

WENDY'S

818 BLUE LAKES BLVD
TWIN FALLS, ID 83301

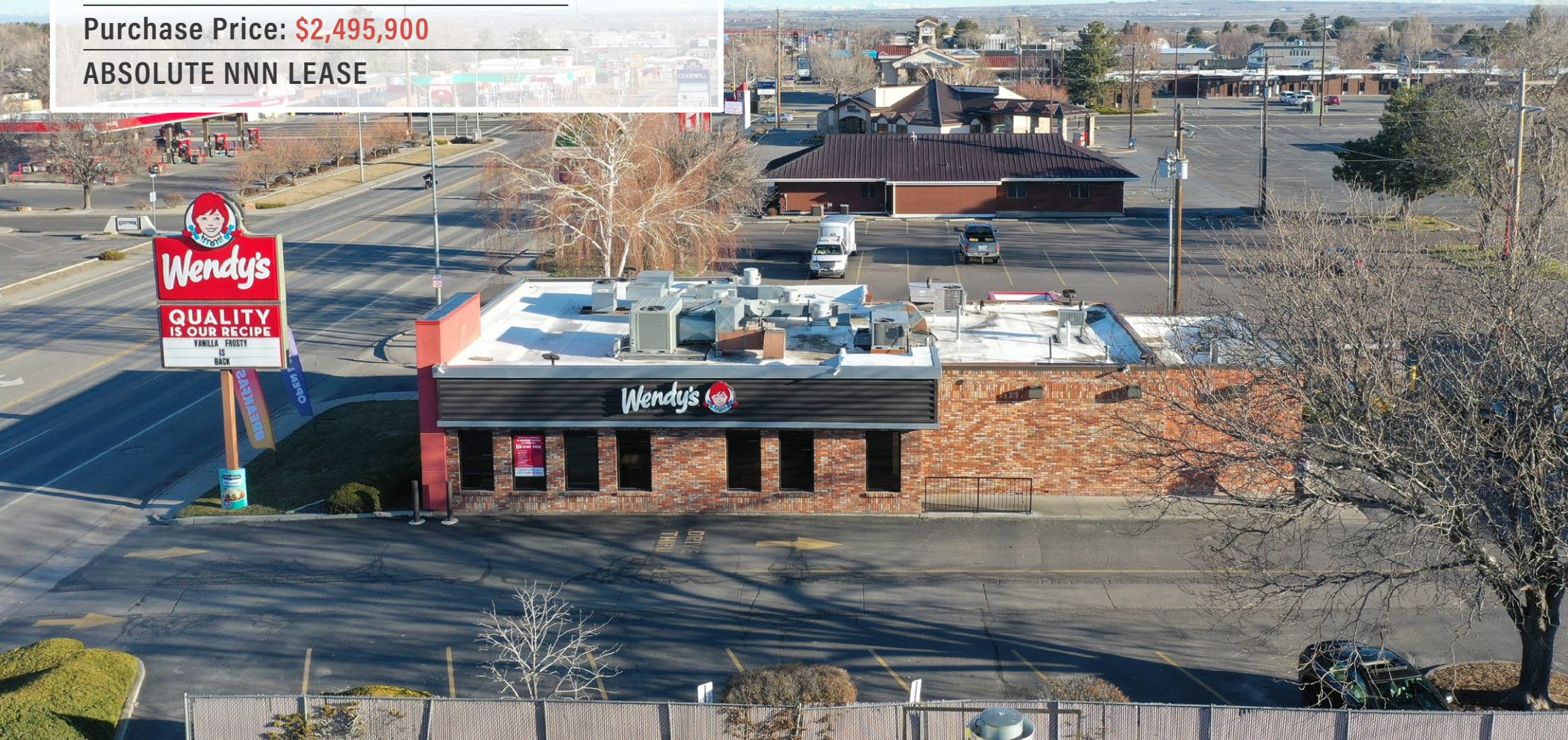


Cap Rate: **6.0%**

Purchase Price: **\$2,495,900**

ABSOLUTE NNN LEASE

OFFERING MEMORANDUM

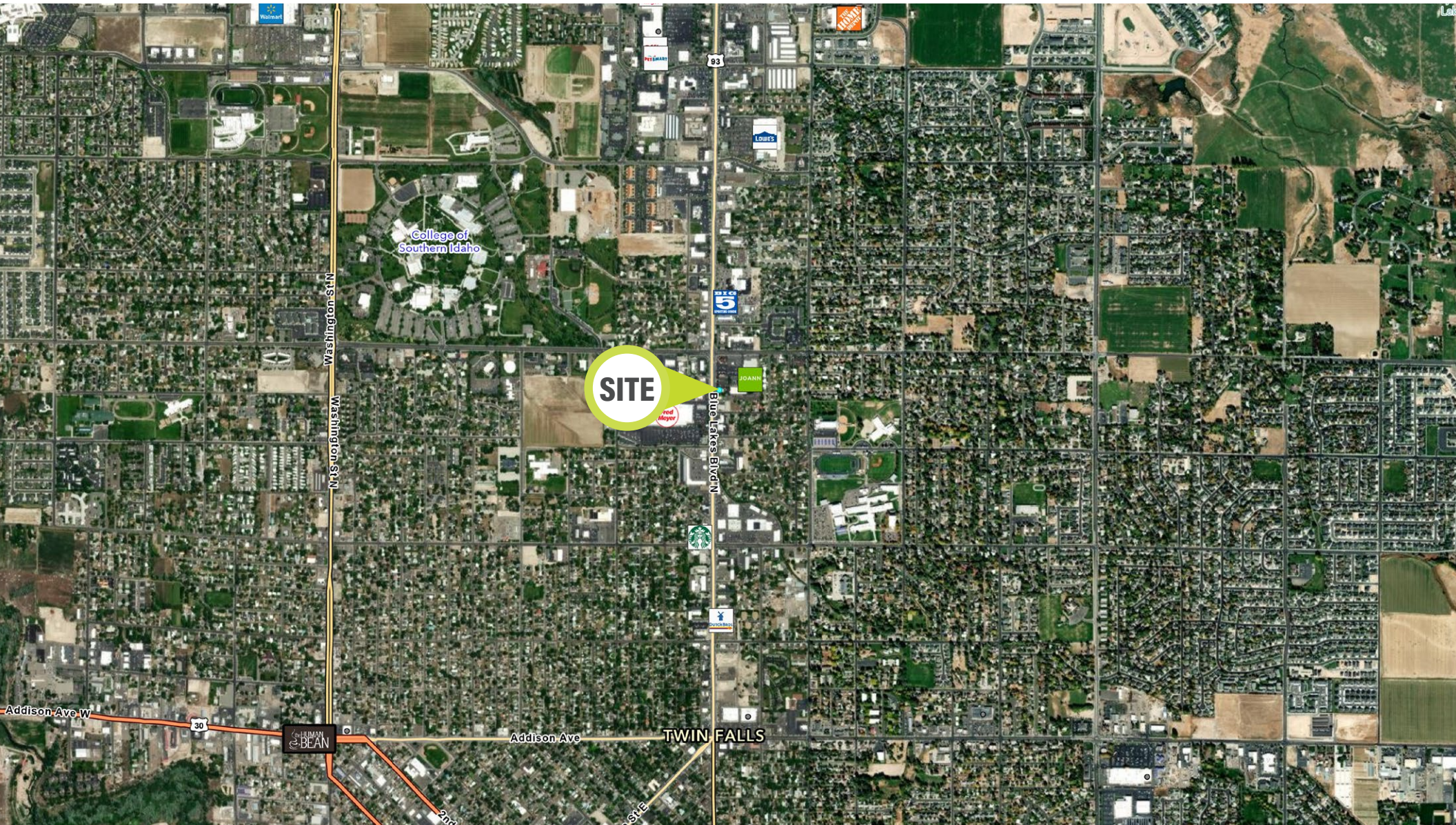


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PARTNERS ■■■■

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MAJOR RETAILER AERIAL



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IDEALLY LOCATED

- Situated along a prominent commercial corridor
- Strong surrounding tenants including Fred Meyer, JoAnn, and Cafe Rio
- High visibility and high traffic counts with direct frontage along Blue Lakes Blvd

INVESTMENT NOTES

- Strong Credit Franchisee with 37 Years Experience
- GBK Foods, LLC owns 4 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 **6.0%**

Net Purchase Price **\$2,495,900**

Annual Rental Revenues **\$149,756**

NOI **\$149,756**

TENANT	MONTHLY	ANNUAL	LED	RENT INCREASES	OPTIONS
GBK Foods, LLC DBA Wendy's	\$12,480	\$149,756	20 Years	10% Every 5 Years	4 (5-Year)
TOTAL	\$12,480	\$149,756			










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PROPERTY DESCRIPTION

 <p>LOCATION</p> <p>818 Blue Lakes Blvd Twin Falls, ID 83301</p>	 <p>PROPERTY TYPE</p> <p>NNN Lease</p>	 <p>YEAR BUILT</p> <p>1985</p>
 <p>LOT & BUILDING SIZE</p> <p>Lot - 0.59 Acres Building - 2,417 SF</p>	 <p>ZONING</p> <p>C-1 (Commercial Highway District)</p>	 <p>PROPERTY ASSESSMENT ID</p> <p>RPT00107103060</p>

