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Information below is computer generated. Please pardon the typos.

## 1 Pocatello, ID 83201



Price	\$3,000,000
Building Size	5,410 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

Net leased property in high traffic area of Pocatello Store sales improving; 11.5 years remaining on original 15 year lease Successful established location located in Costco anchored center Multi-store operator.

## 2 Pocatello, ID 83201



Price	\$3,400,000
Building Size	23,500 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Parking lot and building exterior is great shape. Property is well cared for. 15 + Years left on roof new roof.

## 3 Gooding, ID 83330



Price	\$1,489,916
Building Size	3,200 SF
Cap Rate	5.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

The subject investment opportunity is a Columbia Bank located at 746 Main Street in Gooding, Idaho. Built in 2006, the property consists of 3,200 rentable square feet. The bank is situated on a 0.51-acre parcel and the property also consists of a 0.18-acre parking lot and a community garden comprised of 2.05 acres; totaling 2.74 acres of land. There are roughly 11 years remaining on the original 20-year triple-net (NNN) lease term and four, five-year tenant renewal options, extending the possible lease term to January, 2047. The current annual rent is subject to increases every two years based on the change in the Consumer Price Index (CPI) over the previous period. Per the lease, the rent chargeable during each of the succeeding two-year periods shall be equal to the rent charged immediately prior and increased by adjusting the prior minimum monthly rental amount by any increase in the CPI for all urban consumers for the United States, Seattle Region.

#### 4 Chubbuck, ID 83202



Price	\$2,800,000
Building Size	5,200 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

##### Property Description

The new Black Bear Diner is currently under construction with the opening slated for mid-February 2016. The subject property consists of the ownership of improved land (1.04+/- acres) occupied by a full service, casual style dining sit-down family restaurant. The property is on a corner of Lakeside Drive, just off of Bullock Street as you pass Super Walmart toward the Lowe's Home Improvement center. Next door will be a new Freddy's Steakhouse & Custard and 2 other tenants yet to be determined.

#### 5 Boise, ID 83706



Price	\$2,195,000
Building Size	8,555 SF
Cap Rate	7%
Property Sub-type	Restaurant
Status	Active

Property Notes

##### Property Description

Restaurant building in immaculate condition. The site is surrounded by student housing. Large parking lot. Full access point on Broadway going north and south. Huge demand from National tenant's to locate on Broadway Avenue.

#### 6 Moscow, ID 83843



Price	\$1,950,000
Building Size	24,500 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

##### Property Description

24,500 sq ft RETAIL STORE located off Pullman Rd on the border of Idaho and Washington. High traffic and visibility area. Loading docks in the back. 100 Parking spaces. 1 Block west of the Palouse Mall, adjacent to Walmart Superstore, Applebee's, Shari's, New Regional Goodwill and LaQuinta Hotel. Medical Offices and Surgery Center nearby. Currently on a six month extension to Staples, but will be available for lease at \$17,000 a month early 2015.

#### 7 Chubbuck, ID 83202



Price	\$2,670,000
Building Size	2,746 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

##### Property Description

Newly Constructed Popeye's Restaurant Located at the Busy Intersection of Pole Line & Yellowstone Ave., Across from New Panera, Red Robin, Chipotle and Noodles & Company. Popeye's - Pole Line Provides the Opportunity for an Investor to Acquire a Newly Constructed Building while Achieving Stable Cash-Flow Backed by a New 20-Year Lease with Multiple Renewal Options. The Property is Currently Under Construction with an Expected Opening in April 2016, Contact Agents for Details. Surrounded by Newer Retail Developments Including; Costco, Herbagers, Buffalo Wild Wings, Mackenzie River Pizza, Pineridge Mall, Dick's Sporting Goods Ulta and more.



Price	\$2,557,073
Building Size	2,600 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

#### Property Notes

#### Property Description

Newly Constructed Popeye' s Restaurant Located on Pole Line / Highway 93 North of the Walmart Super Center. Popeye' s - Pole Line Provides the Opportunity for an Investor to Acquire a Newly Constructed Building while Achieving Stable Cash-Flow Backed by a New 20-Year Lease with Multiple Renewal Options. The Property is Currently Under Construction with an Expected Opening in January 2016, Contact Agents for Details. Surrounded by Newer Retail Developments Including; Panda Express, Taco John' s, Walgreen's, Culver' s and Denny' s.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.