

OFFERING MEMORANDUM

Money Tree

100%
LEASED

NNN Leased
5.52% CAP
\$1,750,000

tokcommercial.com

OFFERED BY:
John Stevens, CCIM

208.947.0814 john@tokcommercial.com

THORNTON **OLIVER** **KELLER**
COMMERCIAL REAL ESTATE
Experience Results.

Table of Contents



SECTION 1

Client Registration

Confidentiality Agreement

SECTION 2

Property Offering

The Offering	1
Property Summary	2
Tenant Profile	3

SECTION 3

Property Photos & Plans

Property Photographs	4
Property Site Floor Plans	5
Aerials	6

SECTION 4

Area Information

Demographics	7
Boise Profile	10

The information presented has been obtained from sources believed reliable. You are responsible for confirming its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on many factors which should be evaluated through investigation by your advisors.

Confidentiality Agreement

SIGN AND RETURN VIA EMAIL OR FAX TO:

John Stevens, CCIM
 Thornton Oliver Keller Commercial, 250 S. 5th, 2nd Floor, Boise, ID 83702 • (208)378-4600
 Fax: 208.947.0869 • john@tokcommercial.com

In connection with the offering of the Money Tree, 8485 W. Overland Road (the "Property") for sale, the undersigned ("Interested Party") has requested copies of the investment offering package (the "Investment Package") and certain other information for purposes of evaluating the potential purchase of the Property (the "Potential Transaction"). The Investment Package together with all other documents, communications, or information furnished by the owner of the Property ("Owner") or its agent, Thornton Oliver Keller Commercial ("TOK"), to the Interested Party regarding the Property, including without limitation, rent rolls, expenses, tax returns, marketing plans, surveys, and service contracts shall be collectively referred to herein as "Protected Information").

In consideration of the foregoing and other good and valuable consideration, Interested Party hereby agrees that the Protected Information when received in whatever form or media shall be deemed confidential. Interested Party shall not directly or indirectly disclose Protected Information to any person or entity; provided Interested Party may disclose the Protected Information to the Interested Party's legal counsel and prospective lender, and, if applicable, the Interested Party's partners, members, or shareholders, for purposes of evaluating the Potential Transaction, so long as such persons have agreed in writing to be bound by the terms hereof or are subject to a confidentiality and nondisclosure agreement, the terms of which are at least as restrictive as the terms hereof. The Interested Party shall (i) treat such Protected Information as strictly confidential, (ii) use the information solely for the purpose of evaluating the Potential Transaction, and (iii) exercise the same degree of care in the protection of such Protected Information as the Interested Party exercises with respect to its own confidential or proprietary information, but in no event may such degree of care be less than reasonable given the nature of Protected Information. Notes, documents, summaries and reports referencing or relating to Protected Information may be made and kept by Interested Party; provided they continue to be subject to the confidentiality, non-disclosure, and destruction provisions set forth herein. The undersigned shall not make

copies of Protected Information except for those copies required for use by the Interested Party in the Potential Transaction. In the event Interested Party elects not to proceed with the Potential Transaction, Interested Party shall immediately destroy all Protected Information, including any copies thereof.

Neither Owner nor TOK makes any representations or warranties, express or implied, as to the accuracy or completeness of the Protected Information or any other information provided to Interested Party and Interested Party hereby assumes all risks associated with any reliance on the same and waives any and all claims or recourse Interested Party may have against Owner or TOK with respect to the same.

Interested Party hereby agrees to defend, indemnify and hold Owner, TOK, John Stevens and their respective affiliates, agents, employees, successors and assigns, harmless from and against all claims, causes of action, damages, losses, liabilities, and expenses, including, without limitation, reasonable attorneys' fees, arising out of or related to Interested Party's breach of the terms and conditions of this agreement.

This document may be executed in counterparts, each of which together shall constitute one and the same document. Provided, further, this document may be executed electronically and delivered by facsimile or electronic mail, and any such signature shall have the effect of an original signature.

