

INVESTMENT OPPORTUNITY



## AXIOM MERIDIAN

1455 COUNTRY TERRACE COURT  
MERIDIAN, IDAHO

*FOR ADDITIONAL INFORMATION, PLEASE CONTACT:*

**DAVID McDONALD, CCIM, BROKER**

mobile: (208) 720-2000 • david@icbre.com

## TABLE OF CONTENT

PRICING.....	3
PROPERTY HIGHLIGHTS.....	4
PHOTOS.....	5
PLAT MAP.....	8
AERIAL MAP.....	9
STREET MAP.....	10
LOCATION OVERVIEW.....	11
BROKER BIOGRAPHY.....	12



# AXIOM MERIDIAN



**OFFERING PRICE:** \$ 9,600,000

**SALE TERMS:** Cash

### PROPERTY INFORMATION

- 2002 Construction
- 39,600 SF
- 3.253 SITE
- C-G Zoning
- 15-year NNN Lease, Signed Jan 2019
- 2% annual increases

### OFFERING DETAIL

OFFERING PRICE \$ 9,600,000

ANNUAL NOI \$ 648,897

*NOI from January 2021*

CAP RATE 6.75%

### ANNUAL CASHFLOW SUMMARY

INCOME \$ 648,897

EXPENSES NNN Lease

NET OPERATING INCOME \$ 648,897

LIST PRICE \$ 9,600,000

### NEW LOAN

(75% LTV, 4.5% Interest, 25 Year AM) \$ 7,200,000

NET OPERATING INCOME \$ 648,897

ANNUAL DEBT SERVICE \$ 505,085

PRE-TAX CASHFLOW \$ 143,812

CASH ON CASH RETURN 6%

YEAR 1 PRINCIPAL REDUCTION \$ 148,457

CASH FLOW & PRINCIPAL

REDUCTION \$ 292,269

TOTAL RETURN 12%

## PROPERTY HIGHLIGHTS

# AXIOM MERIDIAN

1455 COUNTRY TERRACE COURT / MERIDIAN, IDAHO

### PROPERTY

Axiom - Truth in Fitness is the premier fitness facility in Meridian and the surrounding area. Club is open and operating within COVID-19 CDC guidelines. Strong operator and leader in the market. The facility contains:

- AMPLE OPEN FITNESS AREAS
- CLIMBING WALL
- BASKETBALL COURT
- SAUNA
- SPA
- TANNING-BED AREA
- SPIN CLASS ROOM
- KIDS CLUB

### LOCATION

The property is located in the heart of the Treasure Valley at the Meridian Road exit of Interstate 84, and enjoys excellent freeway visibility.



