

NATIONAL CREDIT TENANT | SECURE INVESTMENT | NEW 5 YEAR LEASE



For Sale

SINGLE TENANT NET LEASED INVESTMENT | MEDICAL OFFICE

125 S 10th St E, Mountain Home, ID 83647

LEW GOLDMAN

208.867.0189

lew@goldmanryden.com

Licensed with Silvercreek Realty Group

MATT RYDEN

208.608.4089

matt@goldmanryden.com

Licensed with Silvercreek Realty Group



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Executive Summary

Offered for sale is a brand-new 5-year NNN lease to Playhouse Dentistry for Kids, located in Mountain Home, Idaho which is just east of Boise. The clinic is operated by Lone Peak Dental Group, a rapidly expanding dental platform with 75+ locations nationwide, backed by BlackRock, the world's largest asset manager. This strong corporate affiliation enhances credit quality and long-term security. The newly signed lease reflects the tenant's commitment to the site and provides investors with stable, predictable income in a growing Idaho market.

OFFERING SUMMARY

ADDRESS	126 S 10th Str E, Mountain Home, ID 83647
CAP RATE	7.3%
NOI	\$72,600
LEASE TERM	5 Years
LEASE TYPE	Triple Net
SIZE OF BUILDING	± 1,888 SF
RENEWAL START DATE	December 17, 2025
LEASE EXPIRATION DATE	December 17, 2030
OPTIONS	One (1) for Five (5) Years
NUMBER OF TENANTS	1
TENANT	Playhouse Dentistry for Kids
NUMBER OF LOCATIONS	75

SALE PRICE: \$995,000



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About Lone Peak Dental Group



Founded in 2003 by two pediatric dentists with just three Denver locations, Lone Peak Dental Group has grown to over 75 offices across 15 states: Alabama, Arizona, Colorado, Georgia, Idaho, Nebraska, Nevada, New Mexico, Maryland, Ohio, South Carolina, Tennessee, Texas, Virginia, and Washington. Some of our practices are located in areas specifically designed to treat underserved populations. Many of our patients appreciate the geography we've selected as they would otherwise have to travel quite far for dental care. With a strategy of both de novo and affiliations, our pediatric specialty DPO believes in the tradition of community-based dental care. Each of our practices succeeds in its mission to leave no patient untreated regardless of their ability to pay.

