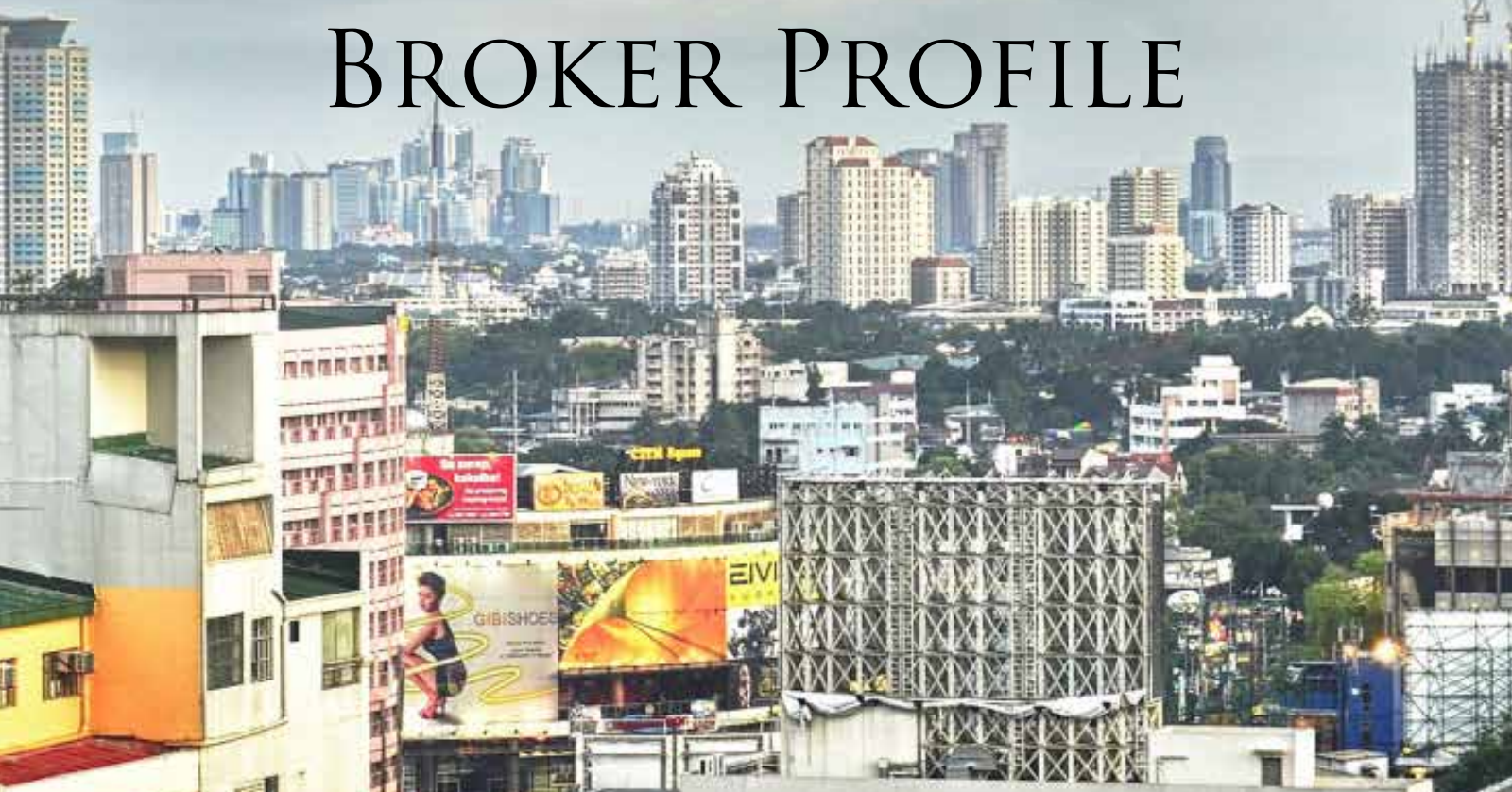




COMMERCIAL REAL ESTATE
BROKER PROFILE



Venture One Properties
(208) 542-7979
(208) 521-4564
434 Gladstone
Idaho Falls, Idaho



WE SPECIALIZE IN COMMERCIAL REAL ESTATE

Shane Murphy, Principal Broker and Owner of Venture One Properties has intimate knowledge of the Eastern Idaho real estate market since 2001 and has developed special relationships with property owners, major tenants and government agencies. This gives our clients the resources needed for locating in Eastern Idaho.



OFFICE SPACE



INDUSTRIAL



RETAIL SPACE



DEVELOPMENT



LAND



FLEX COMMERCIAL



SHANE MURPHY

SHANE@VENTUREONEPROPERTIES.COM

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BROKER PROFILE



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Shane is a focused, organized and highly motivated individual who has been involved in all aspects of commercial real estate. He specializes in retail, land development, and investment properties. Shane has developed special relationships with property owners, major tenants and government agencies that give his clients the resources needed for locating in Eastern Idaho.

Scope of Service Experience

Shane specializes in local retail, industrial, office, investment, land development and leasing transactions. He is actively involved in some of Eastern Idaho's major commercial developments. As an avid supporter and member of Grow Idaho Falls, Inc., Eastern Idaho's economic development council, (ICSC) International Council of Shopping Centers and other local and national associations. Shane is highly involved in the regional commercial real estate network. Venture One Properties has regional and national contacts to broaden the acquisition and disposition capabilities of properties while serving local investors and clients for their business needs.

Education

1980-1983 Utah State University - Marketing and Business Management

1983-1985 Idaho State University - Pursued his Business Management degree; minor in Accounting.