The undersigned has/have caused this document to be executed as of the date set forth below.

INTERESTED PARTY (POTENTIAL PURCHASER):

By: _____	Date: _____	Address: _____
Print Name: _____	Title: _____	Telephone: _____
Company: _____		Email: _____

INTERESTED PARTY (BROKER):

By: _____	Date: _____	Address: _____
Print Name: _____	Title: _____	Telephone: _____
Company: _____		Email: _____

The Offering

MONEY TREE Offering Overview

Summary

Offering Price: **\$1,750,000**
CAP: **5.52%**

Narrative

The Money Tree has operated at this location since the building was built for them in 2005. Located directly across the street from Walmart and Lowe's on Overland Road ($\pm 34,000$ cars/day), this site provides a high profile, stand alone location for Money Tree.

Money Tree is in the first renewal term, which commenced in 2013. Three, five year renewal options remain with three percent (3%) annual increases throughout.

MONEY TREE Property Overview

Summary

Money Tree: Money Tree
Property Address: 8485 W. Overland Road
Boise, Idaho 83709
Property Description: Single Tenant Retail
Building Size: 3,500 SF Total
Parcel Size: 0.53 Acres Total

Highlights

- Single tenant NNN property
- Currently professionally managed
- Annual 3% rental increases
- Strong retail corridor; nearby retailers include: Walmart, Starbucks, KFC/A&W, Burger King and Jimmy Johns

**NET LEASED INVESTMENT**



MONEYTREE Leasing Status

Current Occupancy:	100%
Tenant:	Money Tree
Lease Rate:	\$26.99 per sq. ft.
Term Commencement:	4/1/2016
Term Expiration:	3/31/2018
Rent Escalations:	3% Annual
Options To Renew:	Three 5-Year Options at 3% Annual Increases

Property Summary

MONEYTREE Property Description

Money Tree:	Money Tree
Address:	8485 W. Overland Road Boise, Idaho 83709
Property Type:	Single Tenant Retail
Building Area:	3,500 SF
Parcel Size:	0.53 Acres
Construction Date:	2005
Zoning:	C-1D
Parking:	5.2/1,000

MONEYTREE Financial Summary

Offering Price:	\$1,750,000
2017 Budgeted NOI:	\$96,627
Expenses:	(\$00)
Net Operating Income:	\$96,627
CAP Rate:	5.52%
Annual rent increases to \$97,300 as of 4/1/2017	

Tenant Profile



HISTORY

Since opening the first branch in Renton, Washington on October 31, 1983, Moneytree has been a family-owned and operated business.

Since then, Moneytree has added several services. Today we offer payday loans with or without a checking account, title loans and installment loans (depends on the market), as well as check cashing, business loans, prepaid debit cards, Western Union convenience pay and wire fund transfer, Western Union money orders and bill pay services. Select locations offer bus passes.

We are dedicated to giving back to the communities in which we live and work and proud to be an industry leader in customer service, retail and work environment, Team Members benefits, community involvement and overall professionalism.

Moneytree has branches throughout British Columbia, California (LA and San Diego), Colorado, Idaho, Nevada and Washington. We invite you to visit a branch and experience our friendly customer service for yourself!

INDUSTRY ASSOCIATIONS

Community Financial Services Association of America (CFSA)

CFSA is the only national membership trade association that provides services exclusively to the payday advance industry. Members represent nearly two-thirds of this market segment with more than 8,000 stores nationwide. CFSA is actively involved with policy makers in all 50 states as well as the nation's capitol to promote legislation and regulation that balances the interests of members with substantive consumer protections that ensure responsible and informed use of the product. CFSA Members and Board of Directors represent the leaders in the industry. By adopting the Best Practices, CFSA members differentiate themselves as belonging to a select network of payday advance stores that are recognized by their state legislators and regulators for providing quality services at a reasonable fee to consumers.