## PHOTOS



## PHOTOGRAPHS



# ICB IDAHO COMMERCIAL BROKERAGE

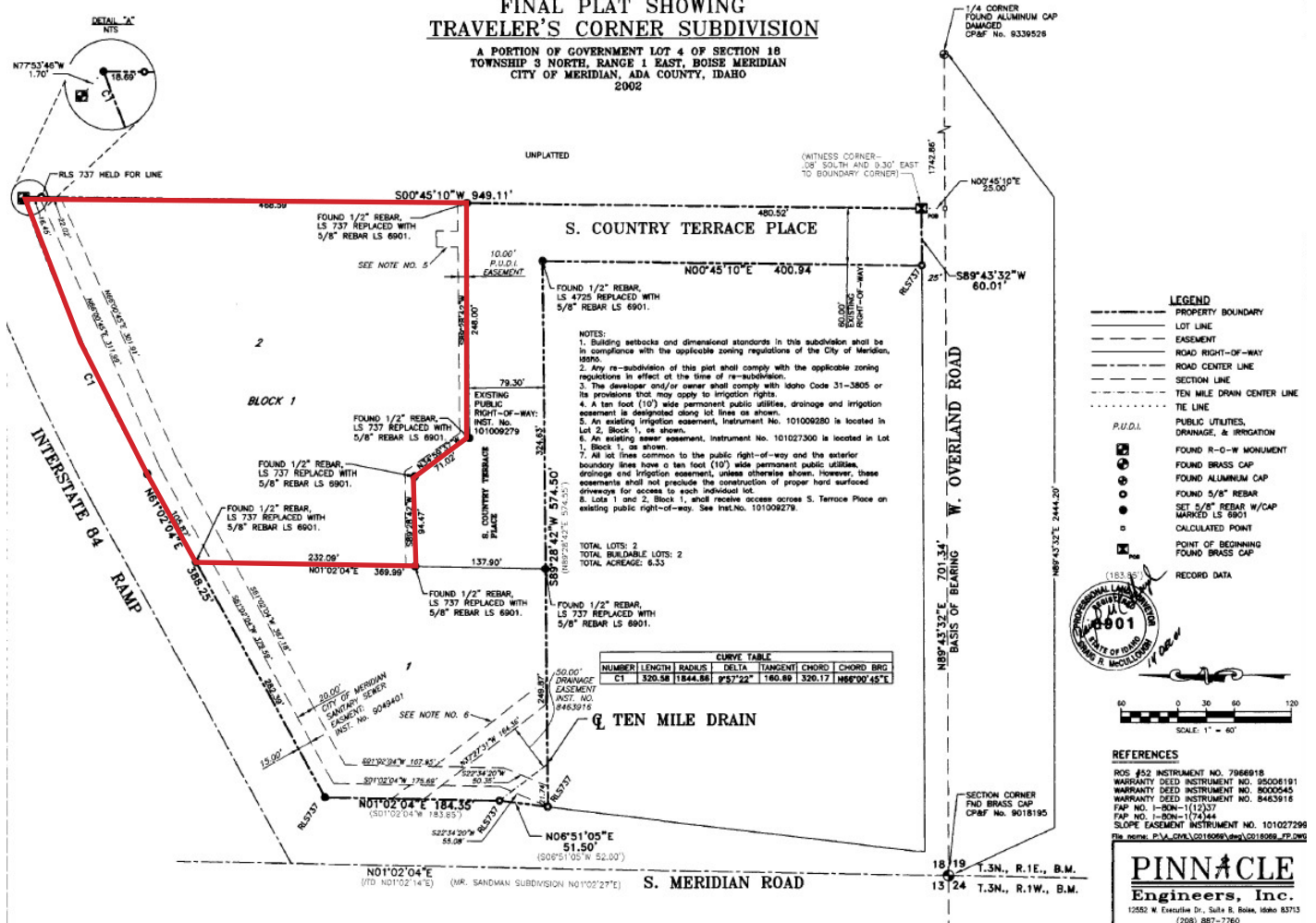
## PHOTOGRAPHS



950 West Bannock Street, Suite 420 · Boise, Idaho 83702 · (208)343-9300 · icbre.com

### FINAL PLAT SHOWING TRAVELER'S CORNER SUBDIVISION

A PORTION OF GOVERNMENT LOT 4 OF SECTION 18  
TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN  
CITY OF MERIDIAN, ADA COUNTY, IDAHO  
2002



