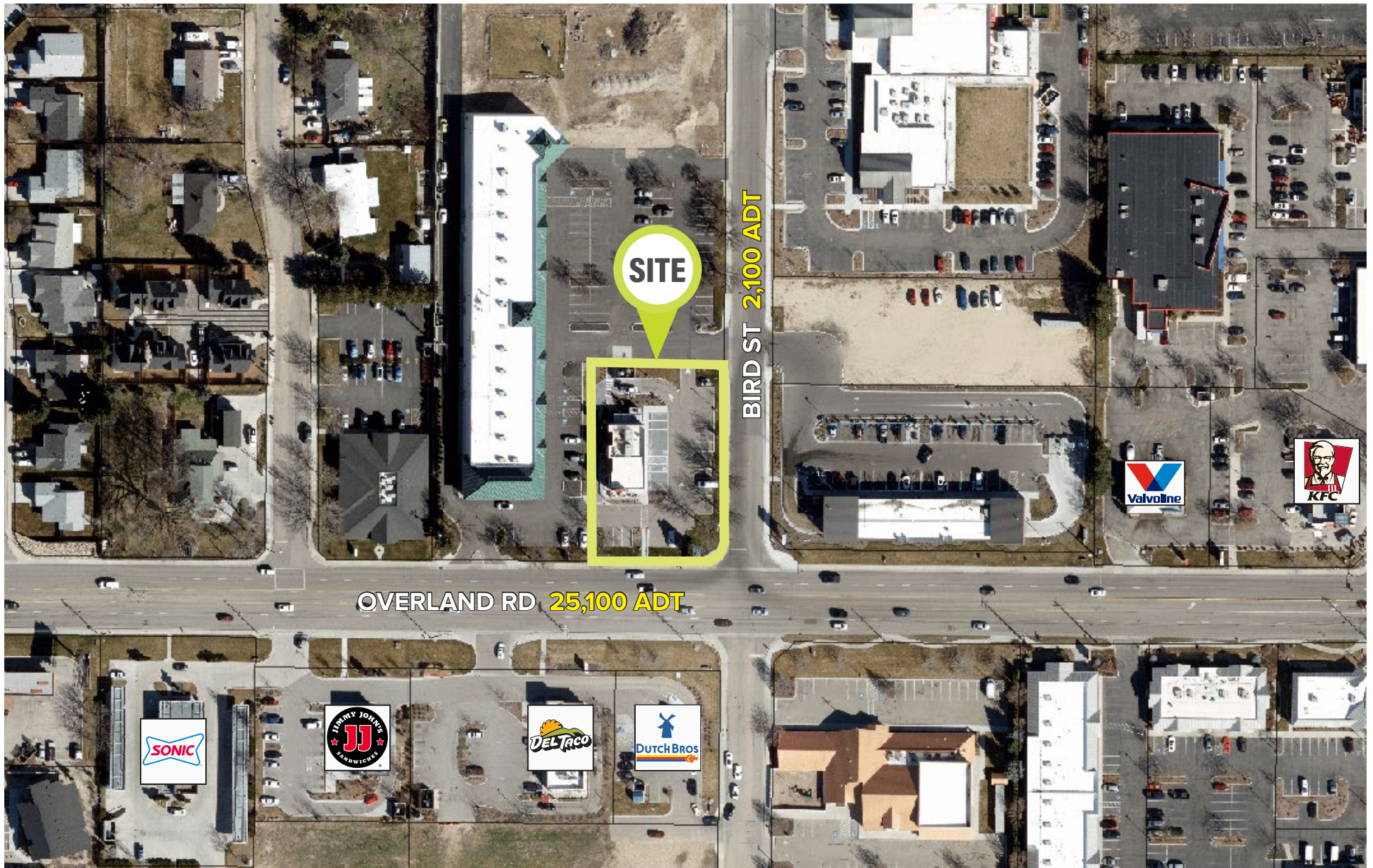
STREET NAME	VEHICLES PER DAY
OVERLAND RD	25,100 VPD
BIRD ST	2,100 VPD
<b>TOTAL</b>	<b>27,200 VPD</b>