www.cfsa.net

Financial Service Centers of America (FiSCA)

Established in 1987, the Financial Service Centers of America (FiSCA) is the professional organization representing the check cashing industry. FiSCA, with a membership of more than 3,500 individual check cashing centers in 35 states, is the industry's leading voice on legislative, regulatory and business issues.

www.fisca.org

California Financial Service Providers Association (CFSP)

CFSP represents the California payday advance and check cashing industry. The organization was founded in 1950 as the California Check Cashers Association. The organization renamed itself in 1999 to represent the interests of companies that provide a variety of retail financial services. CFSP works with state legislators and local officials to promote regulations that protect the rights of consumers and businesses. The Association also educates its members on fair practices in conducting payday advance services.

www.cfsonline.com

Moneytree actively supports laws, regulations and industry best practices that protect consumers and preserve access to credit.

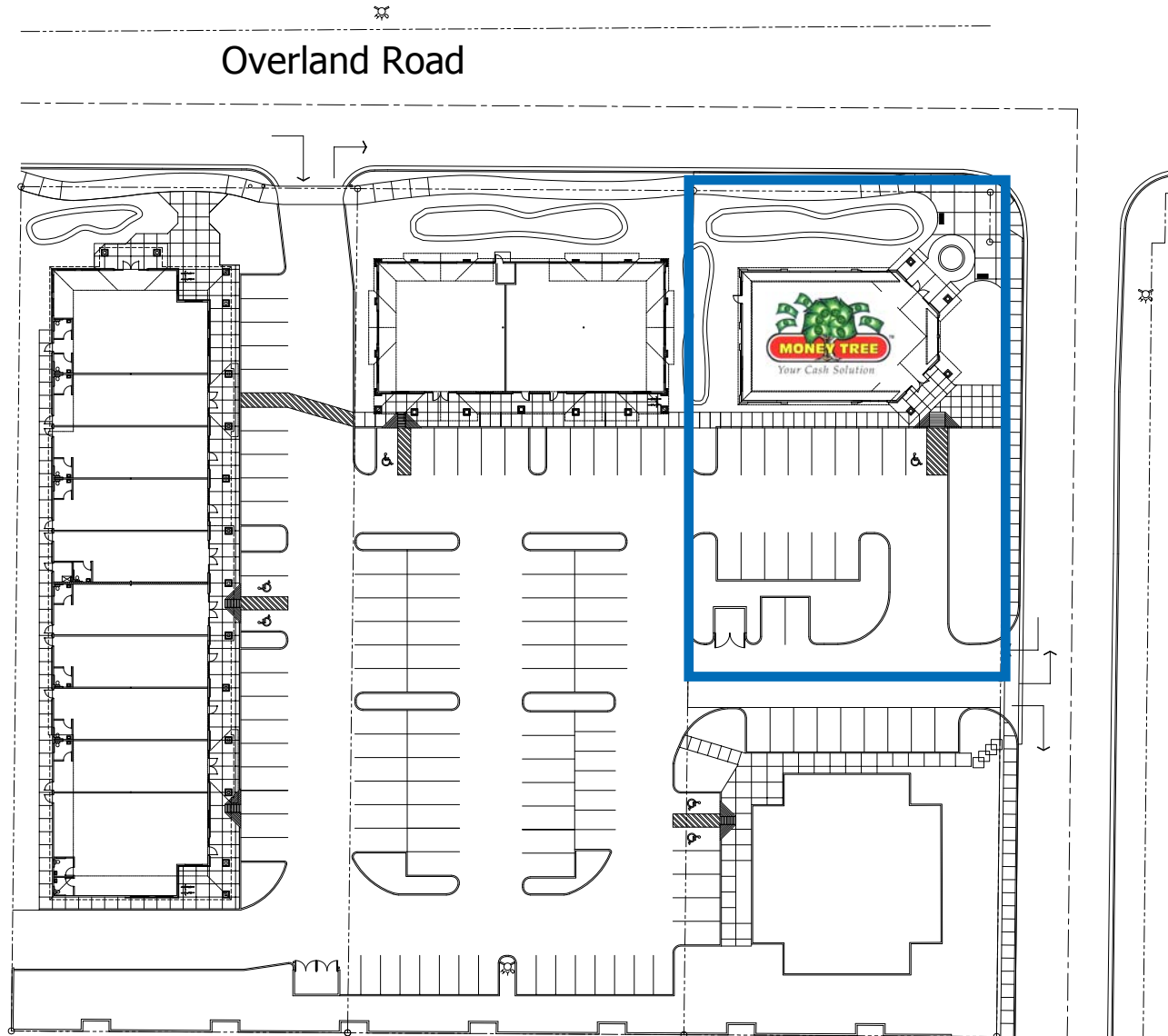
Property Photography



Property Photography



Property Site Plan



Aerial Birdseye View



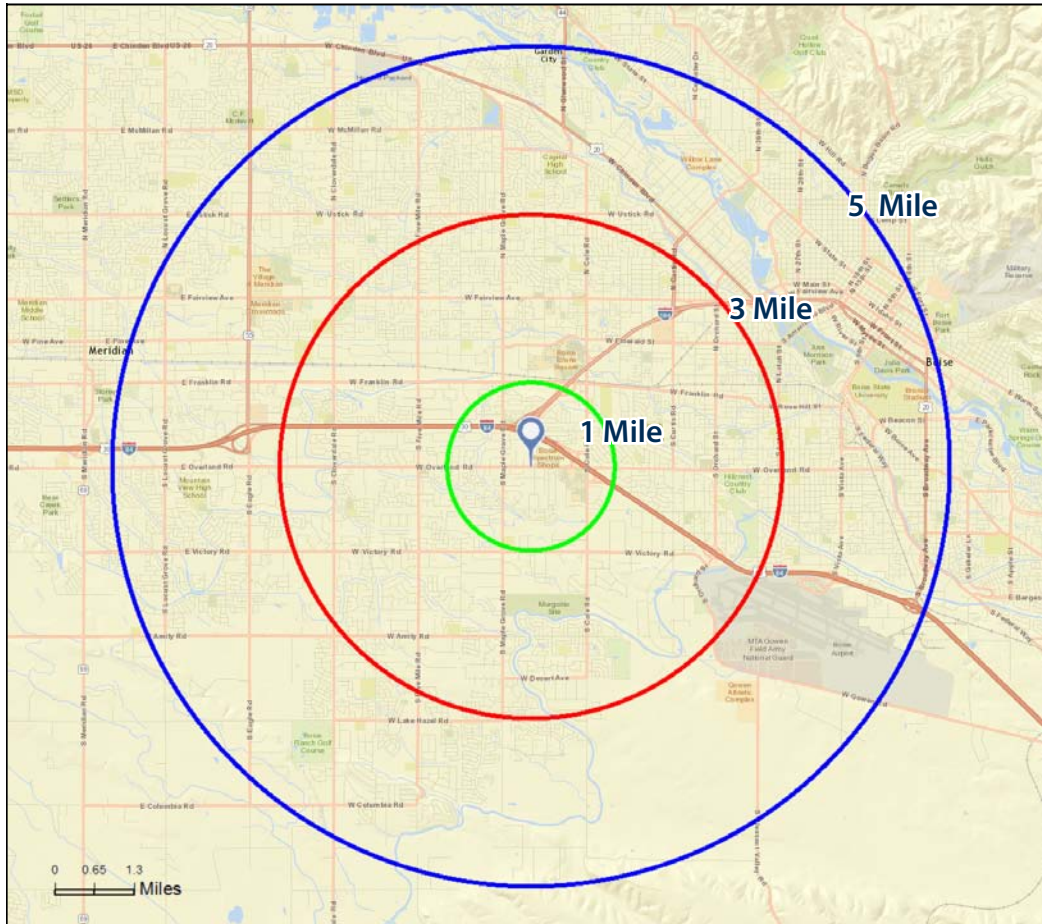
Experience Results.

