

# Seeking Equity Investor

SHADOW-ANCHORED BY



**Seeking Equity Investor to purchase permit-ready retail pad out of Idaho Bankruptcy Court mid-Jan 2026 in return for**

**Preferred 10% Annual Return Plus**

**Profit-Share upon sale of NNN-retail leased pad  
(Equity Investor Receives the Greater of \$280K or 25%)**

**\$400K equity investment becomes \$800K min  
Deal-Play: up to 36-mo**

**Property Address:**

**2708 N. Highway 41**

**Post Falls, Idaho 83854**

Stephen Davis 281-915-2434 call or text  
[sjdavis@dwdcommercialmortgage.com](mailto:sjdavis@dwdcommercialmortgage.com)

**DWD** Commercial  
Mortgage  
Company

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**Note to Equity Investor:** \$485K Purchase LOI was submitted May-2025 by an experienced preferred developer representing top-tier national (Non-QSR) tenant with 3000 sq ft bldg footprint

Redacted

## LOI TO PURCHASE

May 22, 2025

This letter is a preliminary indication of interest for the sale and purchase of the property identified below. An agreement between the parties will not exist unless and until the parties hereto have fully negotiated, executed and delivered a definitive agreement ("Agreement") containing all terms (many of which will be substantial and substantive) as may be mutually acceptable to the parties in their sole and absolute discretion relative to Buyer's (as defined below) purchase from Seller (as defined below) of the Subject Property (as defined below). Following execution and delivery of Agreement, the parties' only obligations will be as set forth in such Agreement. Buyer is willing to enter into negotiations with the Seller based upon the following terms:

1. **SUBJECT PROPERTY:** The Subject Property consists of approximately 16,170 square feet (0.3712 acres) located at 2708 ID-41, Post Falls, ID 83854; APN P705030056AC as generally depicted on **Exhibit A** attached hereto.

2. **BUYER:**

Redacted

3. **SELLER:**

Redacted

4. **CLOSING DOCUMENTS:** The Agreement shall be prepared by Buyer. The Subject Property shall be conveyed by warranty deed, as approved by Buyer.

5. **PURCHASE PRICE:** The purchase price to be paid by Buyer to Seller for the Subject Property shall be \$485,000.00 ("Total Purchase Price"). The Total Purchase Price of the Subject Property was calculated at a price of \$30.00 per square foot of total land area contained within the Subject Property. The legal description of, and the amount of total land area contained within, the Subject Property shall be determined by a survey to be obtained by Buyer and, upon such determination, shall be incorporated into the Agreement and shall thereafter be used, if necessary, to recalculate the Total Purchase Price in the manner stated herein above.

