

**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

**8 595 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:**      **Occupied:** 100%  
**Size:** 32,138 SF      **Lot:** 3.13 acres  
**Quality Rating:** Class A  
**Year Built:** 2008      **Year Renovated:** 2010  
**Comments:**

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

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**9 600 Armstrong**




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

<b>Sale Price:</b>	\$2,050,000.00	\$115.49 psf
<b>Cap Rate:</b>		<b>Occupied:</b> 57%
<b>Size:</b>	17,750 SF	<b>Lot:</b> 1.31 acres
<b>Quality Rating:</b>	Class B	
<b>Year Built:</b>	1994	
<b>Comments:</b>		

Karena Gilbert  
 Thornton Oliver Keller  
 (208) 947-0853  
 Michael Ballantyne  
 (208) 947-0831

**10 6887 Fairview Avenue**




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

<b>Sale Price:</b>	\$890,000.00	\$180.34 psf
<b>Cap Rate:</b>		<b>Occupied:</b> 33%
<b>Size:</b>	4,935 SF	<b>Lot:</b> 0.376 acres
<b>Quality Rating:</b>	Class A	
<b>Year Built:</b>	2016	
<b>Comments:</b>		

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

**11 961-965 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

<b>Sale Price:</b>	Contact Agent	
<b>Cap Rate:</b>		<b>Occupied:</b> 100%
<b>Size:</b>	13,814 SF	<b>Lot:</b> 4.02 acres
<b>Quality Rating:</b>	Class C	
<b>Year Built:</b>	1980	
<b>Comments:</b>		

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

**12 Americana West**



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

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

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

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**13 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

**14 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

**15 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

**16 Einsteins Oillery**



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

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**17 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

**18 Fulton Annex**

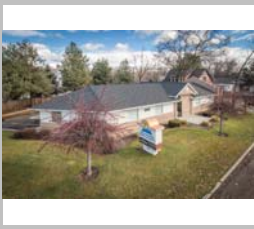


518-520 S. 9th Street - Boise, ID  
 Submarket: Downtown  
 Office - User/Investment  
 Subtype: Mid Rise  
 Zoning: C-5DD

**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

**19 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

**20 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

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### 21 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

### 22 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

### 23 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

### 24 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

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**25 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

**26 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

**27 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