Aerial Locator Map



Area Demographics

MONEYTREE Demographic Site Map



MONEYTREE Demographic Snap Shot

2016	1 Mi.	3 Mi.	5 Mi.
Population:	6,376	86,425	215,522
Avg HH Income:	\$61,580	\$61,594	\$66,490
Employees:	8,040	63,795	164,496

MONEYTREE 1, 2 & 3 Mile Summary

	1 mile	3 miles	5 miles
Population			
2000 Population	5,895	70,929	169,701
2010 Population	5,889	80,401	197,437
2016 Population	6,376	86,425	215,522
2021 Population	6,868	92,260	232,232
2000-2010 Annual Rate	-0.01%	1.26%	1.53%
2010-2016 Annual Rate	1.28%	1.16%	1.41%
2016-2021 Annual Rate	1.50%	1.32%	1.50%
2016 Male Population	49.2%	49.4%	49.8%
2016 Female Population	50.8%	50.6%	50.2%
2016 Median Age	37.0	35.5	35.1

In the identified area, the current year population is 6,376. In 2010, the Census count in the area was 5,889. The rate of change since 2010 was 1.28% annually. The five-year projection for the population in the area is 6,868 representing a change of 1.50% annually from 2016 to 2021. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 37.0, compared to U.S. median age of 38.0.

Race and Ethnicity

	1 mile	3 miles	5 miles
2016 White Alone	85.5%	85.4%	86.8%
2016 Black Alone	1.2%	2.0%	1.8%
2016 American Indian/Alaska Native Alone	0.8%	0.8%	0.8%
2016 Asian Alone	4.0%	3.7%	3.2%
2016 Pacific Islander Alone	0.6%	0.3%	0.3%
2016 Other Race	4.3%	4.2%	3.4%
2016 Two or More Races	3.7%	3.7%	3.7%
2016 Hispanic Origin (Any Race)	10.8%	10.6%	9.3%

Persons of Hispanic origin represent 10.8% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 40.9 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	2,091	27,332	65,629
2010 Households	2,221	31,795	78,441
2016 Total Households	2,417	34,029	85,238
2021 Total Households	2,603	36,308	91,732
2000-2010 Annual Rate	0.60%	1.52%	1.80%
2010-2016 Annual Rate	1.36%	1.09%	1.34%
2016-2021 Annual Rate	1.49%	1.30%	1.48%
2016 Average Household Size	2.64	2.49	2.48

The household count in this area has changed from 2,221 in 2010 to 2,417 in the current year, a change of 1.36% annually. The five-year projection of households is 2,603, a change of 1.49% annually from the current year total. Average household size is currently 2.64, compared to 2.65 in the year 2010. The number of families in the current year is 1,612 in the specified area.

Area Demographics

	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$49,408	\$46,043	\$49,073
2021 Median Household Income	\$57,278	\$53,755	\$56,197
2016-2021 Annual Rate	3.00%	3.15%	2.75%
Average Household Income			
2016 Average Household Income	\$61,580	\$61,594	\$66,490
2021 Average Household Income	\$68,801	\$68,298	\$73,526
2016-2021 Annual Rate	2.24%	2.09%	2.03%
Per Capita Income			
2016 Per Capita Income	\$23,514	\$24,678	\$26,730
2021 Per Capita Income	\$26,299	\$27,278	\$29,455
2016-2021 Annual Rate	2.26%	2.02%	1.96%
Households by Income			

