

BOISE MSA | A+ LOCATION | BRAND NEW CONSTRUCTION | NATIONAL BRAND



Representative Photo of Location

20 Year Absolute NNN Lease

ZERO LANDLORD RESPONSIBILITY

4203 Garrity Blvd, Nampa ID 83687

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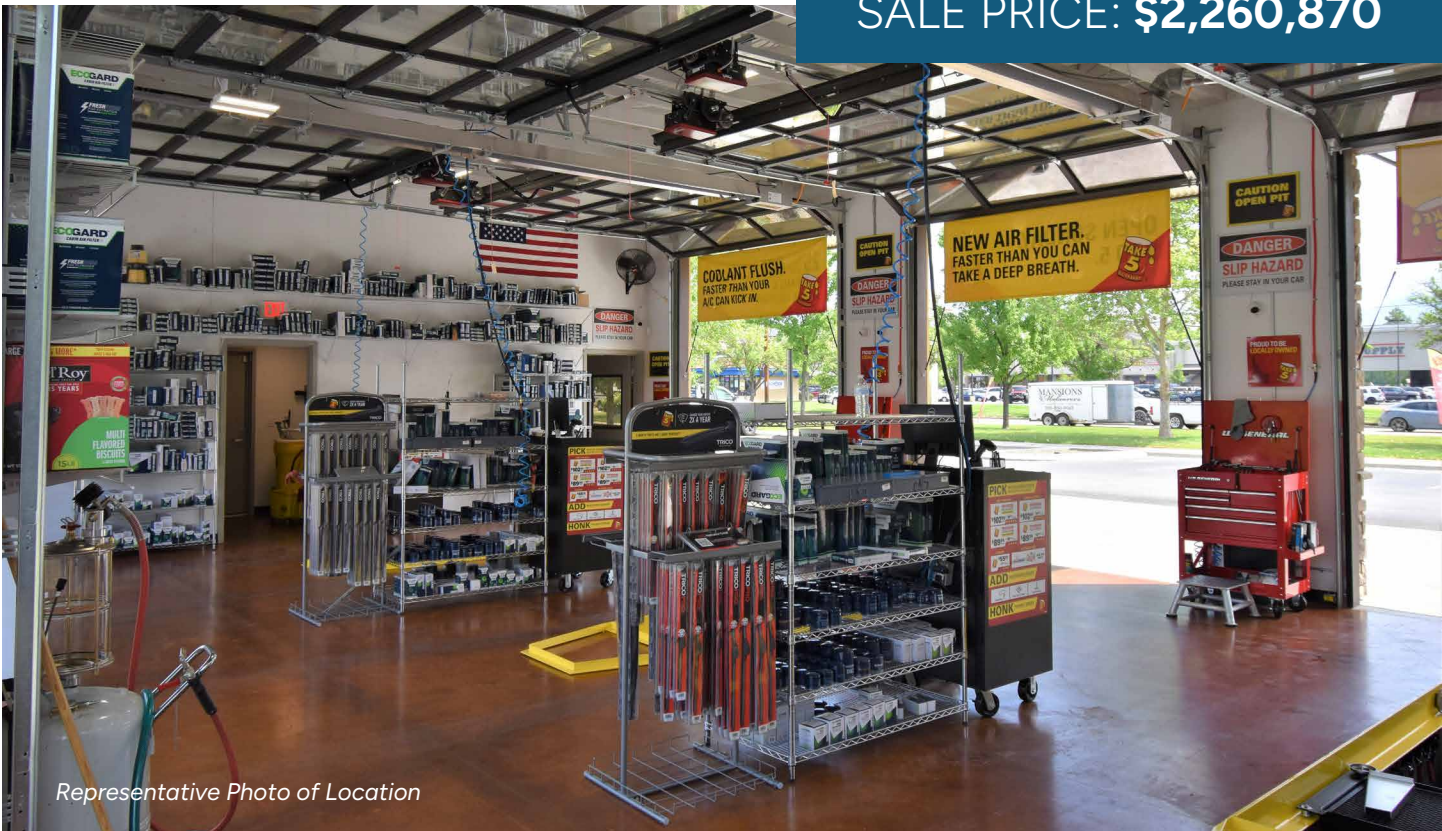
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Executive Summary