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Background & Experience

Prior to becoming the founder and principal broker of Venture One Properties in 2008, Shane was a partner and helped establish and locate a National Brand Commercial Real Estate company in Southeast Idaho in 2001. Before Real Estate Brokerage, Shane had 12 years experience in owning and learning all functions of retail operations for a regional retail chain doing over \$35,000,000 in sales annually to include; site locations, leasing, distribution, logistics, sales, management, new store development and merchandising. In 1993, he founded Cool Beans, Inc, a drive-through and sit down coffee beverage chain, and has used his experience to successfully expand the business to multiple markets in Idaho and is continuing to expand into future opportunities throughout the western states.

Professional Affiliations and & Designations

ICSC- International Council of Shopping Centers-Member

NAR-National Association of REALTORS

IAR- Idaho Association of REALTORS

Licensed Broker in the State of Idaho in 2008 and is pursuing his Certified Commercial Investment Membership

(CCIM) designation and is a member of the International Council of shopping centers (ICSC).

Significant Transactions

360 Grandloop- \$2,000,000 Office Building

Costco Land Deal-Idaho Falls \$2,200,000

Leased 18,454 SF Industrial Office Space

7.75 acre Prime Commercial Land Parcel on Hitt Road (25th)- \$1,200,000

Black Bear 5500 sq ft Restaurant Space -Value was 800,000 dollar Lease transaction

Tai Pan 1,500,000 million dollar lease transaction.

775 & 776 Lindsay Technology Park Campus Aquisition - \$3,500,000.

Eagle Rock Town Center, - \$2,400,000

Coeur d'Alene, Idaho - The Legends' 48 unit apartment disposition - \$3,200,000 West Jordan,

UT Retail Lease acquisition for C-A-L Ranch Stores - \$4,200,000 Golds Gym Lease

Transaction, Idaho Falls - \$4,200,000

Red Robin Ground Lease Transaction- \$2,00,000

Channing Way Retail Development - \$4,500,000



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Transaction Highlights

- 360 Grandloop- \$2,000,000
Office Building



- Costco Land Sale-Idaho Falls.
\$2,000,000.



- 7.75 acre Prime Commercial
Land Parcel on Hitt Road &
John Adams (25th) \$1,200,000

- 775 & 765 Lindsay Blvd
\$3,500,000 SF Industrial Office
Space



- 1900 Channing Way
Lease transaction \$33,768

- 1690 International Way
Lease transaction \$360,000



- 381 Shoup Ave.
\$650,000

- 1930 N Woodruff
\$680,000



- Black Bear 5500 sq ft Restaurant
\$800,000 lease

- Tai Pan \$1,500,000 Lease
transaction

Transaction Highlights

- Red Robin \$2,000,000, lease.
- Golds Gym lease transaction \$3,000,000
- C-A-L Ranch West Jordan/E l ko(\$4mi l/\$3.8mi l) respectively
- C-A-L Ranch Distribution Ogden \$3,000,000
- Channing Square Developed & Leased \$4,500,000 - UPS, Social Security, Batteries+, Subway , Dixie's Diner
- Taylor Crossing leasing transaction value \$500,000
- Snake River Landing -land assemblage \$1,000,000
- Ashley Furniture \$1,000,000
- Tacoma Screw \$500,000



Transaction Highlights

- Valley Living Center, 25,000 sq. ft. \$550,000
- 765 & 775 Lindsay \$3,200,000 value. 68,000 SF office/warehouse Leased, 9AC development Land Sale
- Guns & Gear Sports Shooting Gun Range 15,000 sq. ft, 1.5 acre \$3,500,000
- Trellis Square Development, Snap Fitness, Wood Creations, \$500,000 Lease Transaction.
- Leased 21,000 sqft Bechtel AMWTP Energy Drive Building-\$500,000
- Snake River Landing- 17,000 sq. Ft. Lease Deal- McAfee Security-\$2,600,000
- Health & Welfare-State of Idaho-11,500 Sft. Office Lease. \$950,000 Value



COMMERCIAL REAL ESTATE SERVICES

CoStar and Loopnet Designations

- Listing Displayed in over 140 Markets in the U.S.
- Featured properties drive more attention to your property by boosting it in search results.
- These designations result in faster sales and higher value for your property.
- The industry's largest database of proactively verified, constantly updated property information means more insight and opportunity.



Local Websites

- Ventureoneproperties.com
- User-friendly interface engages buyers and generates traffic.
- Search Engine Optimization ranks our site as a reliable home search marketplace for the Snake River Valley.
- Easy contact information connects buyers with the most knowledgeable Real Estate Agent for your property – Your Listing Agent at Venture One Properties
- Snake River Multiple Listing Service (MLS)
- Primary source of Real Estate information in Southeast Idaho.
- Database connecting over 500 local Realtors.



Marketing Flyers

- Available in both print and electronic format.
- Include professional photos and a quick response code (QR Code) to easily connect the buyer to additional information.
- Electronic versions include links to videos, social media sites, property blogs, and the Venture One Properties Web Site to help capture leads and provide the buyer with quality information.



Photo and Video Marketing

- Professional quality photos of interior and exterior of property.
- Video tour of the property with voice over commentary.
- Quality photos and videos increase search results, click rate, and buyer traffic.
- Property Reach displayed on High Ranking Social Media Sites with photos, videos, and attractive description of your property.



Email Campaigns

- Direct email blasts to a database of over 2000's of National Brokers and Agents.
- Reverse Prospecting system that allows us to focus advertising only on agents who have clients looking for a home that is similar to your listing.
- Drip campaigns to a network of personal associates that promotes properties and generates referrals.



Professional Signage

- Attractive, Professional Venture One Properties sign placed in front of the property.
- Directional arrows and additional signage placed where permitted.
- Easy to read information for enhanced exposure.



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