

For Sale - Investment Report

Listings added in the last 30 days have been highlighted.

1 1405 Northgate Mile



1405 Northgate Mile - Idaho Falls, ID
 Submarket: North - IF
 Office - Investment *INDER CONTRACT.*
 Subtype: Low Rise
 Zoning:

Sale Price: \$1,295,000.00 \$58.69 psf
Cap Rate: 13.3% **Occupied:** 100%
Size: 22,064 SF **Lot:** 1.236 acres
Quality Rating: Class C
Year Built:
Comments: *Lease expires 10/31/17.*

Brent Wilson
 Thornton Oliver Keller
 (208) 227-8148
 Brian Wilson
 (208) 227-8148
 Tammie Whyte
 (208) 227-8148

2 2152 1st St



2152 E. 1st Street - Idaho Falls, ID
 Submarket: North - IF
 Multifamily - Investment *INDER CONTRACT.*
 Zoning: R-2A

Sale Price: \$290,000.00 \$72,500.00 per unit
Cap Rate: 7.1% **Occupied:** 0%
Size: 4 units **Lot:** 0.31 acres
Quality Rating: Class C
Year Built:
Comments: *All 4 units currently rented.*

Tammie Whyte
 Thornton Oliver Keller
 (208) 227-8148

3 2240 Samantha Court



2240 Samantha Court - Nampa, ID
 Submarket: Caldwell Blvd
 Industrial - Investment
 Subtype: Whse/Dist.
 Zoning: I-L
 Ceiling Height: 20' - 22'
 Dock Doors: 3 Rail
 Grade Doors: 2 Yard

Sale Price: \$5,200,000.00 \$97.47 psf
Cap Rate: 7.11% **Occupied:** 21%
Size: 53,349 SF **Lot:** 0.66 acres
Quality Rating: Class B
Year Built: 2005
Comments:

Devin Pierce
 Thornton Oliver Keller
 (208) 947-0850
 Dan Minnaert
 (208) 947-0845

4 326 Franklin Road



326 E. Franklin Road - Meridian, ID
 Submarket: Meridian
 Office/Ret - Investment
 Subtype: Low Rise
 Zoning: C-G

Sale Price: \$864,102.00 \$377.67 psf
Cap Rate: **Occupied:** 100%
Size: 2,288 SF **Lot:** 2.05 acres
Quality Rating: Class C
Year Built: 1972
Comments: *Bldg + excess land. Bldg is \$300k/7.56% CAP.*

Lenny Nelson
 Thornton Oliver Keller
 (208) 947-0806
 John Stevens
 (208) 947-0814

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5 4250 Fairview Avenue



4250 E. Fairview Avenue - Meridian, ID
 Submarket: Meridian
 Office/Ret - Investment
 Subtype: Single Tenant
 Zoning: C-G

Sale Price: \$2,500,000.00 \$544.54 psf
Cap Rate: 7.53% **Occupied:** 0%
Size: 4,591 SF **Lot:** 0.95 acres
Quality Rating: Class A
Year Built: 2006
Comments: Leased through 2/16/21.

Mark Schlag
 Thornton Oliver Keller
 (208) 947-0817
 Peter Oliver
 (208) 947-0816

6 4708 Fairview



4708 W. Fairview Avenue - Boise, ID
 Submarket: West
 Office - User/Investment
 Subtype: Low Rise
 Zoning: C-2D

Sale Price: \$460,000.00 \$82.44 psf
Cap Rate: **Occupied:** 0%
Size: 5,580 SF **Lot:** 0.34 acres
Quality Rating: Class C
Year Built: 1940 **Year Renovated:** 1974
Comments:

Dan Minnaert
 Thornton Oliver Keller
 (208) 947-0845
 Karena Gilbert
 (208) 947-0853

7 5600 Fairview



5600 W. Fairview Avenue - Boise, ID
 Submarket: West
 Retail - Investment
 Subtype: Strip Center
 Zoning: C-2D

Sale Price: \$385,000.00 \$71.53 psf
Cap Rate: 7.28% **Occupied:** 100%
Size: 5,382 SF **Lot:** 0.304 acres
Quality Rating: Class C
Year Built: 1960 **Year Renovated:** 1971
Comments:

