



Primary Health Eagle

NNN Lease | Annual Rent Increases | 2023 Construction

1895 E McGrath Eagle, Idaho 83616





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PROPERTY SUMMARY

| | |
|----------------------------------|----------------------------|
| 2024 Net Operating Income (NOI): | \$378,970 |
| CAP Rate: | 6.0% |
| Purchase Price: | \$ 6,316,167 |
| Net Rentable Area: | 6,340 sf |
| Lot Size: | 1.028 +/- acres |
| Parking Spaces: | 38 Stalls & Street Parking |
| Year Built: | 2022- 2023 |

LEASE TERMS

| | |
|-------------------------------|-------------------------|
| Lease Commencement: | 2/27/2023 |
| Lease Expiration: | 12/31/2035 |
| Lease Type: | NNN |
| Lease Terms: | 12 Years |
| Option Periods: | 2 X 5 Years |
| Annual Escalations: | 2.00% |
| Common Area Expenses: | Tenant Responsibility |
| Structural, Roof, Foundation: | Landlord Responsibility |
| Property Taxes: | Tenant Responsibility |
| Insurance: | Tenant Responsibility |



QUICK FACTS

| | | |
|---|---|--|
| <p>23 Clinics in Southwest Idaho</p> | <p>28+ Years In Business</p> | <p>Idaho's Largest Independent Medical Group</p> |
|---|---|--|

State of the Art Medical Facility:

Newly constructed facility with a modern and sophisticated architectural design and high end finishes. The property boasts an appealing exterior design complemented by a functional and aesthetically pleasing interior.

The thoughtfully designed floorplan allows for an enhanced workflow and patient experience while accommodating a high volume of patients. The building presents 18 exam rooms, 1 x-ray room, 10 private offices, shared nurse working space, a lab, and ample storage.

Reputable Tenant:

Founded by physicians more than 28 years ago, today Primary Health is the largest independent medical group in Idaho with 23 locations throughout the Southwest Idaho. Alliance Medical Group, LLC (dba Primary Health) is owned by Alliance Providers, LLC (majority owner) and Blue Cross of Idaho Health Services, Inc. (minority owner). Financial statements for Alliance Medical Group will be provided during property due diligence/underwriting.



Location:

Eagle is one of the fastest growing cities in the Boise Metro area and region. Eagle is known as an affluent community supported by beautiful residential and commercial neighborhoods, low crime rates and a steadfast economic climate for business growth and development.



Traffic counts reflect 33,313 vehicles per day in front of the clinic along HWY 44.



15 Minutes to Downtown Boise
25 Minutes to Airport
30 Minutes to Highway 84



Ada County has a 28,205 new residential lots under development. 9,101 of which are in the greater Eagle market.

Visibility & Accessibility:

Positioned along a major thoroughfare (HWY 44) which runs east and west, a main thoroughfare between Star, Meridian, Nampa, Caldwell and Boise The clinic possess a prominent street presence and signage and includes ample on-site parking for patients and staff.