Current median household income is \$49,408 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$57,278 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$61,580 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$68,801 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$23,514 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$26,299 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	2,149	28,401	68,605
2000 Owner Occupied Housing Units	1,616	18,588	42,726
2000 Renter Occupied Housing Units	474	8,745	22,903
2000 Vacant Housing Units	59	1,068	2,976
2010 Total Housing Units	2,379	34,317	84,834
2010 Owner Occupied Housing Units	1,605	20,105	48,876
2010 Renter Occupied Housing Units	616	11,690	29,565
2010 Vacant Housing Units	158	2,522	6,393
2016 Total Housing Units	2,588	36,632	91,837
2016 Owner Occupied Housing Units	1,636	20,376	50,366
2016 Renter Occupied Housing Units	781	13,653	34,872
2016 Vacant Housing Units	171	2,603	6,599
2021 Total Housing Units	2,783	39,022	98,581
2021 Owner Occupied Housing Units	1,748	21,733	54,260
2021 Renter Occupied Housing Units	855	14,575	37,472
2021 Vacant Housing Units	180	2,714	6,849

Currently, 63.2% of the 2,588 housing units in the area are owner occupied; 30.2%, renter occupied; and 6.6% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 2,379 housing units in the area - 67.5% owner occupied, 25.9% renter occupied, and 6.6% vacant. The annual rate of change in housing units since 2010 is 3.81%. Median home value in the area is \$179,665, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.34% annually to \$211,700.

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	576	4,801	12,541
Total Employees:	8,040	63,795	164,496
Total Residential Population:	6,376	86,425	215,522
Employee/Residential Population Ratio:	1:1	1:1	1:1

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

October 31, 2016

BOISE METRO INFORMATION

BOISE, IDAHO - Boise is not only the capital of Idaho, but the center of commerce, politics, population, cultural events, and the blue field that personifies the Boise State Broncos. As a high desert community resting at the foot of the mountains, it is surrounded by thriving bedroom communities rich in their own histories and economies, bringing the metro area population to approximately 652,000. Experts estimate the MSA population will exceed 695,000 by 2018.

Although Boise is famous for the potato market, it has an equally vibrant economic environment for high-tech, healthcare, education, transportation, service, tourism, and retail industries. Many nationally and globally recognized corporations have a home in Boise including Micron Technology, Hewlett Packard, DirecTV, J.R. Simplot Company, MotivePower, Materne, and many others.

Forbes consistently ranks Boise as one of the top places in the country to do business, high quality of life, raising a family, entertainment, and recreation. Boise has seen increased development with The Village at Meridian, the Eighth & Main Building, and the under construction City Center Plaza and JUMP Project. And don't forget our three time Fiesta Bowl winning team, the Boise State Broncos!

AREA PROFILE

KEY CITIES WITHIN THE BOISE AREA MSA

Boise	235,730
Meridian	91,310
Eagle	24,600
Nampa	89,210
Caldwell	51,800
Total MSA Population (2015)	662,644

Source: Compass 2015 Population Estimates and STDBonline.

EMPLOYMENT AND INCOME

Total Employment (Boise-Nampa MSA 4/15)	303,884
State Unemployment Rate as of June 2015	4.0%
Per Capita Income	\$24,577
Median Household Income	\$50,850
Average Household Income	\$66,310

Source: Dept. of Labor and STDBonline.

TOP EMPLOYERS

St. Luke's
Micron Technology, Inc.
Boise State University
Saint Alphonsus Health System
Walmart
Albertsons
Hewlett-Packard Company
J.R. Simplot Company
Idaho Power Company
Wells Fargo Bank

Source 2015 Boise Valley Spotlight

HOUSING

Single-Family Homes sold in Ada Co. (2015)	4,743
Median Home Price	\$198,875
Single-Family Homes sold in Canyon Co. (2015)	1,808
Median Home Price	\$128,523

Source: Intermountain MLS and STDBonline.

