



115 HUTTON RANCH ROAD
KALISPELL, MONTANA

OFFERING MEMORANDUM



Exclusively Marketed by:
 **COLDWELL
BANKER
COMMERCIAL**
ADVISORS
6550 S Millrock Dr, Suite 200
Salt Lake City, UT 84111

CAMERON SIMONSEN
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Developed by:



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PRICE: **\$3,769,000**

RENTABLE SF: **5,524**

CAP RATE: **6.50%**

CURRENT ANNUAL BASE RENT **\$245,000**

LEASE YEAR	ANNUAL RENT
1-2	\$265,000.00
3-7	\$245,000.00
8-12	\$269,500.00
13-17	\$296,450.00
18 – 22	\$326,095.00
23 – 27	\$358,704.50
28 – 32	\$394,574.95



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The investment opportunity is a 5,524 square foot Buffalo Wild Wings located in Kalispell, Montana. The offering is an Absolute Triple Net (NNN) lease which is guaranteed by Brad Anderson of Anderson Management Group. Founded as Hospitality Concepts in Billings Montana in 1995, Anderson Management Group is an accounting, marketing and management group for franchise Buffalo Wild Wings of Montana. **They own seven Buffalo Wild Wings restaurants in Montana.** AMG strives to provide Great Food, Excellent Service, Exciting Entertainment and Great Locations. The company's renowned reputation is upheld by its unwavering commitment to customer service and satisfaction. This commitment is a promise made to each guest to ensure a great experience at a reasonable price and courteous service in a fun-filled atmosphere. From the moment a guest walks into one of our locations, the ambiance lets them know that they're in for something special.

The Buffalo Wild Wings in Kalispell, Montana, is located in the heart of the retail in the market. Surrounding anchor tenants include Walmart, Target, Cabela's, TJ Maxx, Ross, and several others. With a strong brand and solid real estate, this is an investment opportunity that will be tough to replace for years to come.

HIGHLIGHTS

- Absolute Triple Net (NNN) Lease: The Tenant is in charge of all maintenance obligations.
- Long lease term: The current lease term commenced in September of 2015 with escalations throughout the primary term and option periods.
- Great real estate in the heart of all the retail development in Kalispell, Montana.
- Major tenants in the area include: Costco, Lowe's, Hobby Lobby, Target, Walmart Supercenter, TJ Maxx, Cabela's, Ross, Natural Grocers, Harbor Freight Tools and many others.
- Kalispell is located within a thirty-minute drive of Flathead Lake, Whitefish Mountain Ski Resort, Glacier National Park and several national and state forests and parks.

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PROPERTY ADDRESS: 115 HUTTON RANCH ROAD, KALISPELL, MT

YEAR BUILT: 2015

TENANT: BUFFALO WILD WINGS

LEASE TYPE: ABSOLUTE TRIPLE-NET (NNN)

BUILDING SIZE: 5,524 SF

LEASE COMMENCEMENT DATE: SEPTEMBER 15, 2015

LEASE EXPIRATION DATE: SEPTEMBER 2032

EFFECTIVE LEASE TERM REMAINING: 15 YEARS

RENEWAL OPTIONS: THREE 5 YEAR OPTIONS

RENT INCREASES: 10% EVERY 5 YEARS

CURRENT MONTHLY BASE RENT: \$20,417



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INVESTMENT OFFERING

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Buffalo Wild Wings was founded in 1982 at a location near The Ohio State University. In 1991, they began a franchising program. In 2003, they completed an initial public offering and became a publicly-held company Nasdaq BWLD (Public). Today, there are over 1,200 restaurants in the United States, Canada, Mexico, Dubai and the Philippines.



Nasdaq:
BWLD (Public)

1,237
LOCATIONS WORLD WIDE

The BWW menu features traditional chicken wings, boneless wings, and other items including chicken tenders, flatbreads, specialty sandwiches and hamburgers, wraps, etc. The made to order menu items are enhanced by the bold flavor profile of their 21 signature sauces. The restaurants also offer approximately 30 domestic and imported beers on tap, including several local or regional craft micro-brews and a wide selection of bottled beers, wines and liquor. BWW restaurants have a widespread appeal and have won dozens of “Best Wings” and “Best Sports Bar” awards across the country.

With revenues of over \$2 billion, Buffalo Wild Wings has become one of the strongest restaurant brands in the world with continued expansion plans throughout the world in the works.



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Kalispell is a dynamic community located within a thirty-minute drive of Flathead Lake, Whitefish Mountain Ski Resort, Glacier National Park, several National and State forests and parks, and the Bob Marshall Wilderness area. Kalispell is the retail, professional, medical, and governmental center of the Flathead Valley serving approximately 140,000 people in Northwest Montana. The 2015 population estimate for Kalispell is 22,052. Investment in the City of Kalispell has increased and tourism remains a strong economic driver for the region.