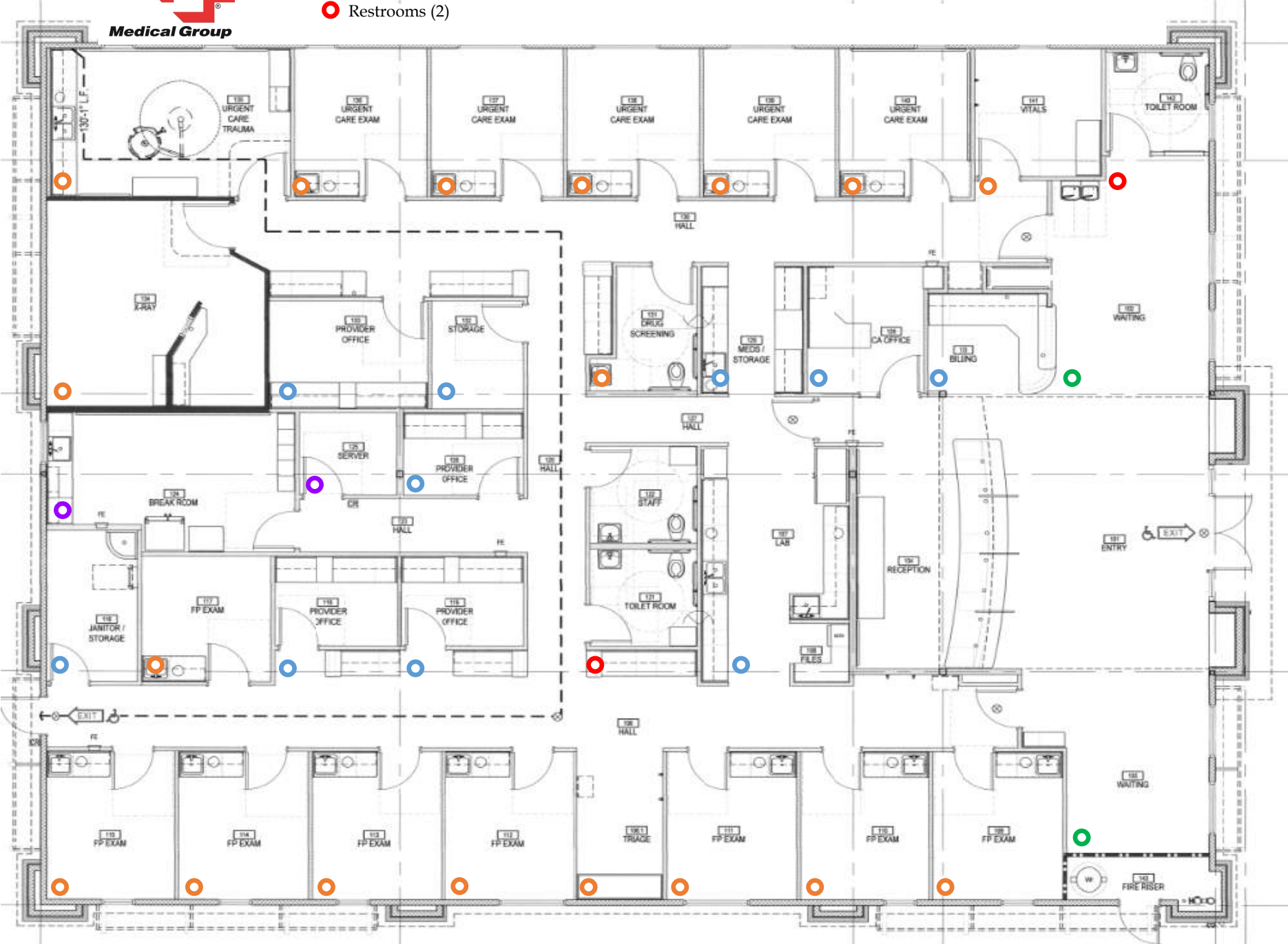


INTERIOR BUILDING PHOTOS