To learn more, visit: <https://www.lonepeakdentalgroup.com/>

Company Type: Private

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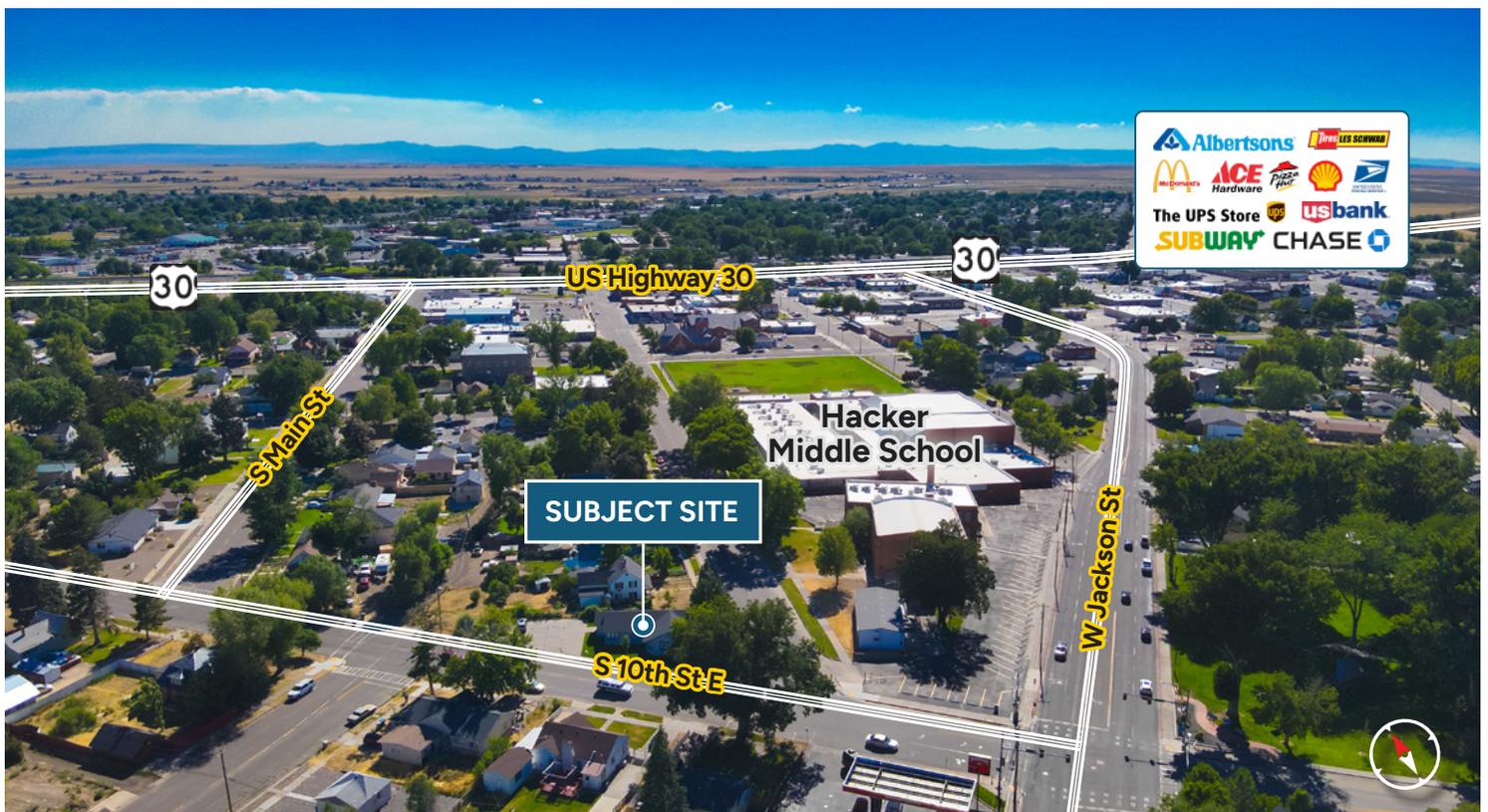
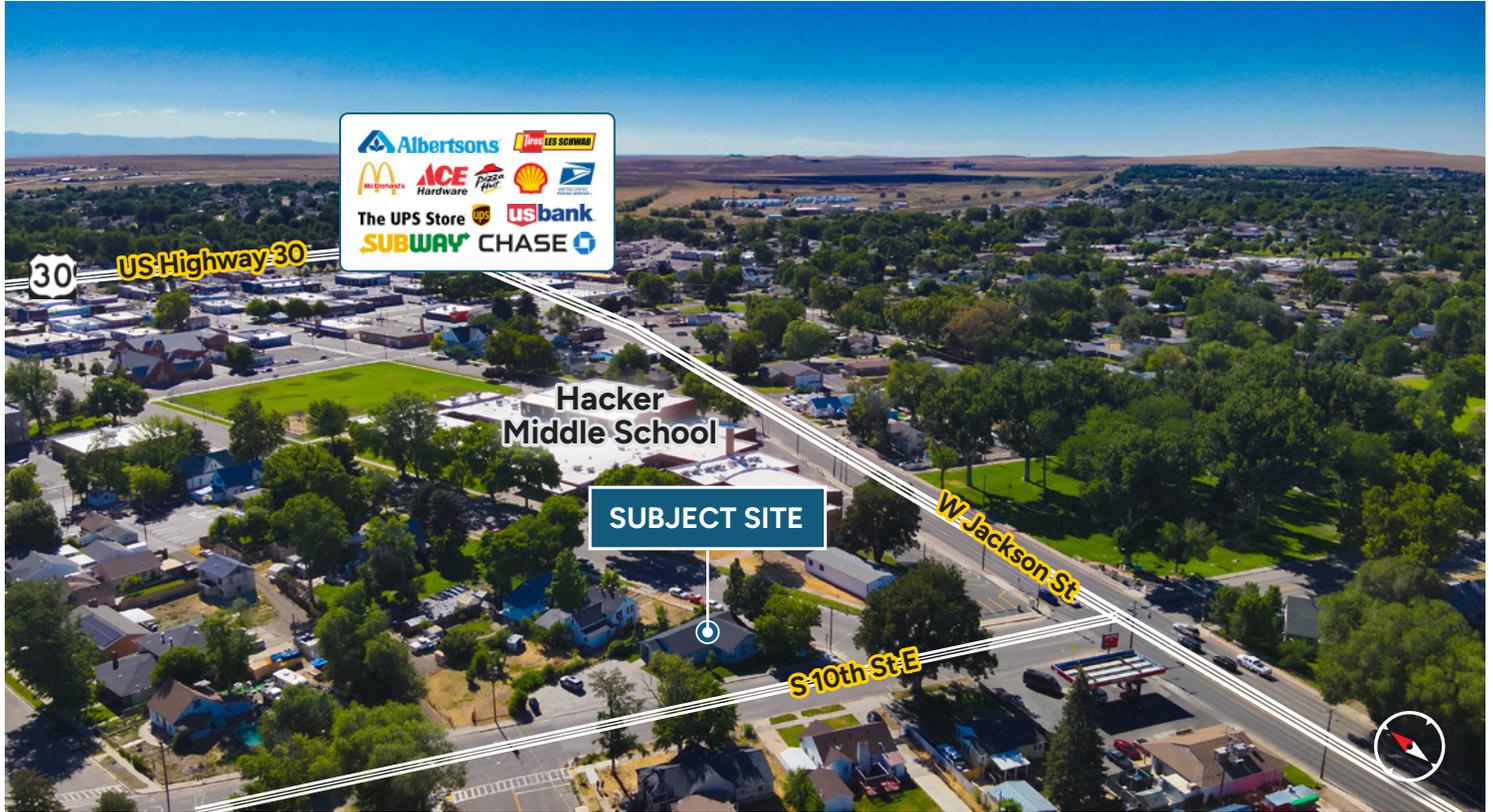
Investment Highlights

