

*Offering Memorandum*

# CRUNCH FITNESS

4623 ENTERPRISE WAY | CALDWELL, ID 83605



**VIEW OFFERING  
MEMORANDUM**

CONFIDENTIALTY  
AGREEMENT REQUIRED

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*Absolute NNN Investment Opportunity | Single Tenant*



# CRUNCH FITNESS

## Investment Summary

[Click here to view Idaho's success in their phased reopening approach to COVID-19](#)

Colliers  
INTERNATIONAL

- » Absolute NNN Net Leased Investment | ZERO Landlord Responsibility
- » Increases: Annually, lesser of 2.00% or 1.25x CPI
- » Next increase: 12/1/2020
- » Lease Commencement Date: 11/01/2017
- » Lease Expiration Date: 11/30/2032
- » Remaining Lease Term: 12+ years
- » Operator runs a total of 40 units
- » Highly desirable passive investment with ZERO Landlord Responsibility
- » The in place rents are at market, not a inflated rate.

**Pricing:** **\$6,031,229**

**Cap Rate:** **6.75%**

**Size:** 31,774 SF

**Zoning:** BC

**Occupancy:** 100%



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