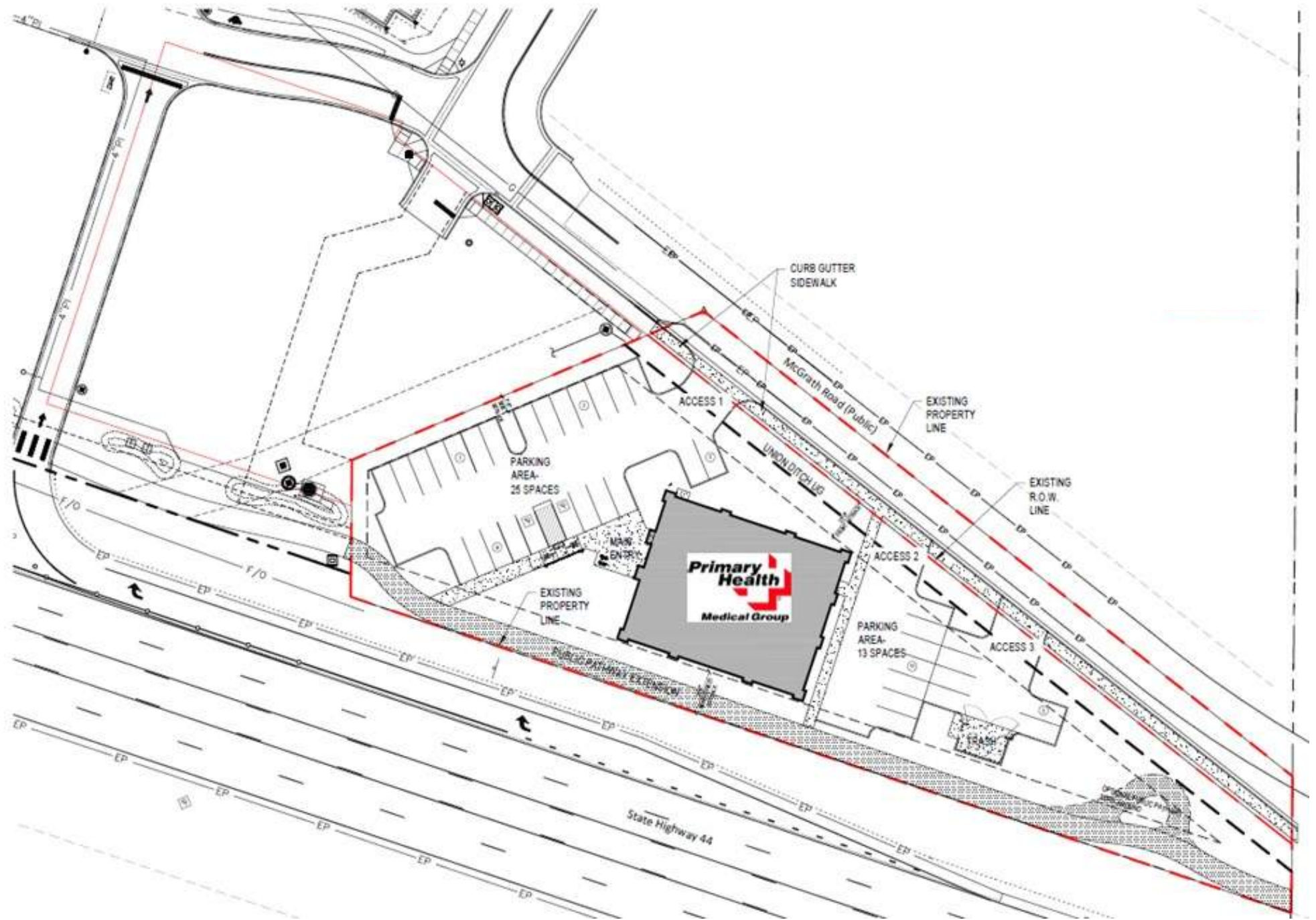


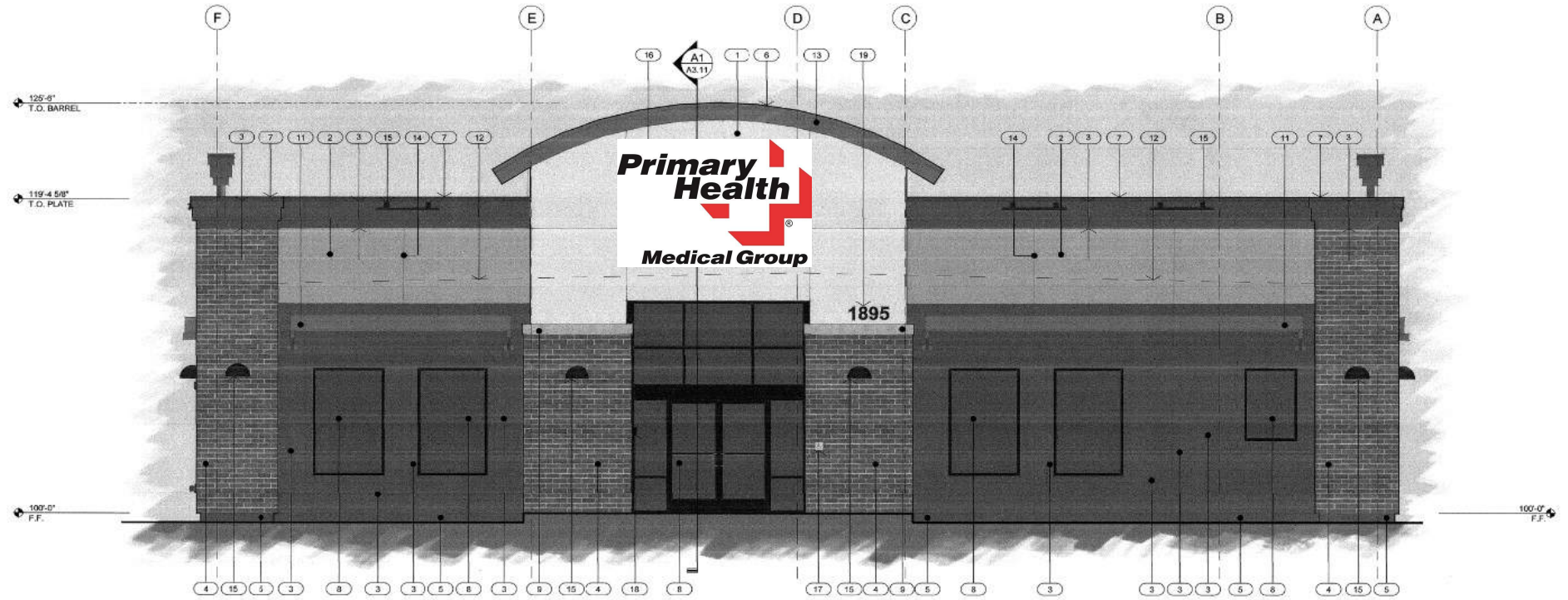


- Exam Rooms (18)
- Offices/Storage/Lab (10)
- Breakrooms/Server (2)
- Waiting Areas (2)
- Restrooms (2)