- ◆ Best in Class Tenant, ironclad, secure credit.
- ◆ Mountain Home is 40 miles away from Boise.
- ◆ Dentist are known to be some of the “stickiest” tenants, they rarely ever leave their spaces based on their expensive buildout’s.
- ◆ Triple Net Lease – All expenses reimbursed to the landlord by tenant.
- ◆ Highly desirable medical office building, both tariff proof and recession proof asset.
- ◆ The current unemployment rate in Mountain Home is 3.7%
- ◆ Lone Peak is one of the strongest operators in the dental world.
- ◆ Lone Peak has 75 locations!
- ◆ Lone Peak’s largest financial back is BlackRock, the world’s largest asset manager.
- ◆ The combination of location, tenant quality, and lease terms makes this an ideal opportunity for those seeking a stable, secure and passive investment.
- ◆ The Tenant has been in the facility since 2018.
- ◆ By signing a new 5-year lease, the tenant has demonstrated a strong commitment to this location.



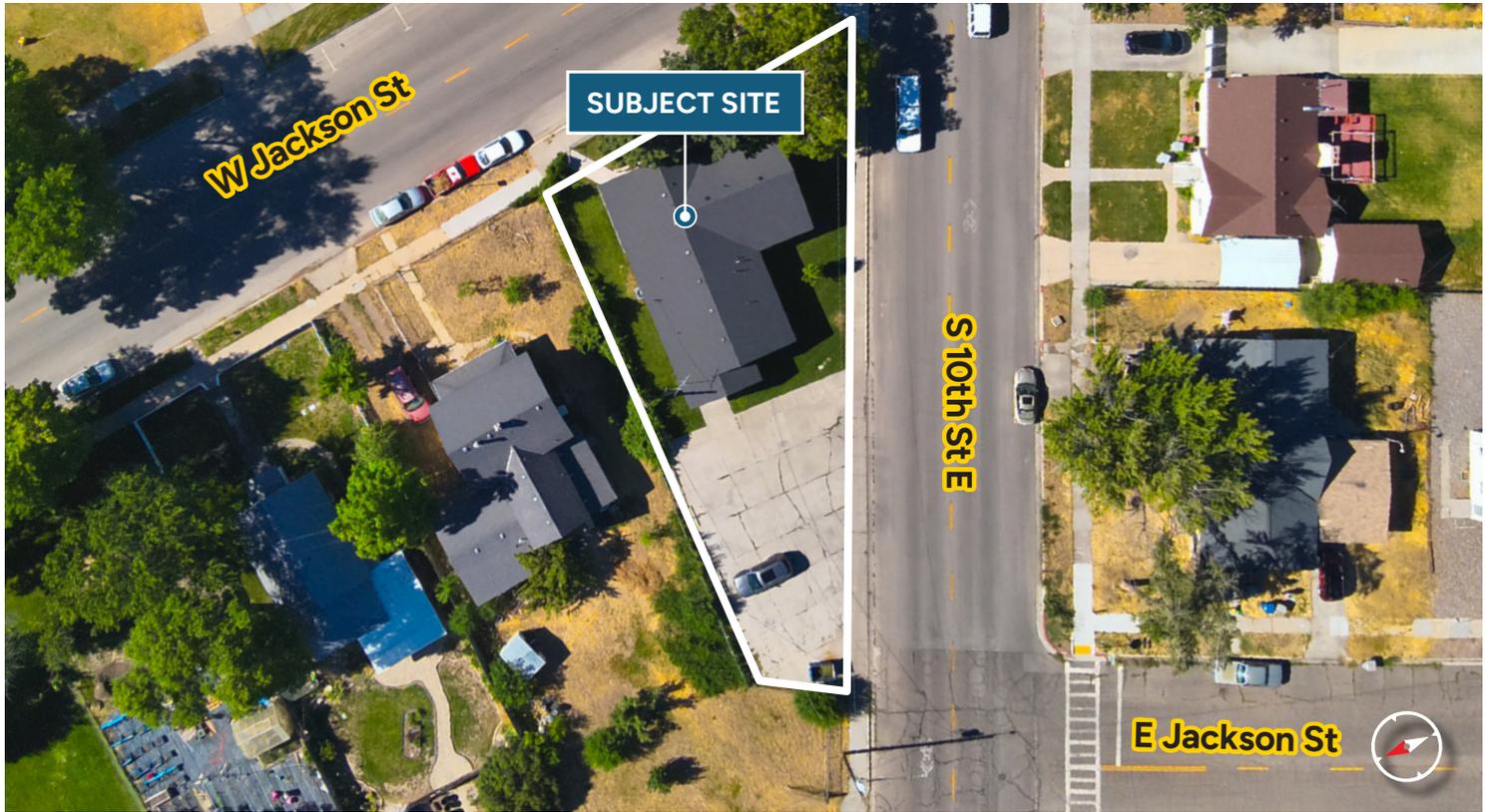
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Aerial Photos



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