



Dowdy's Automotive — *Regional Multi-Unit Minor Auto Repair*

NNN Lease | 15 Year Term | 2025 Construction

12645 W. Norterra Lane, Star Idaho





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PROPERTY SUMMARY

Price:	\$3,522,000
Net Operating Income*:	\$211,320
Cap Rate:	6.00%
Net Rentable Area:	4,993 SF
Lot Size:	0.80 Acres
Year Built:	2025
Parking Spaces:	17 Stalls

*Analysis Period: 8/1/2026-7/31/2027

LEASE TERMS

Rent Commencement:	09/01/2025
Lease Expiration:	12/31/2040
Lease Type:	NNN
Lease Terms:	15 Years
Annual Rent Escalations:	2.5% Starting 1/2029
Option Periods:	2 x 5 Years
Common Area Expenses:	Tenant Responsibility
Property Taxes:	Reimbursed by Tenant
Property Insurance:	Reimbursed by Tenant
Roof & Structure:	Tenant Responsibility



QUICK FACTS

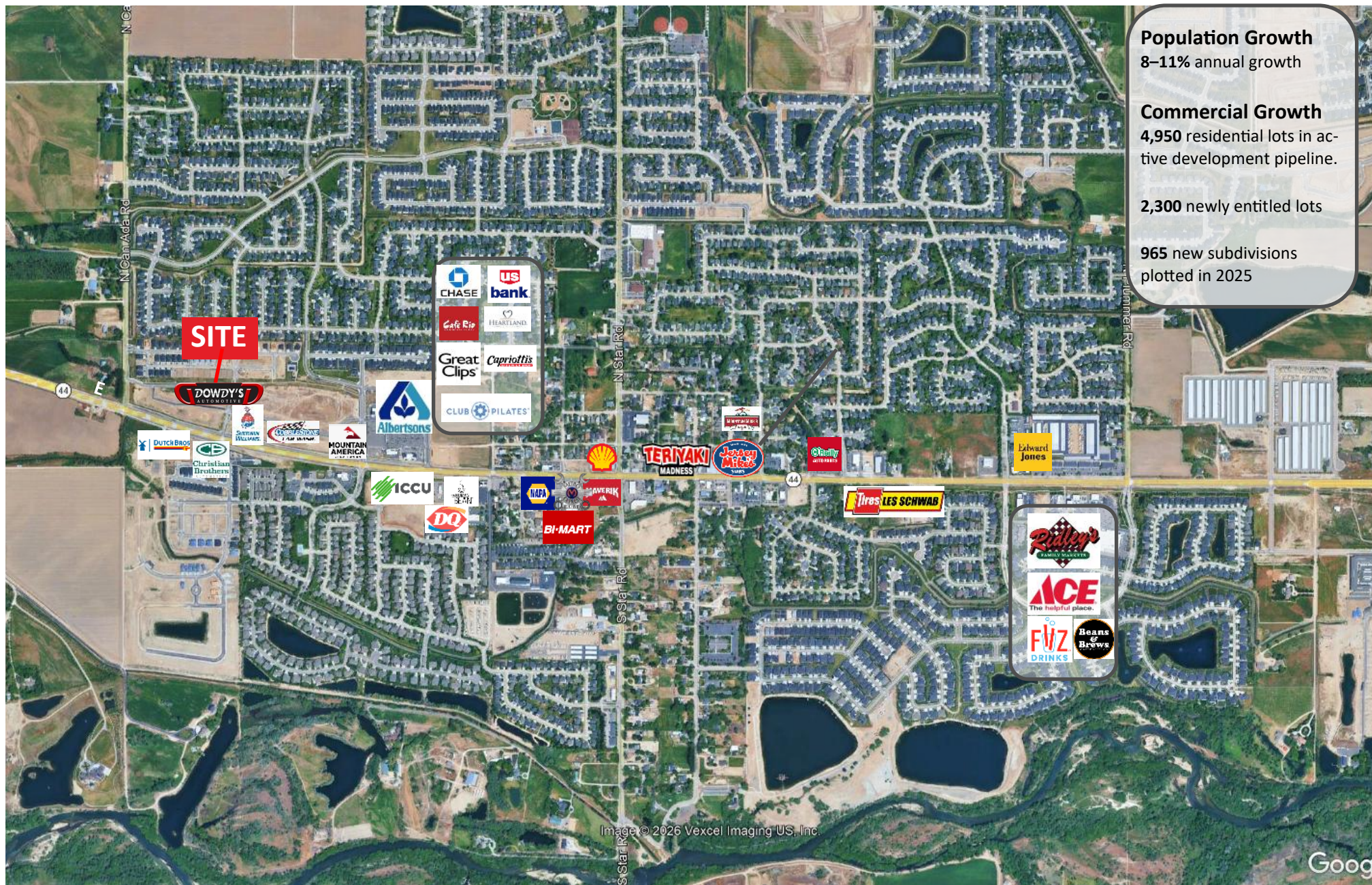
7 Locations

**Founded in
1986**

**Full Service
Repair**



AERIAL OVERVIEW



PROPERTY SITE PLAN



Tenant Highlights:

- **Established, locally owned automotive service provider** with a long-standing presence in the market
- **Essential, needs-based business** providing automotive repair and maintenance services that perform through economic cycles
- **Strong customer loyalty and repeat business** driven by reputation, service quality, and community ties
- **Operationally intensive use** with significant investment in equipment and build-out, reinforcing long-term site commitment
- **Experienced operator** with hands-on ownership and day-to-day management