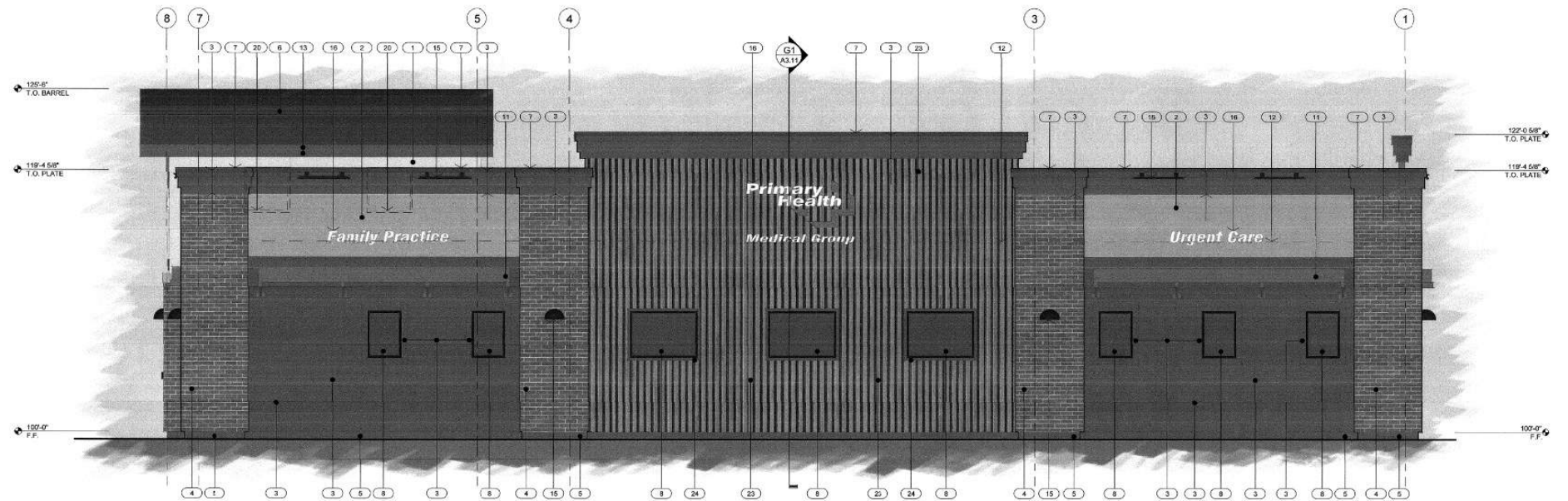


PROPERTY SITE PLAN

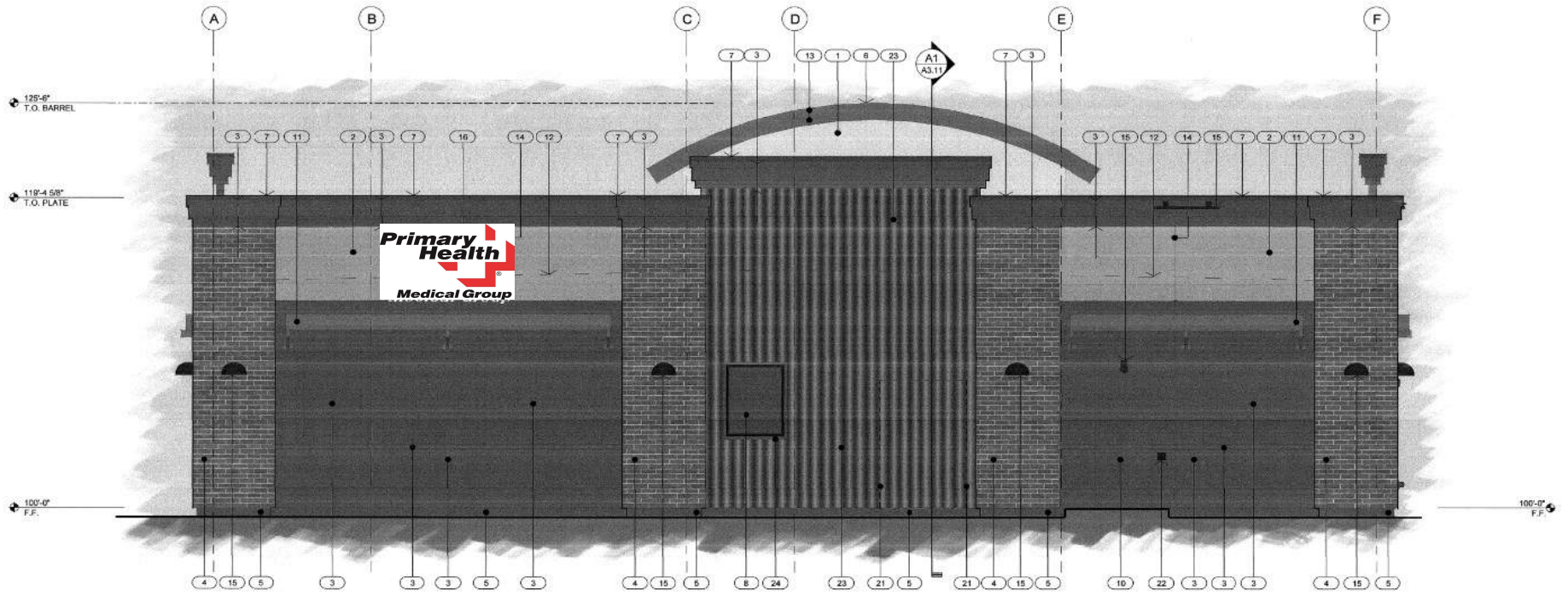




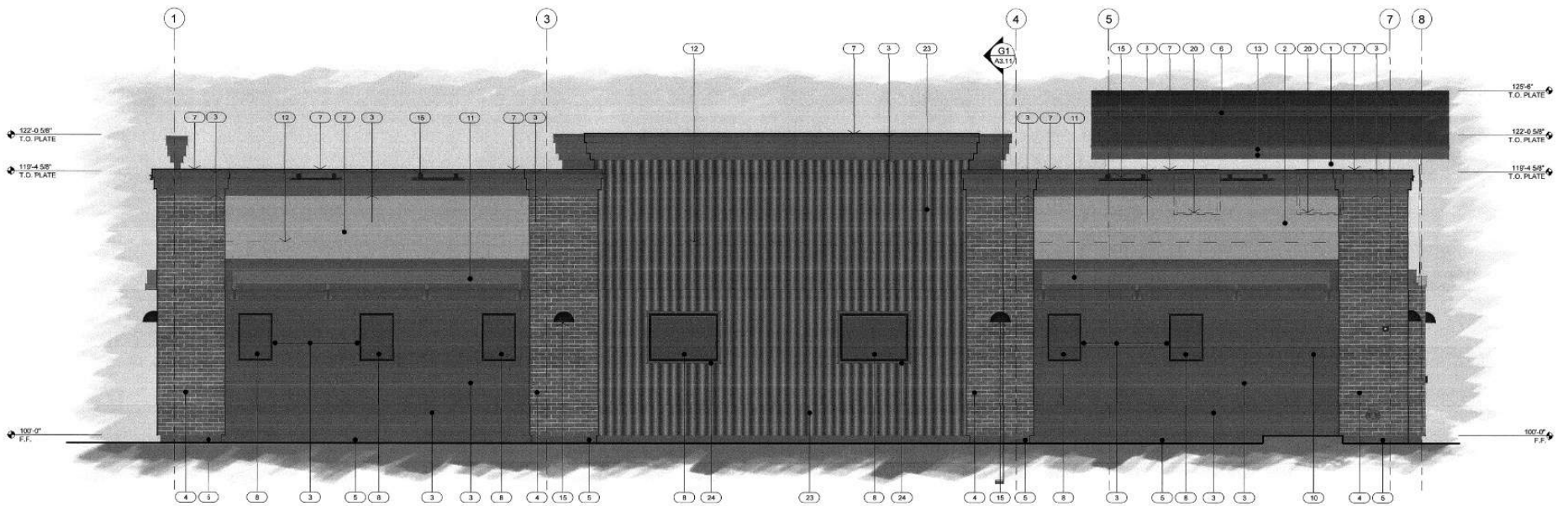
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WinCo FOODS
THE HOME DEPOT
arby's
Epic Shine CARWASH
Carl's Jr.
PETCO
Where the pets go

CITY of BOISE

B
BOISE STATE UNIVERSITY

Surrounding Tenants

Cafe Rio MEXICAN GRILL. **CapEd** **McDonald's**
LAMZOWS PET IQ
Hilton
Albertsons **Tires LES SCHWAB**
Wendy's **STARBUCKS COFFEE**
Walgreens **Chevron**