Goldman | Ryden Real Estate Investment Services is pleased to offer to qualified investors an opportunity to purchase the Single Tenant Net Leased Investment fully occupied by Take 5 Oil Change in Nampa Idaho. Stationed in one of the markets premier retail corridors, set just off of I-84, the location enjoys some of the areas highest traffic counts and best demographics. Take 5 Oil Change is a leading quick-lube service provider specializing in fast, convenient, and high-quality oil changes. The site represents a strategic expansion into a growing market with increasing demand for efficient vehicle maintenance services. Boise's explosive growth is a significant opening for Take 5 Oil Change to capture market share by offering an unmatched combination of speed, convenience, and customer service. This is an excellent opportunity to acquire a well positioned, maintenance free, secure investment run by a seasoned operator that will provide long term passive income to the investor.

OFFERING SUMMARY	
CAP RATE	5.75%
NOI	\$130,000
INITIAL TERM	20 Years
INCREASES	10% every 5 years
LEASE TYPE	Absolute NNN
YEAR BUILT	Estimated completion date of December 31st, 2024

SALE PRICE: \$2,260,870



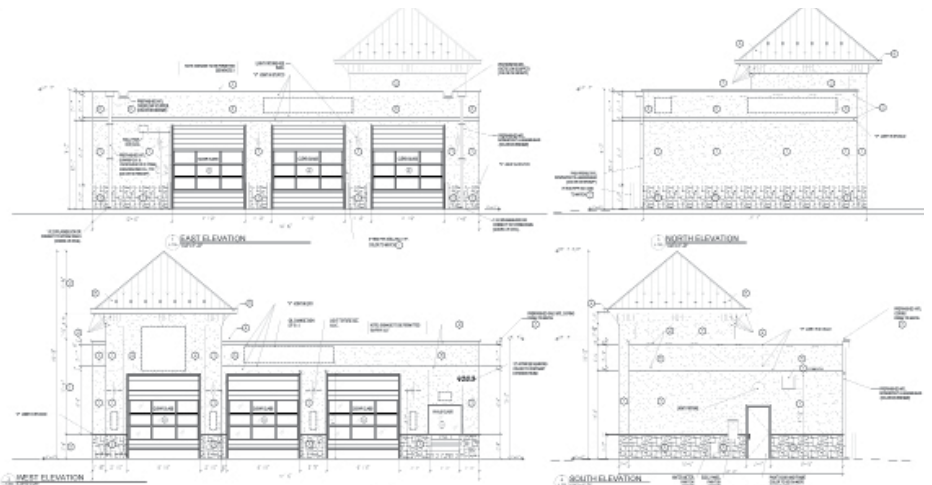
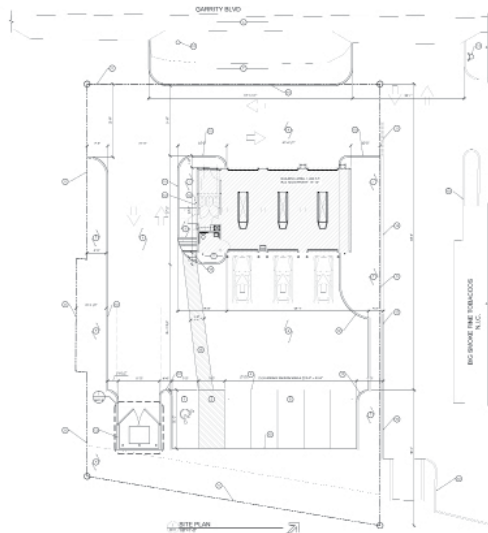
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Aerial of Surrounding Market



Site Plan/Elevation



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Lease Summary

LEASE ABSTRACT

TENANT	TAKE 5 OIL CHANGE
BASE RENT	\$130,000*
INITIAL TERM	20 Years
LEASE COMMENCEMENT	January, 1, 2025
LEASE EXPIRATION	January, 31, 2045
RENEWAL OPTIONS	3 x 5 Years
ANNUAL INCREASES	10% every 5 years
LEASE TYPE	Absolute NNN
USE	Retail - Automotive Services
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA MAINTENANCE	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
HVAC	Tenant's Responsibility
GUARANTY	Tenants Corporate Entity