- **Automotive service sector remains resilient** as vehicle ownership ages and repair demand increases



Star Idaho

Star, Idaho, is a one of the **fastest growing sub-markets in the Treasure Valley** with strong residential growth and new housing starts.

The City has one of the **lowest overall crime rates in the nation** when compared to other parts of the country. Star's crime rates are around 25 percent lower than those of the national average. Star boasts an affluent customer base and is known for its **growing economy** and **pro-business** environment.

COMMUNITY SUMMARY

12645 W Norterra Ln, Star, Idaho, 83669
Ring of 5 miles

56,251	10.43%	2.84	38.0	40.6	\$117,295	\$664,819	\$593,915	25.3%	56.2%	18.5%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



13.7%
Services

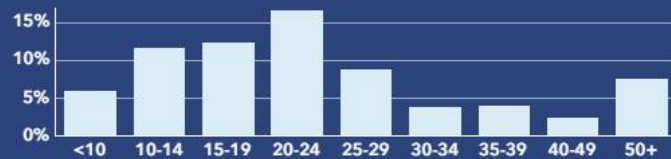


17.7%
Blue Collar

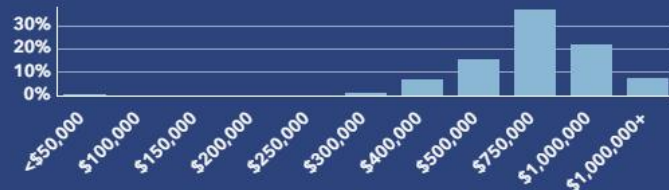


68.6%
White Collar

Mortgage as Percent of Salary



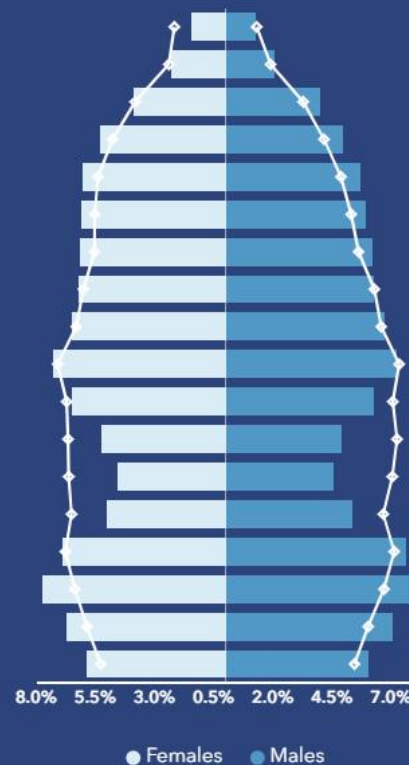
Home Value



Household Income



Age Profile: 5 Year Increments



Dots show comparison to

Ada County

Home Ownership



Owner Occupied HUs
Renter Occupied HUs

Housing: Year Built



<1939 1940-49 1950-59
1960-69 1970-79 1980-89
1990-99 2000-09 2010-19
≥ 2020

Educational Attainment



< 9th Grade HS Diploma Some College Bach Degree
No Diploma GED Assoc Degree Grad Degree

Commute Time: Minutes



< 5 5-9 10-14
15-19 20-24 25-29
30-34 35-39 40-44
45-59 60-89 90+