NATIONAL ACCOLADES

- **#1 Top City Where You Get the Most for Your Money** - Business Advice Source, 2015
- **#9 Fastest Growing City** - Yahoo, 2015
- **#1 Where the Jobs Will Be This Spring** - Forbes, 2015
- **#2 Best City to Move to in 2015** - SML, 2015
- **"Best Places to Retire"** - Forbes, 2014
- **#1 Best Under the Radar Tech Hub** - Sparefoot, 2014
- **#5 Most Fair State Tax Systems** - WalletHub, 2014
- **#1 Best City for Kids** - Livability.com, 2014
- **Top 50 Cities for Business Growth** - MarketWatch, 2013

Population Estimates by City Limits

Ada County

Year	Boise	Eagle	Garden City	Kuna	Meridian	Star	Unincorporated	Total
2015	223,670	24,600	12,060	17,320	91,310	7,930	61,780	438,660
2014	217,730	23,460	11,160	16,070	85,240	7,140	61,130	421,920
2013	209,700	21,350	11,070	15,960	81,380	6,480	60,930	406,870
2012	207,730	20,550	11,020	15,650	78,290	6,030	60,400	399,670
2011	206,470	20,140	10,980	15,470	76,510	5,900	60,510	395,960
2010 (Census)	205,671	19,908	10,972	15,210	75,092	5,793	59,739	392,365
2009	215,630	21,370	12,670	15,900	75,290	5,980	61,350	408,190
2008	214,490	21,090	12,580	14,830	73,040	5,690	60,830	402,550
2007	213,503	20,951	12,352	14,261	71,866	5,548	57,493	395,974
2006	211,473	20,131	12,074	12,647	66,565	4,594	55,830	383,314
2005	208,219	18,428	11,914	10,587	56,108	3,028	53,200	361,484
2004	200,062	16,418	11,675	9,696	47,690	2,552	58,118	346,211
2003	195,931	14,144	11,589	8,649	42,481	2,243	58,772	333,809
2002	193,085	13,380	11,124	7,386	39,744	2,116	56,326	323,161
2000 (Census)	185,787	11,085	10,624	5,382	34,919	1,795	51,312	300,904
1990 (Census)	125,738	3,327	6,369	1,955	9,596	648	58,142	205,775



BOISE

Compass Population Estimates - 2015

METRO INFORMATION



Canyon County

Year	Caldwell	Greenleaf	Melba	Middleton	Nampa	Notus	Parma	Wilder	Unincorporated	Total
2015	51,880	860	570	7,110	89,210	570	2,140	1,640	53,800	207,790
2014	47,440	840	520	6,150	84,840	540	2,010	1,540	54,270	198,160
2013	47,580	850	520	5,860	83,840	530	1,990	1,530	50,270	192,970
2012	46,800	850	520	5,630	82,160	530	1,990	1,530	50,390	190,400
2011	46,730	850	520	5,600	81,920	530	1,990	1,530	50,160	189,850
2010 (Census)	46,237	846	513	5,524	81,557	531	1,983	1,533	50,179	188,923
2009	44,210	920	580	5,870	82,830	650	2,060	1,740	51,930	190,920
2008	42,640	920	570	5,560	81,840	620	2,030	1,710	51,280	187,170
2007	40,873	912	571	5,151	81,354	588	1,996	1,682	51,124	186,258
2006	38,028	912	561	4,575	76,436	558	1,921	1,582	51,208	175,781
2005	35,086	902	539	4,166	72,211	538	1,891	1,502	50,306	167,141
2004	33,059	878	534	3,868	67,401	506	1,851	1,491	49,943	159,531
2003	30,716	878	511	3,606	63,227	500	1,808	1,484	49,444	152,174
2002	28,857	878	500	3,235	58,952	482	1,792	1,481	48,240	144,417
2000 (Census)	25,967	862	439	2,978	51,867	458	1,771	1,462	45,637	131,441
1990 (Census)	18,586	648	252	1,851	28,365	380	1,597	1,232	37,165	90,076