

WELLS
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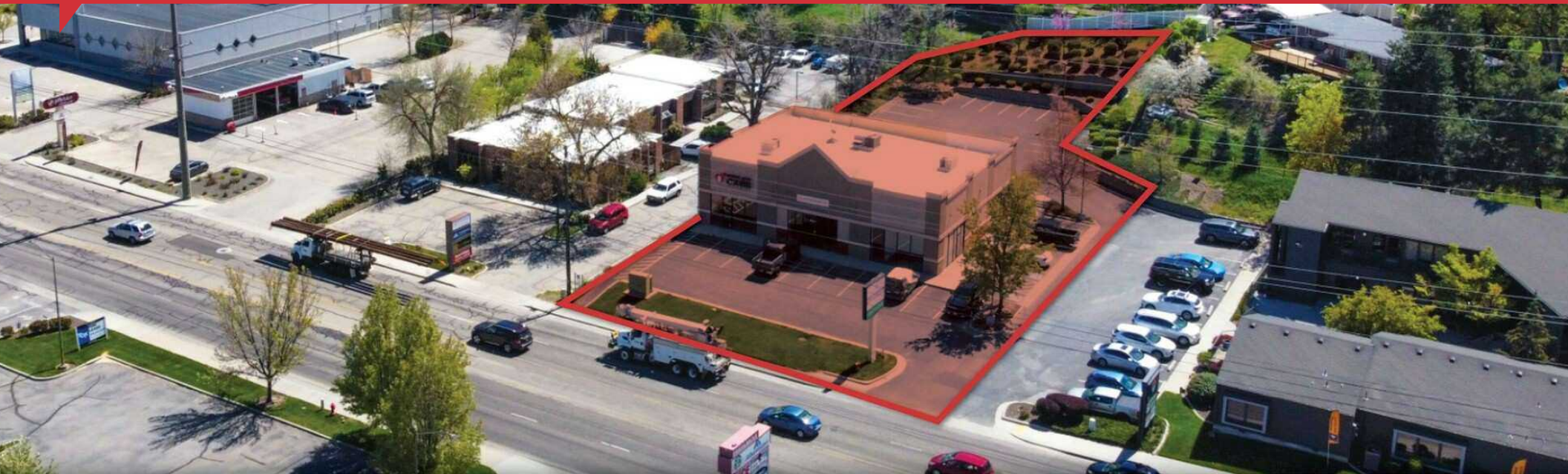
WELLS
FARGO

5161 W OVERLAND RD

BOISE, ID 83705

Absolute Net Leased Investment
A+ Credit Tenant (Fitch Ratings)

NAISelect



Wells Fargo

Wells Fargo & Company (NYSE: WFC) stands out in the U.S. financial services landscape as one of the largest and most entrenched banking institutions, with a size and strength that provide meaningful confidence for customers, investors and stakeholders alike.

From a scale perspective, Wells Fargo is among the top tier of U.S. banks - its consolidated assets are approximately \$1.7 trillion, placing it in the top three of U.S. banks by asset size.

Such breadth gives the bank significant capacity to support commercial, retail, mortgage, and investment services across a broad geographic footprint.

In its 2024 annual report, Wells Fargo recorded net income of approximately \$19.7 billion, reflecting its ability to generate earnings even in changing interest rate and economic environments. Its capital base is strong, with regulators recognizing it as a systemically important financial institution and Wells Fargo maintaining robust capital and liquidity metrics.

Further reinforcing its financial strength are its credit ratings (which reflect evaluation by rating agencies of its ability to meet obligations) and its diversified business model that spans retail banking, mortgage, wealth management, and commercial banking.

OFFERING DETAILS

PRICE	\$2,458,434
ANNUAL NET INCOME	\$141,360
CAP RATE	5.75%
INCREASES	10% (60 months)
INITIAL TERM	10 Years
REMAINING TERM	9 Years + Three 5-Year Options

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

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Boise Metro

Boise Idaho has emerged as one of the Intermountain West's most dynamic midsize business hubs, driven by consistent population growth, a pro-business regulatory climate, and a broadening economic base.

As the state capital and regional anchor, the city benefits from a diverse mix of industries — semiconductors, advanced manufacturing, professional services, healthcare, finance, logistics, and outdoor-sector companies — all of which contribute to steady job creation and a balanced economic profile.

Major employers like Micron Technology, St. Luke's Health System, Boise State University, and numerous tech and financial service firms help stabilize the market and attract a well-educated workforce.

Low operating cost, predictable taxes, and supportive state and local policies continue to draw both corporate expansions and entrepreneurial startups.

Strategically located along the I-84 corridor with a rapidly expanding airport, Boise offers strong connectivity for businesses serving both regional and national markets.

Supply-chain and distribution operations take advantage of efficient logistics infrastructure, while professional and tech employers leverage the city's talent pipeline and competitive labor costs. The metro's steady influx of skilled in-migrants supports ongoing commercial growth, fueling demand for office, industrial, medical, and neighborhood retail space.

PROPERTY DETAILS

ADDRESS	5161 W Overland Rd Boise, ID 83705
SUB-MARKET	Central Boise
BUILDING SIZE	±4,712 SF
LOT SIZE	±0.61 Acres
PARCEL ID #	R1580340080
ZONING	City of Boise-MX-3

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