



## For Sale - Investment Report

Listings added in the last 30 days have been highlighted.

### 5 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

### 6 326 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

### 7 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

### 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

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

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

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

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

**Sale Price:** Contact Agent  
**Cap Rate:** \_\_\_\_\_      **Occupied:** 100%  
**Size:** 13,814 SF      **Lot:** 4.02 acres  
**Quality Rating:** Class C  
**Year Built:** 1980  
**Comments:**

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

**12 Adelman Building**



622 W. Idaho Street - Boise, ID  
 Submarket: Downtown  
 Retail - Investment *INDER CONTRACT.*  
 Subtype: Strip Center  
 Zoning: C-5

**Sale Price:** \$2,395,000.00      \$136.49 psf  
**Cap Rate:** 6.69%      **Occupied:** 100%  
**Size:** 17,547 SF      **Lot:** 0.14 acres  
**Quality Rating:** Class B  
**Year Built:** 1902      **Year Renovated:** 2005  
**Comments:**

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

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**13 Americana West**



703 S. Americana Blvd. - Boise, ID  
 Submarket: Downtown  
 Office - Investment  
 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 Berkshire Retail Center**



172 E. Maine Avenue - Nampa, ID  
 Submarket: South Nampa  
 Retail - Investment  
 Subtype: Strip Center  
 Zoning:

**Sale Price:** \$395,000.00      \$75.20 psf  
**Cap Rate:** 7.87%      **Occupied:** 100%  
**Size:** 5,253 SF      **Lot:** 0.68 acres  
**Quality Rating:** Class B  
**Year Built:** 2004  
**Comments:** 100% occupied investment

Brianna Miller  
 Thornton Oliver Keller  
 (208) 947-5519  
 Bob Mitchell  
 (208) 947-0836

**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:** 40%  
**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  
 Subtype: Single Tenant  
 Zoning:

**Sale Price:** \$1,360,000.00      \$427.94 psf  
**Cap Rate:** 6.25%      **Occupied:** 0%  
**Size:** 3,178 SF      **Lot:** 0.49 acres  
**Quality Rating:** Class A  
**Year Built:** 2017  
**Comments:** AVAIL 5/1/2017 -- Price & rent to be established upon construction completion

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:** 100%  
**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 Midtown Office Center



5400-5460 Franklin Road - Boise, ID  
 Submarket: Central  
 Office - Investment  
 Subtype: Low Rise  
 Zoning: R-3D

**Sale Price:** \$1,575,000.00      \$38.45 psf  
**Cap Rate:** 12.24%      **Occupied:** 61%  
**Size:** 40,963 SF      **Lot:** 0.44 acres  
**Quality Rating:** Class C  
**Year Built:** 1979  
**Comments:**

Patrick Shalz  
 Thornton Oliver Keller  
 (208) 947-0834  
 Grove Hummert  
 (208) 947-0804

### 22 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

### 23 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

### 24 Parkwood Professional Center



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

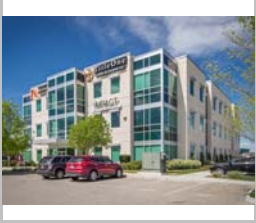
**Sale Price:** \$1,275,000.00      \$65.06 psf  
**Cap Rate:**      **Occupied:** 52%  
**Size:** 19,596 SF      **Lot:** 1.5424 acres  
**Quality Rating:** Class B  
**Year Built:** 1989  
**Comments:**

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

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**25 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:** 7.4%      **Occupied:** 68%  
**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

**26 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