John Stevens
 Thornton Oliver Keller
 (208) 947-0814
 Holly Chetwood
 (208) 947-0827

8 590 Washington Street



590 W. Washington Street - Boise, ID
 Submarket: Downtown
 Office - Investment
 Subtype: Low Rise
 Zoning: L-OD

Sale Price: Contact Agent
Cap Rate: **Occupied:** 100%
Size: 5,326 SF **Lot:** 0.46 acres
Quality Rating: Class C
Year Built: 1969 **Year Renovated:** 2009
Comments:

Mike Greene
 Thornton Oliver Keller
 (208) 947-0835
 Peter Oliver
 (208) 947-0816

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9 595 University Blvd - Battelle Energy



595 University Blvd. - Idaho Falls, ID
 Submarket: North - IF
 Office - Investment
 Subtype: Low Rise
 Zoning: M-1

Sale Price: Contact Agent
Cap Rate:
Size: 32,138 SF
Quality Rating: Class A
Year Built: 2008
Comments:

Occupied: 100%
Lot: 3.13 acres
Year Renovated: 2010

Mike Greene
 Thornton Oliver Keller
 (208) 947-0835
 Peter Oliver
 (208) 947-0816
 Brent Wilson
 (208) 227-8148

10 600 Armstrong



600 N. Armstrong Place - Boise, ID
 Submarket: West
 Office - User/Investment
 Subtype: Low Rise
 Zoning: M-1D

Sale Price: \$2,050,000.00
Cap Rate:
Size: 17,750 SF
Quality Rating: Class B
Year Built: 1994
Comments:

Occupied: 57%
Lot: 1.31 acres
Price per sq ft: \$115.49 psf

Karena Gilbert
 Thornton Oliver Keller
 (208) 947-0833
 Michael Ballantyne
 (208) 947-0831

11 6887 Fairview Avenue



6887 W. Fairview Avenue - Boise, ID
 Submarket: West
 Office/Ret - User/Investment
 Subtype: Strip Center
 Zoning: C-2D

Sale Price: \$890,000.00
Cap Rate:
Size: 4,935 SF
Quality Rating: Class A
Year Built: 2016
Comments:

Occupied: 33%
Lot: 0.376 acres
Price per sq ft: \$180.34 psf

John Stevens
 Thornton Oliver Keller
 (208) 947-0814
 Bob Mitchell
 (208) 947-0836

12 961-965 Lincoln Rd



961-965 E. Lincoln Road - Idaho Falls, ID
 Submarket: North - IF
 Industrial - Investment
 Subtype: Whse/Dist.
 Zoning: HC-1
 Ceiling Height:
 Dock Doors: Rail
 Grade Doors: Yard

Sale Price: Contact Agent
Cap Rate:
Size: 13,814 SF
Quality Rating: Class C
Year Built: 1980
Comments:

Occupied: 100%
Lot: 4.02 acres

Mike Greene
 Thornton Oliver Keller
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 Peter Oliver
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 Brent Wilson
 (208) 227-8148

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13 Americana West



703 S. Americana Blvd. - Boise, ID
 Submarket: Downtown
 Office - Investment *INDER CONTRACT.*
 Subtype: Low Rise
 Zoning:

Sale Price: \$8,600,000.00 \$268.71 psf
Cap Rate: 6.92% **Occupied:** 100%
Size: 32,005 SF **Lot:** 3.09 acres
Quality Rating: Class A
Year Built: 2001 **Year Renovated:** 2007
Comments:

Mike Greene
 Thornton Oliver Keller
 (208) 947-0835
 Mike Keller
 (208) 947-0844
 Peter Oliver
 (208) 947-0816

14 Ashment Shopping Center



2385 E. 17th Street - Idaho Falls, ID
 Submarket: South - IF
 Retail - Investment
 Subtype: Neighborhood Center
 Zoning: R-2

Sale Price: \$9,469,121.00 \$110.69 psf
Cap Rate: 7% **Occupied:** 83%
Size: 85,544 SF **Lot:** 7.8291 acres
Quality Rating: Class B
Year Built: 1995
Comments: *NOI \$634,379*

Brent Wilson
 Thornton Oliver Keller
 (208) 227-8148
 Brian Wilson
 (208) 227-8148
 Tammie Whyte
 (208) 227-8148