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Property Highlights

- ◆ Multi-Unit Operator throughout all of Idaho and parts of Washington & Oregon.
- ◆ Huge traffic counts, over 32,400 vehicles per day.
- ◆ Brand New 20 year lease term!
- ◆ Perfect hands off investment for out of town buyer.
- ◆ Brand new 2024 state of the art construction
- ◆ Strategically set at A+ Boise MSA location.
- ◆ Eligible for 15-year depreciation vs. standard 39-year schedule for most commercial properties; consult with your accountant.
- ◆ Boise is currently the 6th fastest growing city in the U.S. and Idaho has experienced more growth than any other state in the county according to the US News World Report.
- ◆ Rare opportunity to own a generational piece of real estate in one of the hottest markets in US.
- ◆ Excellent access and visibility off of Garryity Blvd.
- ◆ Nampa is the 3rd largest city in Idaho, its currently population is 110,951. There are approximately 825,000 residents in the Boise MSA.

US NEWS WORLD REPORT ranked Boise as the 2nd Best Place to Live in the United States. Boise is currently the 6th fastest growing city in the country and Idaho has experienced more growth than any other state according to the US News World Report FOR 2024-2025.



POPULATION	1 MILE	3 MILES	5 MILES
POPULATION	3,435	34,700	125,147
HOUSEHOLDS	1,270	11,997	44,382
AVERAGE HH INCOME	\$72,175	\$83,331	\$86,530

**Demographic Data Delivered From 2024 Costar Group*

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About Take 5 Oil Change



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take5oilchange.com

Company Type: Subsidiary

Location: 1,000+

Parent: Driven Brands, Inc.

2022 Employees: 11,000

2022 Revenue: \$2.03 Billion

2022 Net Income: \$43.19 Million

2022 Assets: \$6.50 Billion

2022 Equity: \$1.65 Billion

Credit Rating (S&P): BBB-

Take 5 Oil Change is “The Fastest Oil Change on the Planet”. Take 5’s services include changing the car’s oil and filter, checking and topping off the car’s vital fluids and adjusting its tire pressure. Take 5 offers quality services such as the Multi-Point Full Service Oil Change, Air Filter Replacement, Automatic Transmission Flush, Coolant Exchange and Wiper Blade Replacement. All the services meet and exceeds warranty requirement. Take 5 started in Metairie in 1984, it celebrated over 30 years of the highest customer satisfaction. Take 5 has over 1,000 company-owned and franchised service centers throughout the United States and Canada.

About The Boise Economy

Boise, Idaho's economy has experienced significant growth and diversification in recent years, becoming one of the fastest-growing metropolitan areas in the United States. Historically rooted in agriculture and natural resources, Boise has transformed into a hub for technology, manufacturing, healthcare, and outdoor recreation, creating a dynamic and resilient economy. Key Sectors Driving the Economy:

1. Technology

Boise has become an emerging tech hub, often referred to as "Silicon Valley of the Rockies." Major companies like Micron Technology, HP Inc., and Clearwater Analytics have a strong presence in the area, along with many tech startups. The city's tech industry benefits from a skilled workforce and a favorable business environment. Micron, in particular, remains a key player, with a major research and development facility in Boise.

2. Agriculture and Food Processing

Agriculture continues to be a vital component of Boise's economy, with Idaho's fertile Snake River Plain supporting robust production of crops like potatoes, barley, and sugar beets. Boise's proximity to large agricultural areas has also made it a center for food processing. Companies such as J.R. Simplot and Lamb Weston contribute to this industry, with processing plants located nearby.



3. Healthcare

The healthcare industry has expanded rapidly, driven by population growth and increased demand for services. St. Luke's Health System, Saint Alphonsus Health System, and various specialized medical practices employ thousands of people, making healthcare one of Boise's largest employment sectors.

4. Manufacturing

Boise has a strong manufacturing base, with industries ranging from electronics to food production. Besides Micron's chip manufacturing, Boise is home to numerous companies involved in the production of machinery, electronics, and fabricated metals. The sector benefits from a skilled labor force and competitive operating costs compared to other regions.

