

**INVESTMENT
OPPORTUNITY**
Single-Tenant NNN

Rexburg World Gym
730 WEST 7 SOUTH, REXBURG IDAHO



PROPERTY INFORMATION

Price:	\$4,685,000	Cap:	7.5%
NOI:	\$351,500	Size:	18,500 SF
NNN Rate:	\$19.00		
Term:	10 Years, 2% annual increases		

HIGHLIGHTS

- › Long-term NNN lease
- › Strong population (Rexburg) and enrollment (BYU-I) growth
- › Zoned HBD - Highway Business District, Retail and Office
- › Seasoned location 10+ years
- › Located on main thoroughfare

About the Operator:

Strong regional operator with gym locations in Rexburg and Idaho Falls. Operator has been at this location 10+ years and has a well-established membership base. Gym is conveniently located with easy access for Rexburg residents and the surrounding area.

<http://worldgymidaho.com/>



CLAY ANDERSON
208 489 6177
clay.anderson@colliers.com

Colliers International Idaho | 755 W. Front Street, Suite 300 Boise, Idaho 83702 | www.colliers.com/boise | +1 208 345 9000

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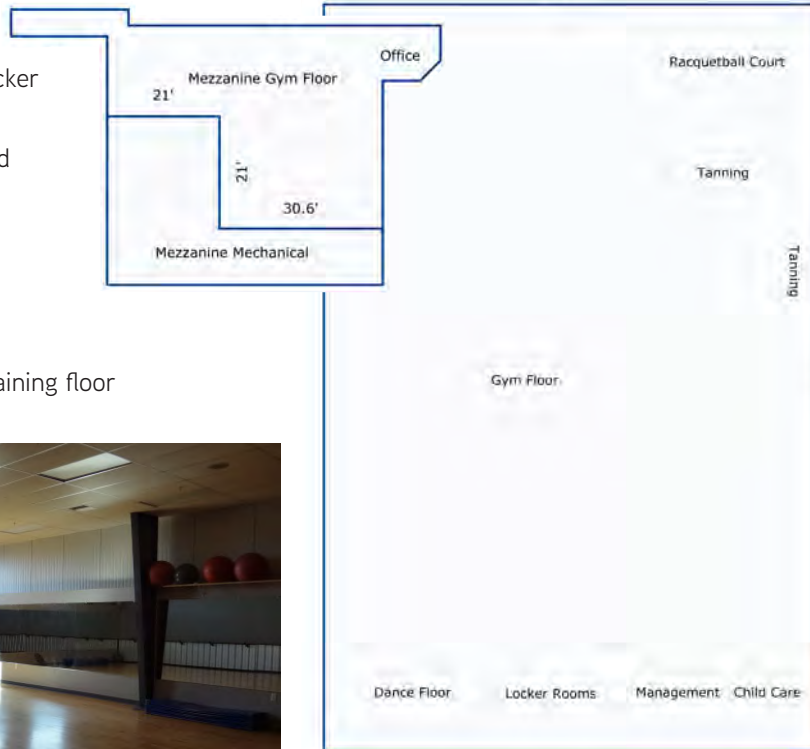
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GYM AMENITIES

- › Men's and women's locker rooms
- › Group fitness room and spinning room
- › Nine tanning rooms
- › Racquetball court
- › Children's play area
- › Strength and cardio training floor



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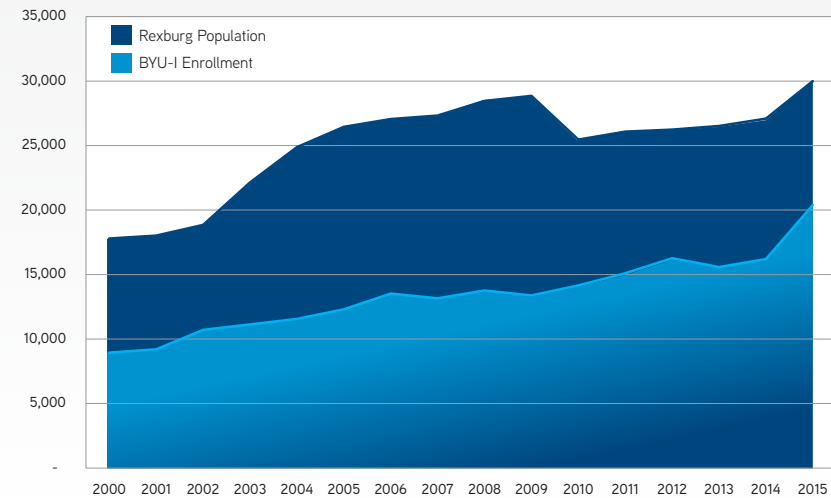
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BYU-IDAHO FACTS

- | | |
|--------------------|--|
| Founded | <ul style="list-style-type: none">November 12, 1888 |
| Location | <ul style="list-style-type: none">Rexburg, IdahoCommunity of 28,000 in the agriculturally rich Snake River Valley of eastern IdahoYellowstone National Park, Grand Teton National Park, and Jackson Hole all within close driving distance |
| Enrollment | <ul style="list-style-type: none">Approximately 16,000 students each semesterLargest private university in Idaho |
| Student Body | <ul style="list-style-type: none">All 50 states and nearly 80 countries represented |
| Campus | <ul style="list-style-type: none">Over 40 major buildings on 400 acres |
| Academic Offerings | <ul style="list-style-type: none">25 associate degrees and more than 100 bachelor's degreesSeven colleges and 33 departmentsSix online associate degrees11 online bachelor's degreesOver 300 online courses |
| Academic Calendar | <ul style="list-style-type: none">Three, 14-week semesters: Fall, Winter, and SpringEach student admitted to a track comprised of two semesters |

REXBURG/BYU-IDAHO GROWTH



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REXBURG

With a population of just over 30,000, Rexburg is one of the fastest growing cities in Idaho. With 49.6% of the population between the ages of 20 and 45, and the distinction of having the lowest median age (23.3) in the nation, Rexburg is a young and vibrant community. Rexburg is the county seat of Madison County.

