



BOISE KID CO.

PROPERTY PROFILE | 13013 WEST PERSIMMON LANE

The Boise Kid Co. lease provides investors with long-term contractual income from a mission-critical childcare operation. The 10-year lease term, combined with three five-year renewal options, creates the potential for up to 25 years of occupancy. Annual 2.0% rent escalations provide embedded NOI growth while the triple-net structure minimizes ownership responsibilities and expense exposure.

PROPERTY OVERVIEW

BLDG AREA	5,280 SF
SITE AREA	0.34 ACRE
YEAR BUILT	2002
EFFECTIVE AGE	15 YEARS
OCCUPANCY	100%
REMAINING ECONOMIC LIFE	35 YEARS
ZONING	MX-1
ASKING PRICE	\$2,343,000

LEASE SUMMARY

Lease Item	Detail
Tenant	Premier ID Boise LLC
Lease Type	Triple Net
Initial Term	10 Years
Renewal Options	Three (3) Five-Year Options
Annual Escalation	2%
Lease Expiration	Aug 2035

FINANCIAL SUMMARY

Metric	Amount
Annual Rent	\$138,276
Monthly Rent	\$11,523
Rent PSF	\$26.19
Asking Price	\$2,343,000
Cap Rate	5.90%