5. Outdoor Recreation and Tourism

Boise's location near mountains, rivers, and open spaces has also fostered growth in outdoor recreation and tourism. The city's access to activities like skiing, hiking, fishing, and mountain biking draws visitors and boosts local businesses. **Bogus Basin**, a local ski area, and numerous parks and trails contribute to a vibrant outdoor culture.

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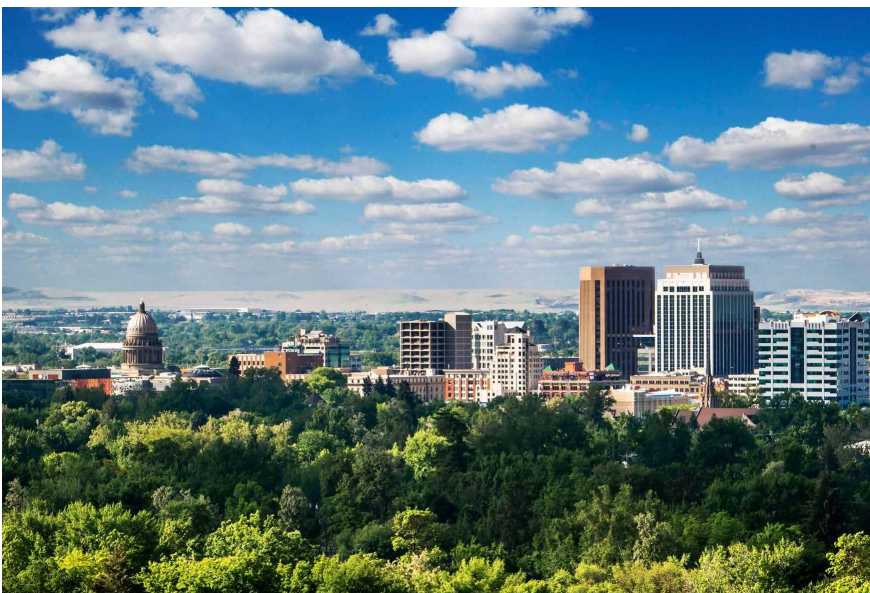
About The Boise Economy (Continued)

6. Real Estate and Construction

The real estate market in Boise has seen a boom due to the city's rapid population growth, driven by an influx of new residents from higher-cost states like California. Residential, commercial, and industrial developments have grown substantially, fueling a robust construction industry. The cost of living remains lower than the national average, but the rise in demand has led to higher home prices and increased property development.

Key Economic Trends:

- **Population Growth:** Boise's population has surged, particularly over the past decade, as people move in for its affordable cost of living, job opportunities, and high quality of life. This has created demand for housing, infrastructure, and services, fueling local industries.
- **Low Unemployment Rate:** Boise consistently maintains a low unemployment rate, which reflects its strong job market. The city attracts talent from across the U.S. and is known for its entrepreneurial spirit, fostering growth in small businesses and startups.
- **Business-Friendly Environment:** Idaho is known for its low taxes and regulatory environment, which has attracted both large corporations and smaller firms to Boise. The state's low corporate income tax rate and relatively affordable labor costs make it appealing for businesses looking to relocate or expand.
- **Educational Institutions:** Boise State University (BSU) plays an important role in the local economy, providing education and training for the workforce, particularly in tech and business sectors. BSU also contributes to research and development initiatives, further driving innovation in the region.



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City Overview

Nampa is located about 20 miles west of Boise along Interstate 84. Nampa is a principal city of the Boise-Nampa Metro area (Idaho's largest metropolitan area), and is centrally and ideally located to reach all western U.S. markets.

Nampa is known for its successful food processing, agribusiness and manufacturing companies, but also has attracted a large mix of retail and restaurants. The City of Nampa's targeted industries of food processing, agribusiness, technology and manufacturing continue to flourish. Back office/shared services, recreation technology and healthcare are industries that are emerging quickly.

The city is located just 400 miles from the seaport terminal of Portland, OR, and 360 miles Northwest of Salt Lake City, UT. Nampa's central location allows a market reach to over 66 million consumers within a 750-mile radius. The Boise airport is located less than 20 minutes from Nampa and handles more than 3 million travelers each year.





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