Redacted



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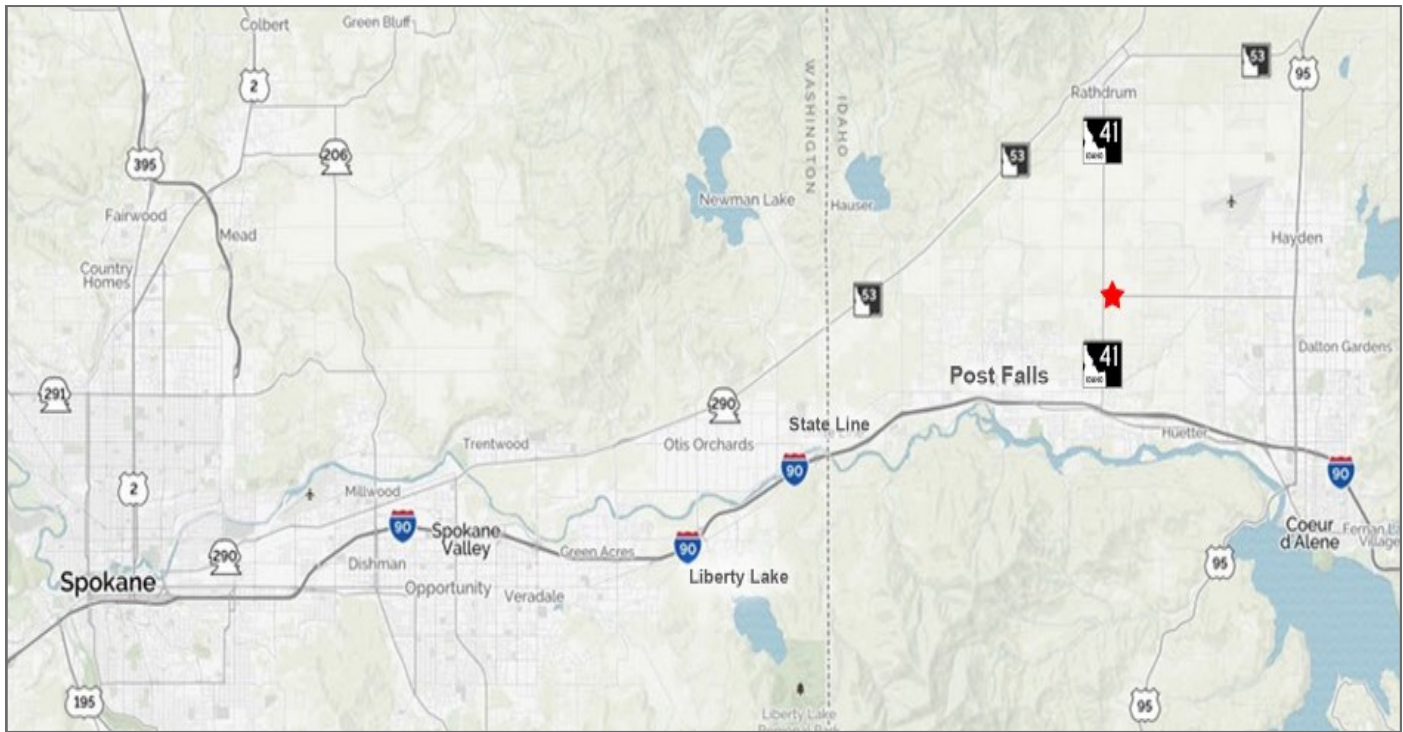
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## PROPERTY HIGHLIGHTS

- Permit-Ready Subdivided Pad (Divisible)
- Hwy Frontage 208 Ft
- All Utilities to Pad
- Goin' Home Side on Busy State Highway
- Street-Snow Maintenance by City of Post Falls
- Quick-Easy Freeway Access (Interstate 90)
- 1000-Unit Residential Subdivision Nearby
- Shadow Anchored
- Served by Four (4) Accesses
- No CAMS
- No Exclusives
- Approx 600 Ft North of Signalized Intersection
- Highway Widening Completed Oct 2022
- 300-Apt Project Next-Door Completed 2022