The Flathead Valley is a bustling hub for visitors looking to enjoy a slice of the big sky during the summer months and turns to a quaint, unforgettable ski destination for powder seekers in the winter. Tourism in the Flathead Valley touches all industries, drives major economic impacts, and is now bolstered by our many shoulder season activities including the Montana Dragon Boat Festival in September, Montana Pond Hockey Classic in January, and the Montana Spartan Race in May.

Since 1990 health care employment in Kalispell has grown over 180 percent and is now our county's largest industry, employing nearly 6,300 people. The recent and sustained boom in this industry has led to the Flathead Valley being more attractive to firms and individuals for relocation and subsequently, means area residents are no longer required to travel to receive care. Additionally, health care is expected to grow here with the next 10 years and economists are predicting another 21 percent increase in health care employment opportunities.

Flathead Valley Community College, located in Kalispell, provides instruction for well over 10,000 students each year and offers a large selection of two-year programs as well as many four-year opportunities.



MEDIAN HOUSEHOLD INCOME
\$67,780

MEDIAN AGE
35.5

EMPLOYMENT GROWTH
4.49%



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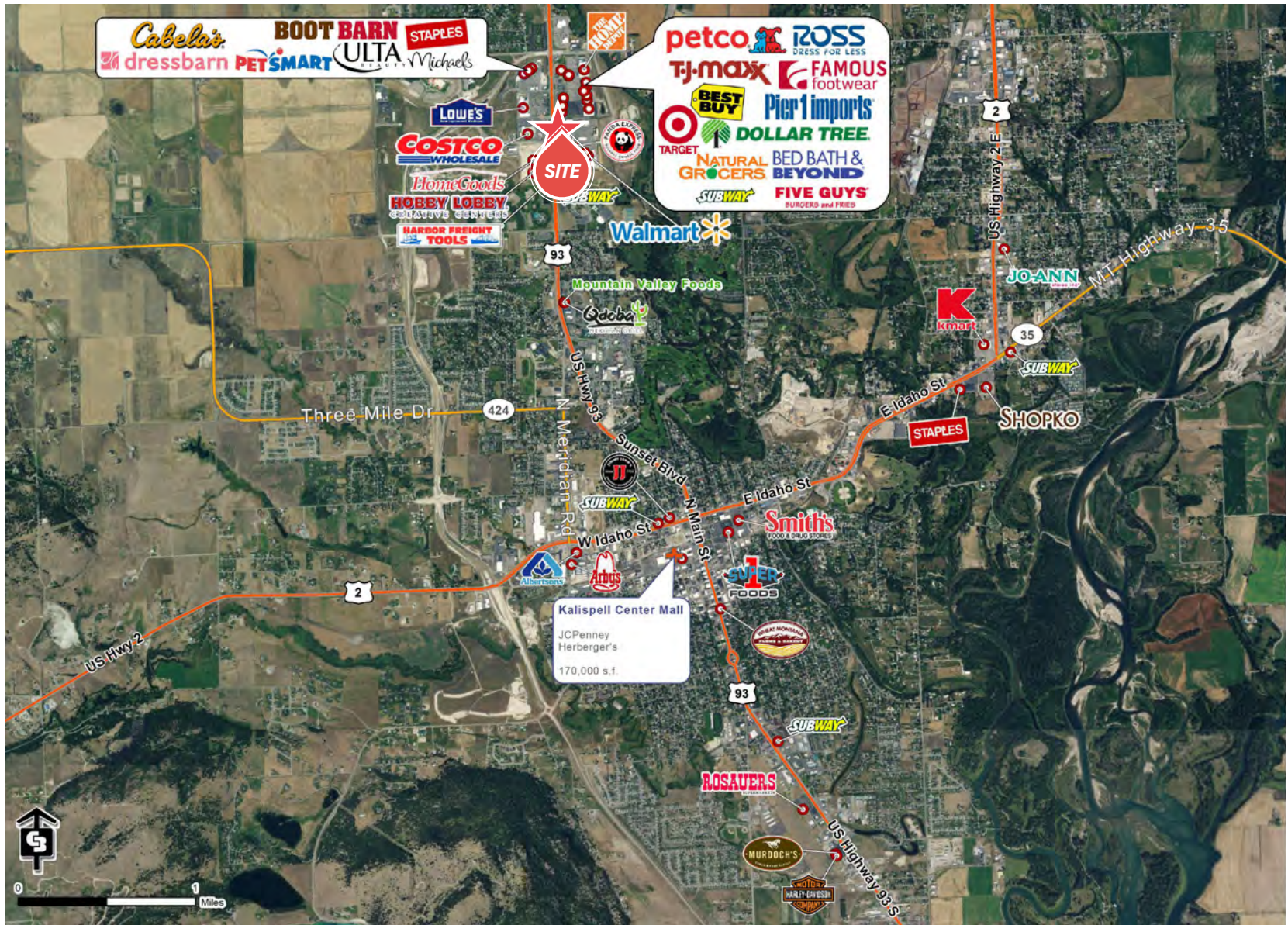
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MAJOR TENANTS



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