## PARCEL MAP



# PARCEL AERIAL

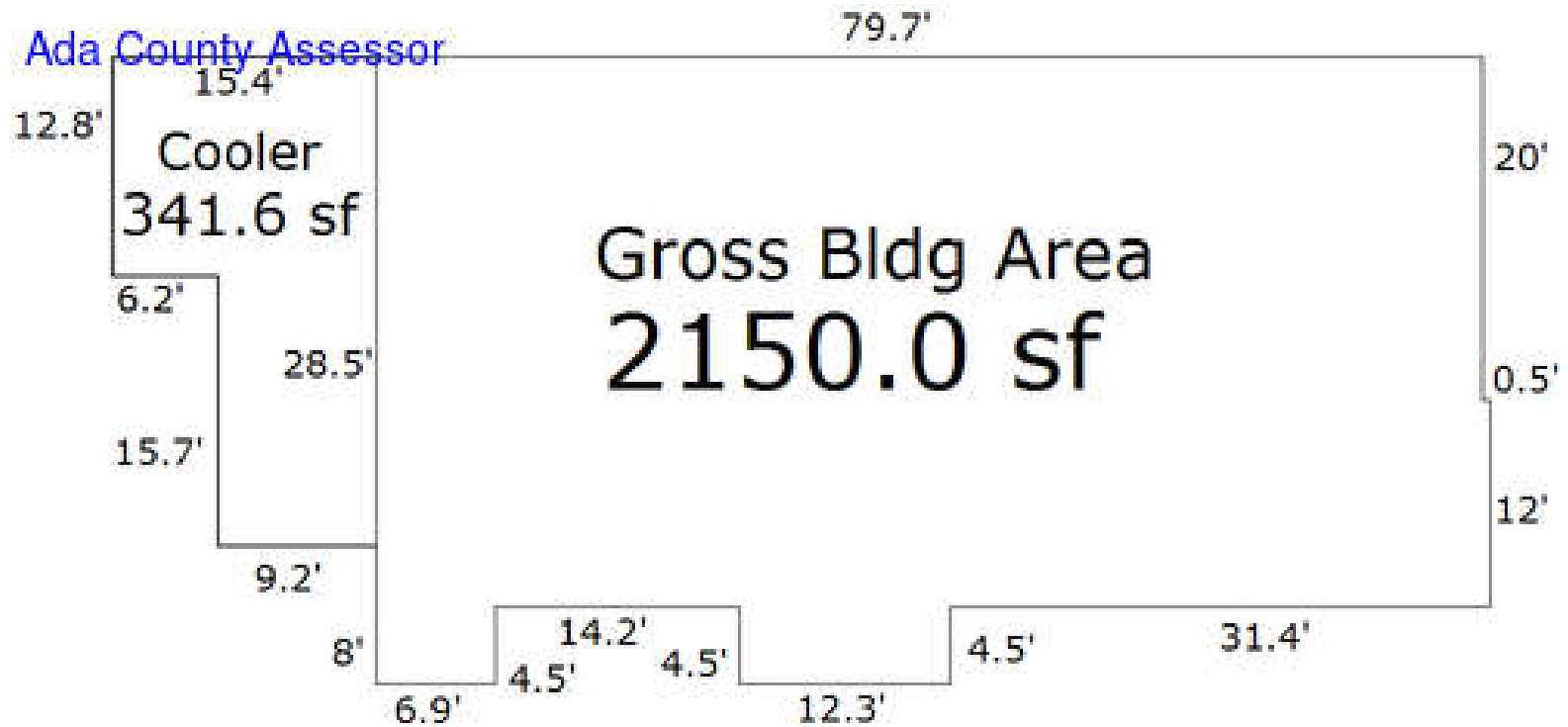


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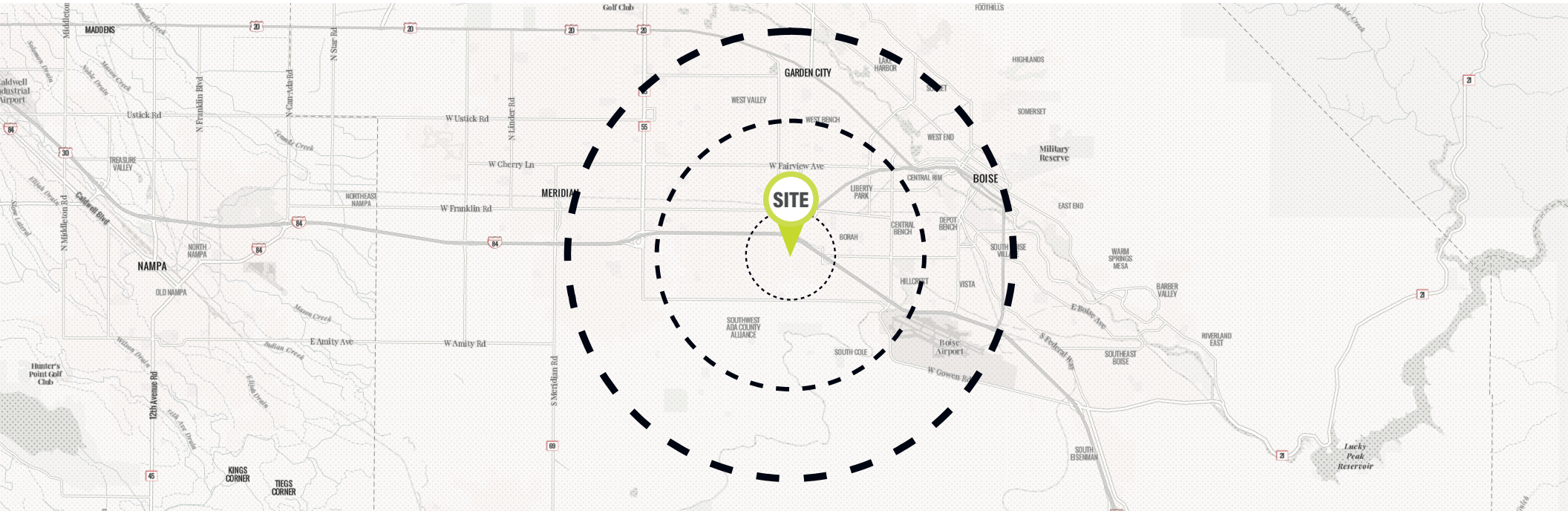
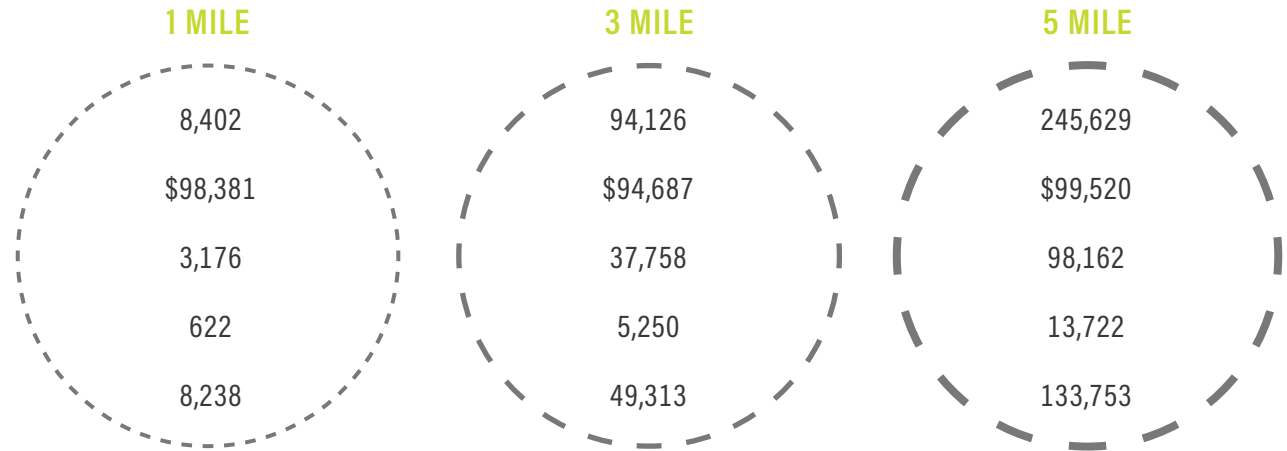
# BUILDING SKETCH



S1113336500  
DRAWN FROM SKETCH

# DEMOGRAPHICS

-  POPULATION
-  AVG. HOUSEHOLD INCOME
-  HOUSEHOLDS
-  BUSINESSES
-  DAYTIME POPULATION



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