



# TEN MILE ACADEMY

## PROPERTY PROFILE | 1001 SOUTH SENTINEL LANE

Ten Mile Academy represents the premier asset within the portfolio and accounts for approximately 37% of total portfolio value. The property consists of a modern childcare facility constructed in 2020 and situated on a 0.89-acre site in Meridian, Idaho. The property is fully leased to Premier ID Sentinel LLC under a newly executed 10-year NNN lease.

The NNN structure shifts operating responsibilities to the tenant, providing ownership with stable passive income.

## LEASE SUMMARY

Lease Item	Detail
Tenant	Premier ID Sentinel LLC
Lease Type	Triple Net
Initial Term	10 Years
Renewal Options	3 × 5 Years
Annual Escalation	2%
Occupancy	100%
Lease Expiration	Aug 2035

## PROPERTY OVERVIEW

BLDG AREA	7,566 SF
SITE AREA	0.89 ACRE
YEAR BUILT	2020
EFFECTIVE AGE	3 YEARS
OCCUPANCY	100%
STORIES	1
CONDITION	GOOD
REMAINING ECONOMIC LIFE	47 YEARS
ASKING PRICE	<b>\$3,366,000</b>

## FINANCIAL SUMMARY

Metric	Amount
Annual Rent	\$197,988
Monthly Rent	\$16,499
Rent PSF	\$26.17
Asking price	\$3,366,000
Cap Rate	5.88%

Largest asset in the portfolio

This property represents 37.4% of the purchase price, income, and square footage