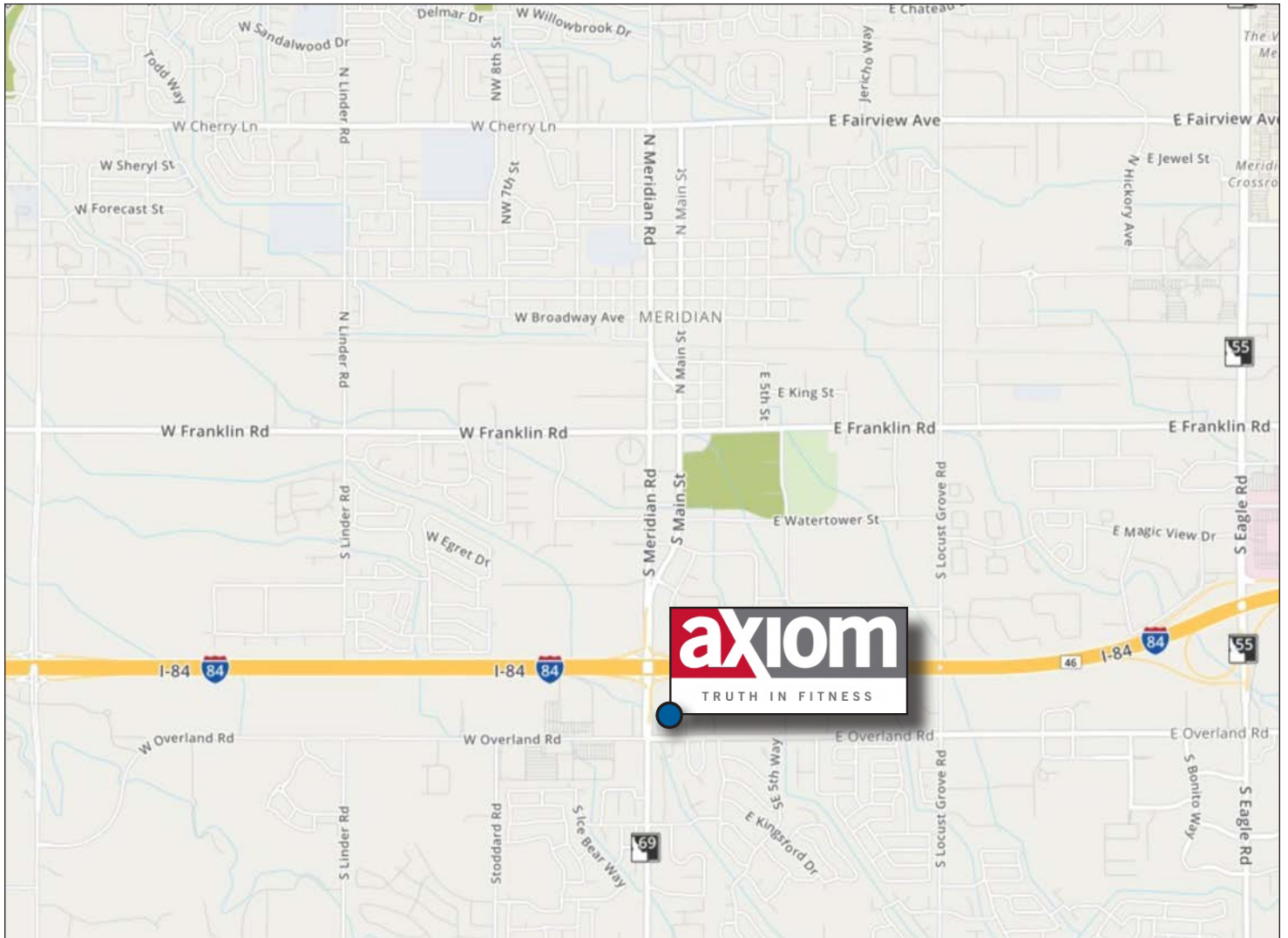
# ICB IDAHO COMMERCIAL BROKERAGE

## AERIAL MAP



950 West Bannock Street, Suite 420 · Boise, Idaho 83702 · (208)343-9300 · icbre.com

## STREET MAP



## LOCATION OVERVIEW



### MERIDIAN, IDAHO

ADA COUNTY

ADA COUNTY POPULATION, 2019: 481,587

MERIDIAN POPULATION, 2019: 114,680

LAND AREA, SQ MILES: 26.79

The city of Meridian was established in 1891 and incorporated in 1903. It is part of the Boise metropolitan area and is the third largest city in the state. Meridian is home to the Idaho State Police Headquarters and State Police Academy. Major corporations based in Meridian include: Blue Cross of Idaho, United Heritage Insurance, Western Electronics, Arnold Machinery and Scentsy, a candle warmer company who is currently expanding their corporate headquarters in Meridian. The Meridian School District is the largest in the state.





### DAVID MCDONALD

Broker, CCIM  
(208) 720-2000  
david@icbre.com

#### REAL ESTATE PRACTICES

Hard work, perseverance and integrity have made David McDonald a leader in the commercial investment field. David specializes in consulting and brokerage of investment properties including apartments, industrial, office and retail.

#### WORK HISTORY

In a career spanning more than 21 years of real estate experience in Idaho, David has established himself as a powerful force in the real estate community having successfully completed over 500 transactions. He is continually ranked among the top 1% of agents in Idaho for total sales production and was ranked number one in sales at his previous brokerage firm, Thornton Oliver Keller Commercial.

In November 2002, David founded Idaho Commercial Brokerage with the simple mission of providing superior representation and investment advising services to his clients. With uncompromising integrity, concise market knowledge and extensive experience, David continues to be a leader in his field.

Between 2006 and 2010, David developed over 50 million dollars of residential vacation property in the Sun Valley area.

Growing with the changing demands of the market, David has built strong business relationships within the banking community. He has created one of the most comprehensive approaches to developing business and creative loan solutions in the currently ever-changing financial markets.

#### PROFESSIONAL ACCREDITATION

- CCIM designation
- Vice President of the Boise Chapter of the Commercial Investment Real Estate Institute from 2001-2003
- Member of the National Association of Realtors and the Commercial Investment Real Estate Institute (CCIM)

#### PERSONAL

David is a life-long Idaho resident. He grew-up in the Wood River Valley and moved to Boise in 1991. He has been married to his wife Rain for 25 years and they have three children, Gavin (22), Makena (18) and Savanna (9).

David spends much of his free-time in the Sawtooth Valley where he and his family raise organic Angus cattle on the Salmon River. When he's not in the mountains, he's flying over them. In 2006 David earned his pilot's license and now spends time in the air flying his Scout in the back country of Idaho and the beaches of Mexico.