

Tire Rama Store

1900 E Schneidmiller Ave
Post Falls, Idaho

13,036 SF 12-bay concrete block

Retail and automotive building

Constructed in 2001

67,300 SF (1.545 acres) tract

Annual rent: \$ 166,782

Cap rate: 6%

15 year "NN" lease commencing
October 2008, 7.5 years remain

Purchase price: \$2,779,700

Great highly visible real estate
location on I-90

New overpass recently
completed, adding 12,500 cars
per day

Annual CPI increases in rent

Strong growth area

Tire Rama is the largest
automotive/tire company in
Montana with 45 stores in
Montana, Idaho, Washington and
Wyoming and founded
39 years ago



Location



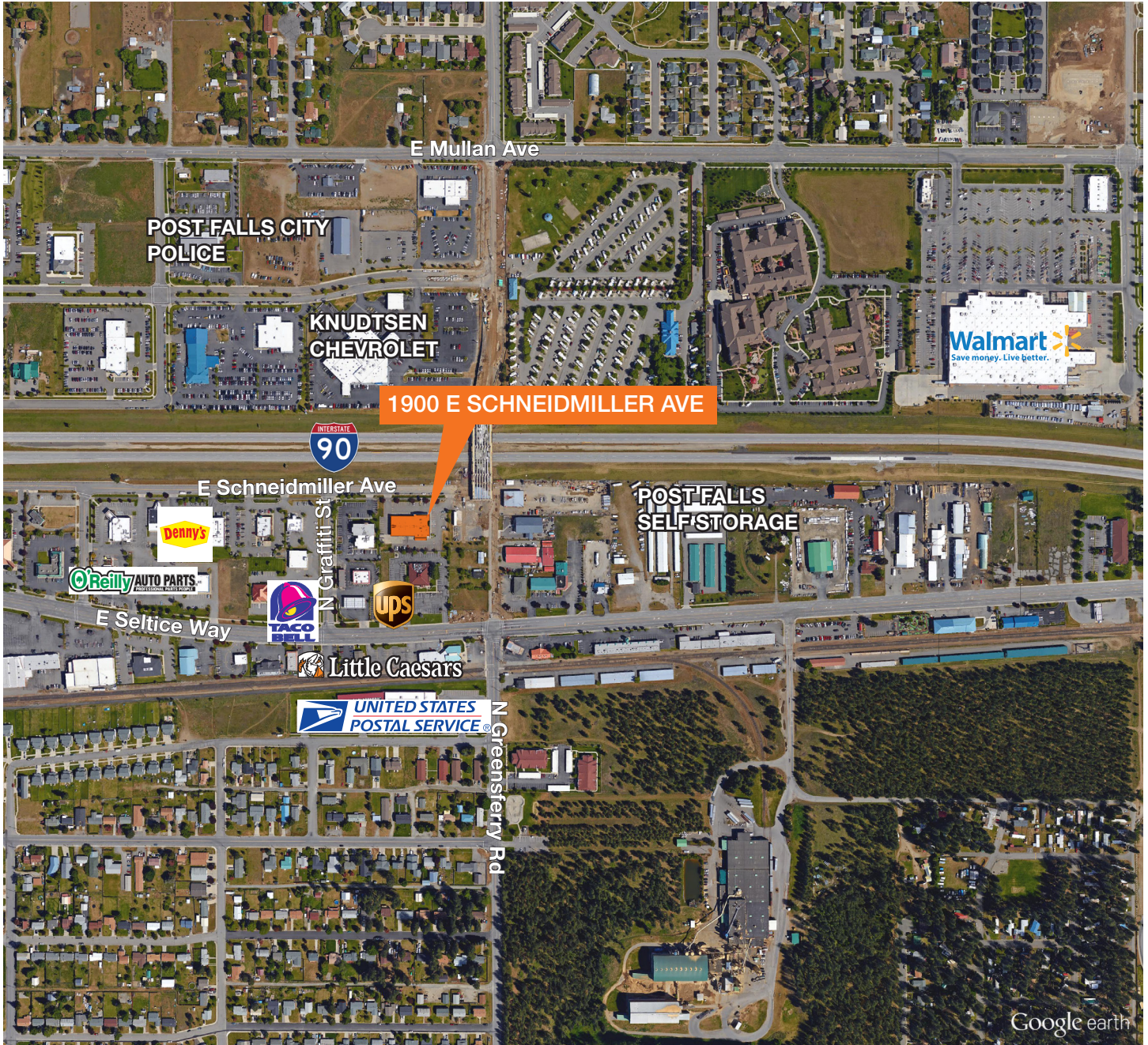
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