Madison County's population increased 32% between 2002 and 2012, primarily because of the 2004 conversion of Ricks College (a two year junior college) to Brigham Young University-Idaho. BYU-Idaho continues to experience high enrollment rates, driving economic growth within Rexburg and Madison County. BYU-Idaho has plans to further expand its student population through 2015.

Rexburg has grown over 60% since the 2000 census, increasing from 17,000 to just over 30,000 in twelve years. The county too has experienced tremendous growth since 2002, increasing by almost 9,000; a quarter of that growth occurring between 2003 and 2004. As a whole, Rexburg ranks 10th in the state in population, and Madison County is the 4th fastest growing county in Idaho.

rexburg.org

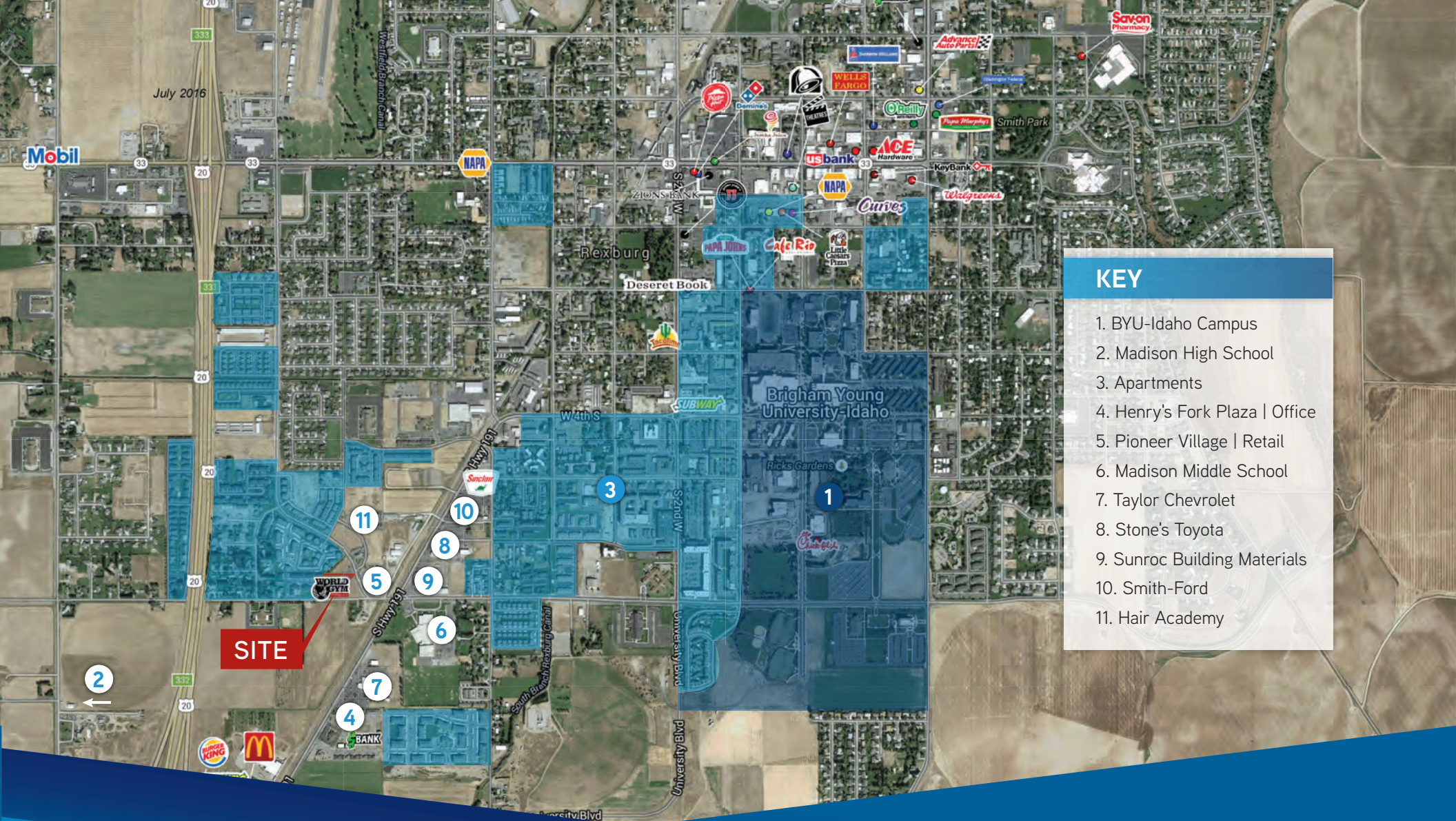


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KEY

1. BYU-Idaho Campus
2. Madison High School
3. Apartments
4. Henry's Fork Plaza | Office
5. Pioneer Village | Retail
6. Madison Middle School
7. Taylor Chevrolet
8. Stone's Toyota
9. Sunroc Building Materials
10. Smith-Ford
11. Hair Academy



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