15 Bridger 1



12438 W. Bridger Street - Boise, ID
 Submarket: West
 Office - User/Investment
 Subtype: Low Rise
 Zoning: T-1D

Sale Price: \$3,339,600.00 \$181.90 psf
Cap Rate: **Occupied:** 76%
Size: 18,360 SF **Lot:** 2.07 acres
Quality Rating: Class B
Year Built: 1994
Comments:

Patrick Shalz
 Thornton Oliver Keller
 (208) 947-0834
 Mike Keller
 (208) 947-0844

16 Columbia Business Park A



2033-2069 Summersweet Drive - Boise, ID
 Submarket: Southeast
 Office - User/Investment
 Subtype: Low Rise
 Zoning: M-1D

Sale Price: \$2,115,000.00 \$129.95 psf
Cap Rate: **Occupied:** 59%
Size: 16,275 SF **Lot:**
Quality Rating: Class B
Year Built: 1998
Comments:

Nick Schuitemaker
 Thornton Oliver Keller
 (208) 947-0802
 Mike Greene
 (208) 947-0835
 Peter Oliver
 (208) 947-0816

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17 Einsteins Oilery



4719 Cleveland Blvd. - Caldwell, ID
 Submarket: Caldwell
 Retail - Investment *INDER CONTRACT.*
 Subtype: Single Tenant
 Zoning:

Sale Price: \$1,360,000.00 \$427.94 psf
Cap Rate: 6.25% **Occupied:** 100%
Size: 3,178 SF **Lot:** 0.49 acres
Quality Rating: Class A
Year Built: 2017
Comments:

John Stevens
 Thornton Oliver Keller
 (208) 947-0814

18 Family Dollar



1408 N. Overland Avenue - Burley, ID
 Submarket: Burley - TF
 Retail - Investment
 Subtype: Strip Center
 Zoning:

Sale Price: \$950,000.00 \$84.07 psf
Cap Rate: 7.7% **Occupied:** 76%
Size: 11,300 SF **Lot:** 0.26 acres
Quality Rating: Class B
Year Built:
Comments: *Tenants include Family Dollar and Crown Ball.*

Brent Wilson
 Thornton Oliver Keller
 (208) 227-8148
 Brian Wilson
 (208) 227-8148
 Tammie Whyte
 (208) 227-8148

19 Fulton Annex



518-520 S. 9th Street - Boise, ID
 Submarket: Downtown
 Office - User/Investment
 Subtype: Mid Rise
 Zoning: C-5DD

Sale Price: \$1,450,000.00 \$140.15 psf
Cap Rate: **Occupied:** 41%
Size: 10,346 SF **Lot:** 0.08 acres
Quality Rating: Class B
Year Built: 1935 **Year Renovated:** 2002
Comments: *Seller financing available with \$0 down payment.*

Mike Greene
 Thornton Oliver Keller
 (208) 947-0835
 Peter Oliver
 (208) 947-0816
 Nick Schuitemaker
 (208) 947-0802

20 IADA Building



4980 W. State Street - Boise, ID
 Submarket: North
 Office - User/Investment
 Subtype: Low Rise
 Zoning: R-2

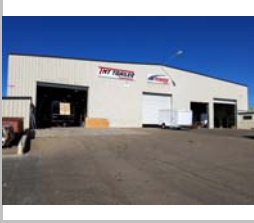
Sale Price: \$269,000.00 \$139.38 psf
Cap Rate: **Occupied:** 60%
Size: 1,930 SF **Lot:** 0.255 acres
Quality Rating: Class B
Year Built: 1998
Comments: *Potential for rental income.*

Patrick Shalz
 Thornton Oliver Keller
 (208) 947-0834

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21 Mirage Trailers



2212-2131 Industrial Road - Nampa, ID
 Submarket: Caldwell Blvd
 Industrial - Investment
 Subtype: Whse/Dist.
 Zoning:
 Ceiling Height: 25' - 29'
 Dock Doors: Rail X
 Grade Doors: Yes Yard X

Sale Price: \$5,200,000.00 \$53.52 psf
Cap Rate: 7.23% **Occupied:** 100%
Size: 97,152 SF **Lot:** 11.48 acres
Quality Rating: Class B
Year Built:
Comments: Also includes 12,200 SF of covered storage

