



SINGLE TENANT NET LEASE INVESTMENT | NEW 10-YEAR LEASE EXTENSION

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NEWMARK

1363 US HIGHWAY 2 E | KALISPELL | MONTANA

THE OFFERING

The offering presents investors with the opportunity to acquire a single-tenant net lease, passive investment located in the high-growth trade area of Kalispell, MT. Burger King has a newly extended 10-year corporate guaranteed lease. The asset is a pad to Tractor Supply and future Dunham's Sports. There is excellent access and visibility and frontage on Highway 2, which delivers a dynamic location in one of the fastest-growing trade areas in Montana.

TERMS OF THE OFFERING

Address	1363 US Highway 2 E Kalispell, MT 59901
Price	\$1,640,000
Year-1 NOI	\$90,000
Cap Rate	5.50%
Building Area	2,860 SF
Occupancy	100%
Land Area	29,185 SF (0.67 Acres)
Lease Signature	Burger King Company LLC%



INVESTMENT HIGHLIGHTS

DYNAMIC LOCATION

The property features strong visibility and site access and is located within the rapidly growing Kalispell trade area featuring new residential and commercial developments.

NNN LEASE

The lease structure is NNN providing the landlord with no management or repair responsibilities.

NEW 10-YEAR LEASE EXTENSION

Burger King executed a brand new 10-year lease extension providing a secure and stable foundation and underscores a commitment to long-term tenancy, offering a reliable and predictable income.

HIGH-GROWTH TRADE AREA

Kalispell was the Montana's fastest growing city from 2020-2023, growing over 15%. The city has grown nearly 50% over the last decade.

STRONG HISTORICAL OCCUPANCY

This location has operated as a successful Burger King since 2000, featuring nearly 25 years of historical occupancy.

CONTRACTED RENTAL INCREASES

The lease contains a 10% rental increase in year-6 of the 10-year initial term providing solid NOI growth and enhances the cap rate to 6.04%.

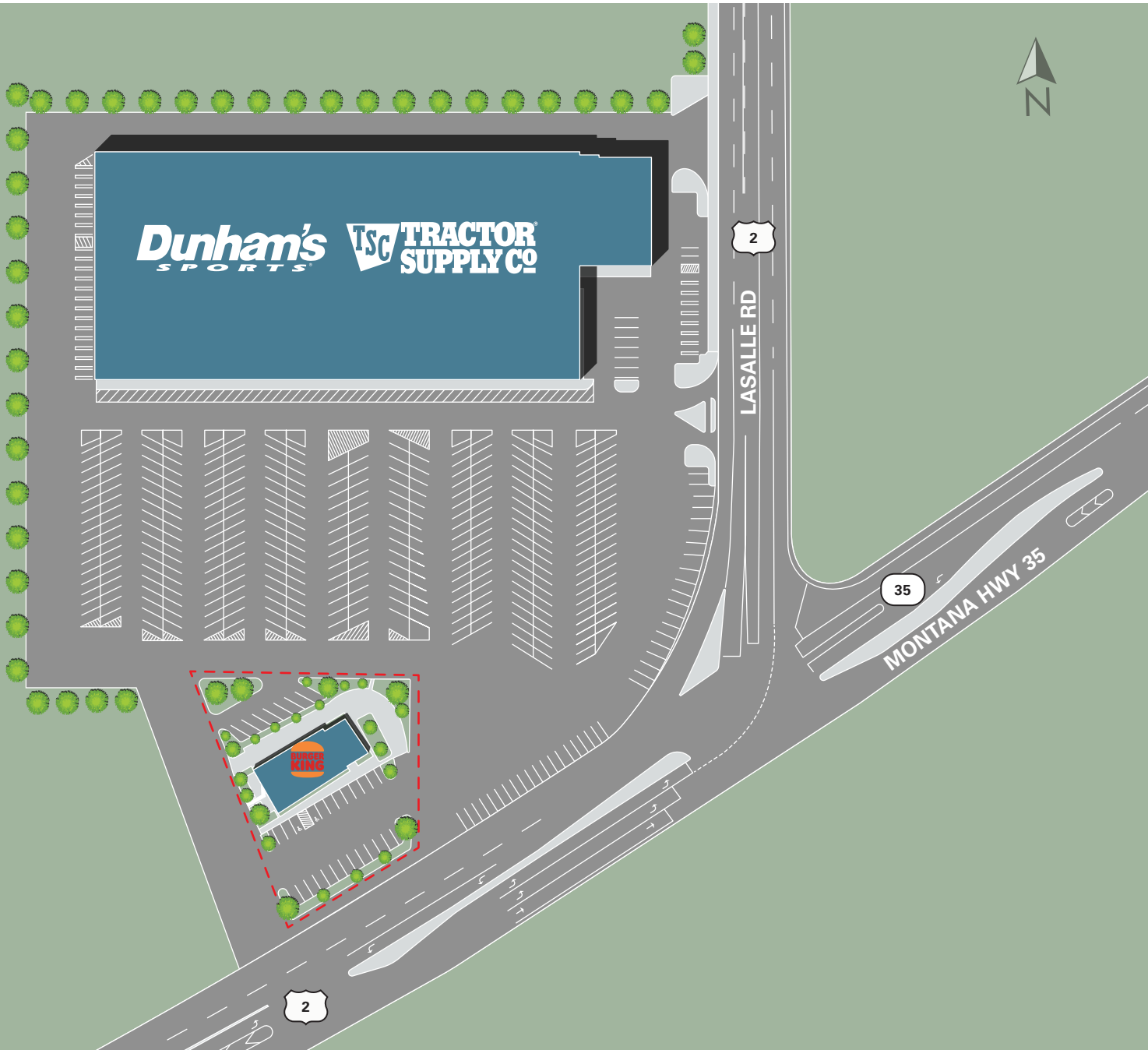
STRONG TENANT

The lease has signature is Burger King Company, LLC, which is the parent company that controls all Burger King operations.

TRACTOR SUPPLY & DUNHAM'S SPORT ANCHORED

Although not a part of the offering, Tractor Supply and Dunham's Sports provides significant draw and stability to the property.

SITE PLAN



SITE DESCRIPTION

PROPERTY ADDRESS:
1363 US HIGHWAY 2 E, KALISPELL, MT

LAND AREA

Parcel #: 07-3966-04-3-10-05-0000

Land Area: 0.67 Acres

Zoning: CR (Commercial – Regional)

BUILDING AREA

Building SF: 2,860 SF

of Buildings 1

HIGHWAY 2 - 22,000 VPD

HIGHWAY 35 - 16,000 VPD

HIGHWAY 2 - 20,000 VPD

SITE AERIAL



DISCLAIMER

Newmark Real Estate of Washington, LLC, a Delaware limited liability company doing business as Newmark, has been engaged as the exclusive sales representative for the sale of Tractor Supply and Dunham's Sports (the "Property") located at 1359 US Highway 2 E, Kalispell, MT by TF Kalispell MT LLC (the "Seller").

The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Offering Memorandum.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent.



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