COYNE'S RESTAURANT & BAR **ETC** EAGLE TENNIS CLUB **Idaho PIZZA**
ups **WELLS FARGO** **D.L. Evans** BANK

SUBJECT

tropical SMOOTHIE CAFE

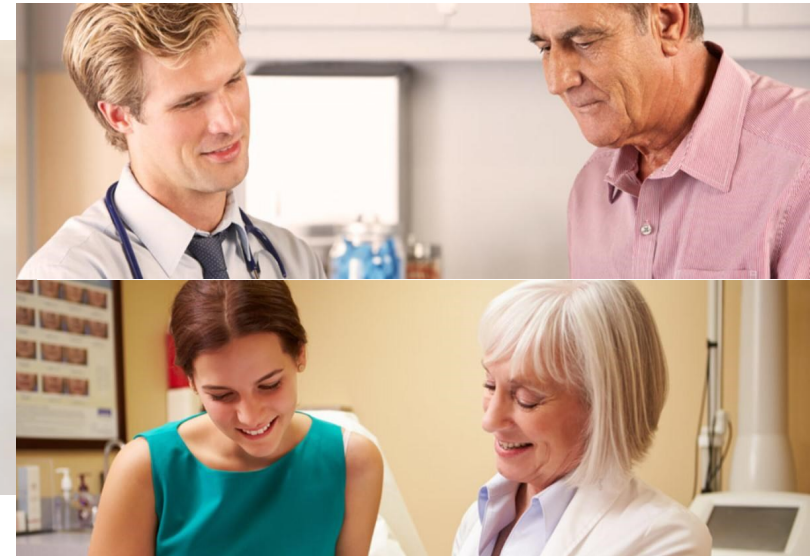
JoVinos
COFFEE • WINE BAR

model home FURNISHINGS

State Street (HWY 44)

THE CITY OF EAGLE IDAHO





Founded by physicians more than 28 years ago, today **Primary Health is the largest independent medical group in Idaho** with 23 locations throughout Southwest Idaho. They are Idaho’s largest independent medical group, and are locally owned.