John Stevens
 Thornton Oliver Keller
 (208) 947-0814
 Michael Ballantyne
 (208) 947-0831

22 Money Tree



8485 W. Overland Road - Boise, ID
 Submarket: Southwest
 Retail - Investment
 Subtype: Single Tenant
 Zoning: C-1D

Sale Price: \$1,750,000.00 \$500.00 psf
Cap Rate: 5.52% **Occupied:** 100%
Size: 3,500 SF **Lot:** 0.53 acres
Quality Rating: Class B
Year Built: 2005
Comments: Lease expires 3/31/2018

John Stevens
 Thornton Oliver Keller
 (208) 947-0814

23 Parkwood Professional Center



765 S. Woodruff Avenue - Idaho Falls, ID
 Submarket: North - IF
 Office/Ret - User/Investment
 Subtype: Low Rise
 Zoning: R-2

Sale Price: \$1,275,000.00 \$65.06 psf
Cap Rate: **Occupied:** 74%
Size: 19,596 SF **Lot:** 1.5424 acres
Quality Rating: Class B
Year Built: 1989
Comments:

Brent Wilson
 Thornton Oliver Keller
 (208) 227-8148
 Brian Wilson
 (208) 227-8148
 Tammie Whyte
 (208) 227-8148

24 Premier TitleOne Building



5660-5688 E. Franklin Road - Nampa, ID
 Submarket: Idaho Center
 Office - Investment
 Subtype: Mid Rise
 Zoning:

Sale Price: \$5,000,000.00 \$117.87 psf
Cap Rate: 7.1% **Occupied:** 72%
Size: 42,419 SF **Lot:** 2.17 acres
Quality Rating: Class A
Year Built: 2005
Comments: Proforma cap rate

Peter Oliver
 Thornton Oliver Keller
 (208) 947-0816
 Mike Greene
 (208) 947-0835
 Nick Schuitemaker
 (208) 947-0802

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25 Sherwin Williams



506 E. 2nd Avenue - Twin Falls, ID
 Submarket: Twin Falls - TF
 Retail - Investment
 Subtype: Single Tenant
 Zoning: CB

Sale Price: \$275,000.00 \$65.27 psf
Cap Rate: 7.51% **Occupied:** 100%
Size: 4,213 SF **Lot:** 0.29 acres
Quality Rating: Class C
Year Built: 1963
Comments:

Michael Ballantyne
 Thornton Oliver Keller
 (208) 947-0831

26 Shops at State & Bloom



5600-5630 W. State Street - Boise, ID
 Submarket: North
 Retail - Investment
 Subtype: Strip Center
 Zoning: C-2D

Sale Price: \$2,070,000.00 \$127.54 psf
Cap Rate: 6.75% **Occupied:** 82%
Size: 16,230 SF **Lot:**
Quality Rating: Class B
Year Built: 2001
Comments:

Brianna Miller
 Thornton Oliver Keller
 (208) 947-5519
 John Stevens
 (208) 947-0814

27 State Street Plaza



4101-4121 W. State Street - Boise, ID
 Submarket: North
 Retail - User/Investment
 Subtype: Strip Center
 Zoning: C-2D

Sale Price: \$710,000.00 \$106.35 psf
Cap Rate: **Occupied:** 44%
Size: 6,676 SF **Lot:** 0.68 acres
Quality Rating: Class C
Year Built: 1985
Comments:

Brianna Miller
 Thornton Oliver Keller
 (208) 947-5519
 Zack Stoddard
 (208) 947-5509
 John Stevens
 (208) 947-0814

28 Ustick Marketplace - Cell Tower



3590 N. Eagle Road - Meridian, ID
 Submarket: Meridian
 Retail - Investment
 Subtype: Single Tenant
 Zoning: C-G

Sale Price: \$764,000.00 \$305.60 psf
Cap Rate: 1.96% **Occupied:** 100%
Size: 2,500 SF **Lot:** 0.057 acres
Quality Rating:
Year Built:
Comments: 2.60 ac @ \$4.10/sf & net leased cell tower for \$300k @ 5%cap

Peter Oliver
 Thornton Oliver Keller
 (208) 947-0816
 Mark Schlag
 (208) 947-0817