

## 1 Great Falls, MT 59405



Price	\$1,341,000
Building Size	2,125 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

### Property Notes

### Property Description

Select Comfort Corporation is a U.S.-based manufacturer that designs, manufactures, markets and supports a line of adjustable-firmness mattresses featuring air-chamber technology, branded the SLEEP NUMBER bed, as well as bases and bedding accessories. The company was founded more than 20 years ago and is based in Minneapolis, Minnesota. In addition to its Minnesota headquarters, Select Comfort has manufacturing and distribution facilities in South Carolina and Utah. As of 2015, the company employed 3,098 people and operated approximately 460 stores across the United States. Select Comfort Corporation's common stock trades on the NASDAQ Global Select Market (NASDAQ) under the symbol SCSS. Sleep Number has a mission to improve lives by individualizing sleep experiences.

## 2 Polson, MT 59860



Price	\$5,250,000
Building Size	6,391 SF
Cap Rate	6%
Property Sub-type	Retail Pad
Status	Active

### Property Notes

### Property Description

The Polson FMC Clinic is a 2016 build-to-suit kidney dialysis clinic that is 100% leased to Fresenius Medical Care North America (FMC) on a new 15-year lease term scheduled to commence in April 2016. The lease includes 1.7% annual increases and is guaranteed by Fresenius Medical Care Holdings, Inc (FMCH). This facility consists of 6,391 square feet and is situated on a 1.59 acre lot. This clinic is designed to provide state-of-the-art kidney dialysis care and consulting and will house two home hemo therapy rooms in addition to 16 patient stations, including one private station located in a separate room. Montana has been a Certificate of Need (CON) state for health care since 1975, which creates barriers to entry in this market for any competing dialysis services. CON laws are designed to contain healthcare facility costs and allow coordinated planning of new services and construction of health care facilities, and are one mechanism by which state governments reduce overall health and medical costs.

## 3 Missoula, MT 59801



Price	\$1,220,500
Building Size	6,800 SF
Cap Rate	5.75%
Property Sub-type	Vehicle Related
Status	Active

### Property Notes

### Property Description

Corporate guaranteed lease w O'Reilly Automotive Inc (2.1B Net Worth & S&P rated BBB) Seasoned location, has been at this location since 2007 Net lease. Minimal landlord responsibilities. Well located in a dense retail market. Retail neighbors include the newly built South Crossing Shopping Center High visibility fronting busy thoroughfare Brooks street which is also US Highway 12 Heavily trafficked location approximately 24,000 cars go by the site per day. 11+ years remain of the 20 year primary lease term.

## 4 Billings, MT 59102



Price	\$10,469,131
Building Size	13,225 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

The subject property is a CVS Pharmacy located in Billings, Montana. CVS signed a 25-year lease which commenced in December of 2009, leaving approximately 19 years remaining on the initial lease term. This absolute net lease provides for zero landlord responsibilities. CVS, which is publicly traded on the New York Stock Exchange under the ticker symbol CVS, has a current BBB+ credit rating by Standard & Poor's and reported annual revenues in excess of \$139 billion in 2014. CVS Pharmacy is the second largest pharmacy chain after Walgreen's in the United States, with more than 7,600 stores, and is the second largest U.S. pharmacy based on total prescription revenue. As the retail pharmacy division of CVS Health, it ranks as the 12th largest company in the world according to Fortune 500 in 2014.

## 5 Missoula, MT 59808



Price	\$2,806,000
Building Size	5,000 SF
Cap Rate	6.35%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

\*14+ years remaining on the initial twenty-five (25) year lease with three (3) five (5) year options to renew\* Attractive 10% rental increases every 5 years\* 100% leased to a national tenant, IHOP restaurant, a subsidiary of Dine Equity, Inc. which is the largest casual-dining restaurant chain in the world\* PRP 3053, LLC has been in operations at the site for over 4 years and is affiliated with the largest IHOP operator in the world - Argonne Capital Group\* Peak Restaurant Partners currently operates 30+ IHOP locations in seven western states.

## 6 Billings, MT 59102



Price	\$2,810,000
Building Size	5,069 SF
Cap Rate	6.25%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

### Property Description

Long-Term Absolute Triple-Net Lease Zero Landlord Responsibility 15-Year Primary Term with Options up to 65 Years One and One-Half Percent Annual Rent Escalations Strong Corporate Guarantee.

## 7 Billings, MT 59105



Price	\$1,973,913
Building Size	4,205 SF
Cap Rate	5.75%
Property Sub-type	Retail (Other)
Status	Active

Property Notes