Primary Health Medical Group is committed to providing their patients with the highest quality care that is both convenient and comprehensive. Clinics are based on a patient-centered model where medical decisions respect the unique needs of each patient and their families. The entire Primary Health team is dedicated to keeping their patients healthy and productive. New patients always can be seen without an appointment in urgent care. Many of our family practitioners, pediatricians, and specialists are accepting new patients

Primary Health is proud to have been voted Best Urgent Care in Idaho for 9 years running, and their highly-rated services go beyond urgent care. Patients across Southwest Idaho trust us for their family medicine, pediatric medicine and specialist needs including sports medicine, ear, nose & throat, and dermatology. Primary Health has also been recognized among the **Best Places to Work in Idaho in 2023**.



LIST OF SERVICES

- Urgent Care
- Pediatrics
- Specialists
- Family Plans
- Telehealth
- Vaccines & Shots
- Work Injury
- Insurance Plans
- Extended Hours

CITY DATA



Situated to the Northwest of Boise, Eagle, stands as a suburban gem celebrated for its charming locale along the Boise River. Its appeal lies in the harmonious blend of proximity to the river's natural splendor and its close connection to Boise, making it an attractive hub for both residents and businesses. **Eagle has transformed into a sophisticated urban center, boasting a vibrant cultural scene and a robust economy.** The City also offers a dynamic and loyal workforce, strong transportation network, quality of life, and a friendly “can-do” business climate.

Eagle is located in the Southwestern region of Idaho and within the Boise Metropolitan Statistical Area (MSA). It is situated in Ada County 10 miles West of Boise, the capital city. Eagle is surrounded on 3 sides by Garden City, Meridian and Star. The most northern side abuts the foothills with beautiful homes, and trails.

Eagle consistently receives some of the highest quality of life rankings in the State of Idaho. With acres and acres of open space, a plethora of highly manicured landscaping, a backdrop of rolling hills, and the tranquil sounds of the Boise River, many people choose to live and work in Eagle because of its beauty, quietness, and charm, while still offering fast and easy access to big city amenities.

Courtesy of Niche 2023:

1 in Best Suburbs to Raise a Family in Idaho

2 Best Suburbs to Live in Idaho

2 Suburbs with the Best Public Schools in Idaho



| Population | 2 Miles | 5 Miles | 10 Miles |
|----------------|---------|---------|----------|
| 2028 Projected | 27,770 | 176,094 | 474,914 |
| 2023 | 25,664 | 162,372 | 438,629 |
| 2010 | 19,292 | 119,277 | 327,596 |

| Household Income | 2 Miles | 5 Miles | 10 Miles |
|--------------------------|------------|------------|-----------|
| Average Household Income | \$ 115,593 | \$ 104,919 | \$ 97,344 |
| Median Household Income | \$ 91,251 | \$ 81,388 | \$ 73,166 |
| 2010 | 19,292 | 119,277 | 327,596 |

| Households | 2 Miles | 5 Miles | 10 Miles |
|----------------|---------|---------|----------|
| 2028 Projected | 10,742 | 65,277 | 183,690 |
| 2023 | 9,881 | 60,136 | 169,417 |
| 2010 | 7,179 | 44,365 | 126,417 |

| Population Travel to Work | 5 Mile 2023 Population | 5 Mile 2028 Projected |
|---------------------------|------------------------|-----------------------|
| < 30 Minutes | 59,233 | 64,744 |
| 30-60 Minutes | 14,449 | 15,856 |
| 60+ Minutes | 2,051 | 2,251 |