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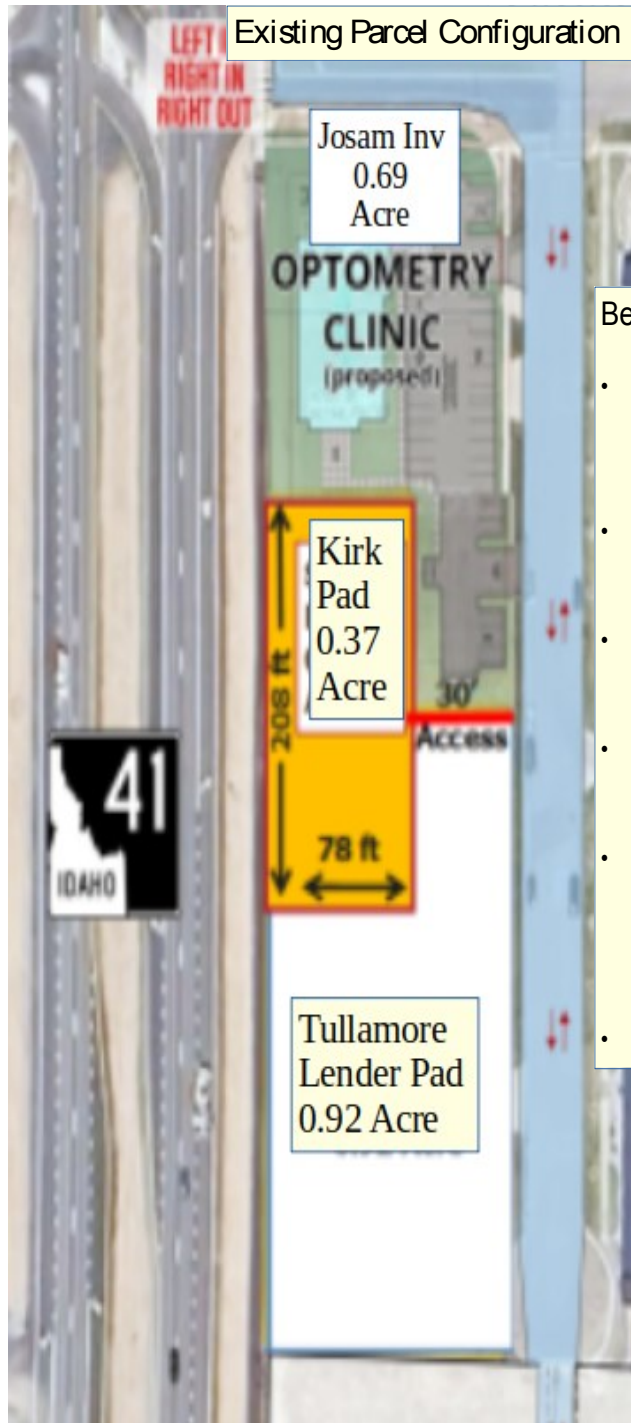
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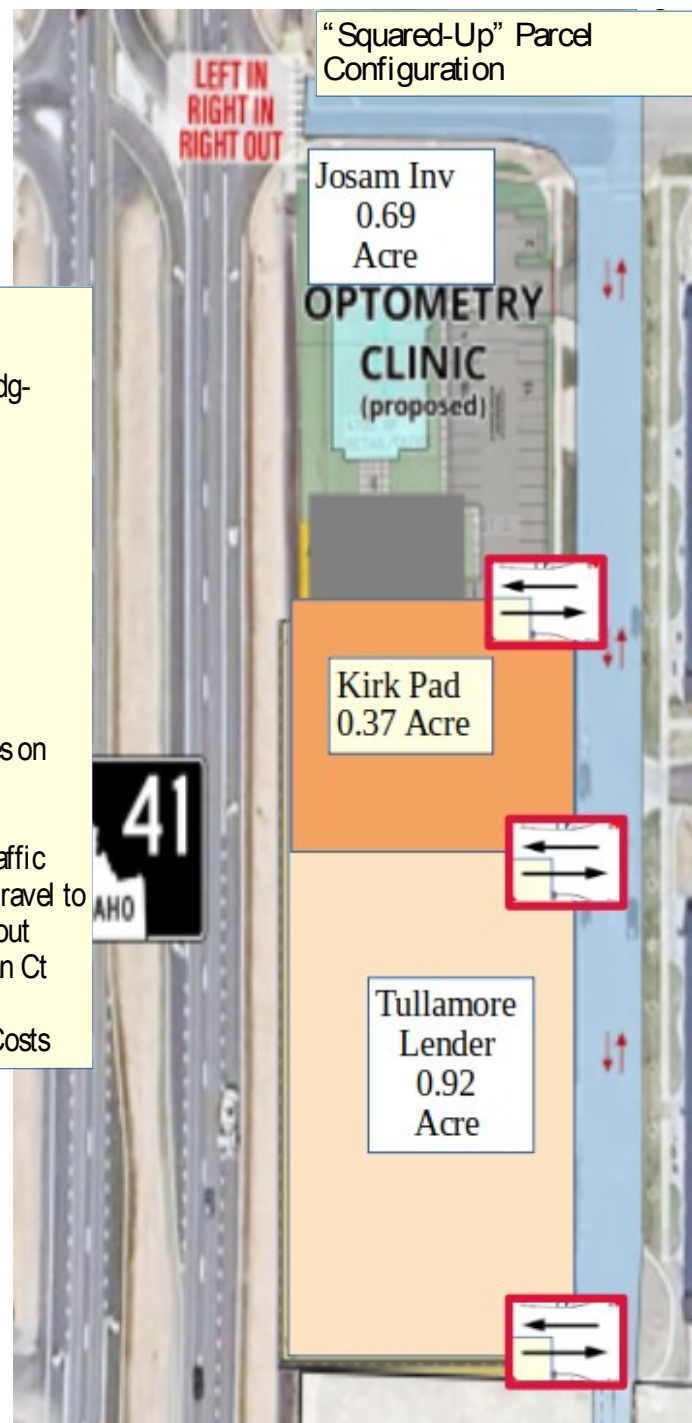