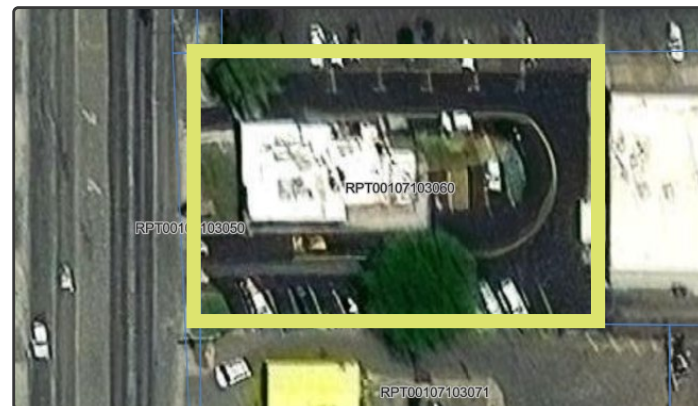


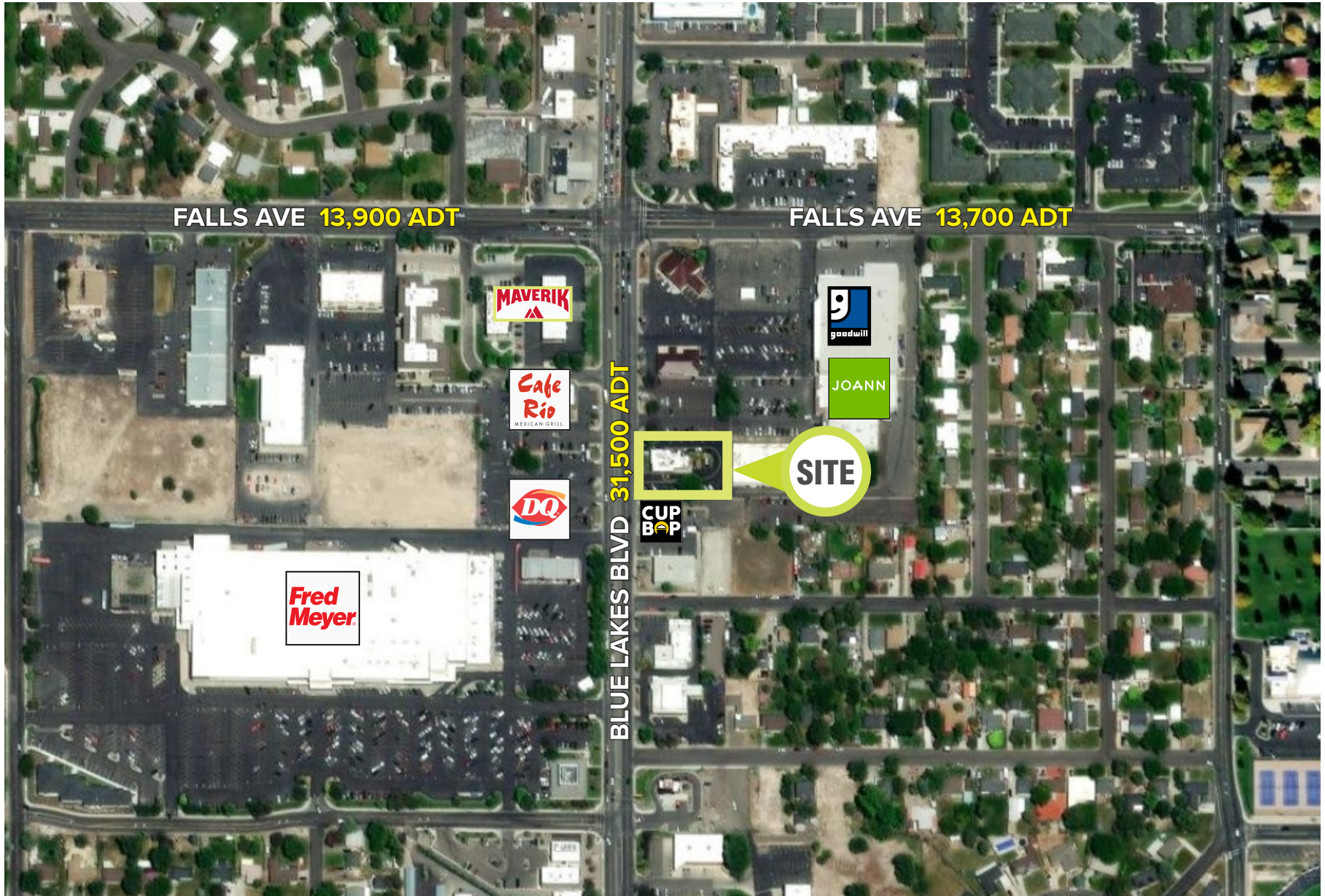
VEHICLE TRAFFIC COUNT

STREET NAME	VEHICLES PER DAY
BLUE LAKES BLVD	31,500 VPD
FALLS AVE	13,700 ADT
TOTAL	45,200 VPD



PARCEL MAP





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-  BUSINESSES
-  DAYTIME POPULATION