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Existing Parcel Configuration



"Squared-Up" Parcel Configuration

## Benefits to Kirk Parcel:

- Greatly-Increased Bldg-Parking Options for Retailers
- Frontage-signage on Highway 41 AND
- Frontage-signage on Ketchikan Court
- Dual Shared-Accesses on Ketchikan Ct
- Greatly-Improved Traffic Flow – Vehicles can travel to all three parcels without returning to Ketchikan Ct
- Reduced Build-Out Costs



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## Sample Leased Pad

### Low Outcome

Net Ground Lease Income  
\$80,000

Cap Rate at Sale  
6.0%

Gross Sale Price: **\$1,333,333**  
\$83.33 per sq ft

**Less:**  
Lease/Sale Fees (9%) \$119,999

Return of Equity  
To Equity Investor **\$400,000**

Preferred Return  
To Equity Investor **\$120,000**

Profit to Split **\$693,334**

**Profit To Equity Investor: \$280,000**  
(Greater of \$280K or 25%)

**Profit To Developer: \$413,334**

### Middle Outcome

Net Ground Lease Income  
\$90,000

Cap Rate at Sale  
5.0%

Gross Sale Price: **\$1,800,000**  
\$112.50 per sq ft

**Less:**  
Lease/Sale Fees (9%) \$162,000

Return of Equity  
To Equity Investor **\$400,000**

Preferred Return  
To Equity Investor **\$120,000**

Profit to Split **\$1,118,000**

**Profit To Equity Investor: \$280,000**  
(Greater of \$280K or 25%)

**Profit To Developer: \$838,000**

### Best Outcome

Net Ground Lease Income  
\$100,000

Cap Rate at Sale  
4.50%

Gross Sale Price: **\$2,222,222**  
\$138.88 per sq ft

**Less:**  
Lease/Sale Fees (9%) \$199,999

Return of Equity  
To Equity Investor **\$400,000**

Preferred Return  
To Equity Investor **\$120,000**

Profit to Split **\$1,502,223**

**Profit To Equity Investor: \$375,555**  
(Greater of \$280K or 25%)

**Profit To Developer: \$1,126,668**

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*Click on logos for more information*



#8

BEST COUNTIES  
FOR YOUNG  
PROFESSIONALS

KOOTENAI COUNTY

TOP STATES FOR  
BUSINESS

#3

BUSINESS  
FRIENDLINESS



HomeSnacks

#1

FASTEST  
GROWING  
STATE

#3

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BEST STATE FOR  
HOMEOWNERS

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BEST STATES  
FOR BUSINESS

STATE PERSONAL  
INCOME GROWTH

#1



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COMMERCE

BEST CITIES TO  
LIVE IN IDAHO

#9

POST FALLS

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POOR STATES

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POST FALLS

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## Developer's Greatest Hits



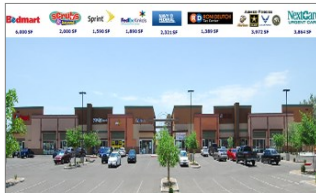
Plaza Antigua



Rome Towers  
Retail-Office Condos



Scottsdale  
Self Storage



Peoria Square  
Retail



LaSabre Apartments



Sierra Highway  
Self Storage



Midvale Park  
Retail Pads



Quebec Street  
Retail



Temecula  
Self Storage



Cedar Shadows  
Apartments



Woodmen Plaza  
Retail Pads



Shops at Rockaway  
Retail



Park Meadows  
Retail



Tucson-Valencia  
Retail Pads



Blockbuster



Woodmen Plaza  
Retail



Quail Ridge  
Apartments

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