

INVESTMENT ADVISORS

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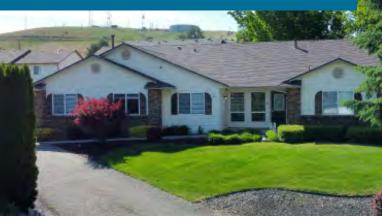
BERKADIA BOISE

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861 BEVERLY HILLS DR PAYETTE, ID 83361



995 N. OREGON ST ONTARIO, OR 97914



2110 SW 2ND AVE ONTARIO, OR 97914



1310 SW 12TH AVE ONTARIO, OR 97914



PORTFOLIO STATS

EACH PROPERTY CAN BE ACQUIRED INDIVIDUALLY OR AS A PORTFOLIO

ADDRESS	1310 SW 12TH AVE ONTARIO, OR 97914	861 BEVERLY HILLS DR PAYETTE, ID 83361	995 N. OREGON ST ONTARIO, OR 97914	2110 SW 2ND AVE ONTARIO, OR 97914	PORTFOLIO
BUILT	1998	1997	1985	1998	1995
SUBMARKET	Boise	Boise	Boise	Boise	Boise
UNITS	9	8	8	8	33
BEDS	14	9	14	10	47
SQUARE FEET	4,183	3,320	3,505	5,050	16,058
ANNUAL NNN RENT	\$64,924	\$39,647	\$48,690	\$71,507	\$224,767
NNN RATE/ SFT	\$15.52	\$11.94	\$13.89	\$14.16	\$14.00
ANNUAL ESCALATOR	3.00%	3.00%	3.00%	3.00%	3.00%
\$ CAP RATE	7.50%	7.25%	7.50%	7.50%	7.44%
PRICE	\$865,653	\$546,858	\$649,193	\$953,424	\$3,015,128

OFFERING SUMMARY

SINGLE TENANT NET LEASED PROPERTY
1310 SW 12TH AVE ONTARIO, OR 97914

PRICE: \$865,653 **CAP RATE:** 7.50%

Net Operating Income (NOI)	\$64,924
Rent Increase	3% Annually
Lease Term	Through Dec 31, 2034
Renewal Options	2 - 5 Yr Auto Renewals
Landlord Responsiblities	None
Option or Tenant Rights?	None
Personal Guarantees on Lease	Tenant Principals

Year Built	1998
Gross Leasable Area	4,183
Lease Type	NNN
Roof & Structure	1998
Age of Electrical	1998
Age of Plumbing	1998
Age of HVAC	7/1/2021

The principals of the current tenant have been involved in the senior living business for 20 years. They were previously involved with Ashley Manor and purchased the operating business for these four respective locations.

TERM	COMMENCEMENT	ANNUAL RENT	INCREASE	CAP RATE
Year 2	1/1/26	\$64,924	· 一个一个一个	7.50%
Year 3	1/1/27	\$66,872	3%	7.73%
Year 4	1/1/28	\$68,878	3%	7.96%
Year 5	1/1/29	\$70,944	3%	8.20%
Year 6	1/1/30	\$73,073	3%	8.44%
Year 7	1/1/31	\$75,265	3%	8.69%
Year 8	1/1/32	\$77,523	3%	8.96%
Year 9	1/1/33	\$79,848	3%	9.22%
Year 10	1/1/34	\$82,244	3%	9.50%

BOISE MSA DEMOGRAPHICS

Framed by mountains to the northeast and irrigated agricultural plains to the west, the city of Boise serves as the seat of Ada County, capital of Idaho, and the anchor to the Boise City, Idaho, Metropolitan Statistical Area (MSA). Also known as Treasure Valley, the Boise region is among the fastestgrowing areas in the country. Its broadbased economy features a unique blend of agriculture, manufacturing, and thriving technology sectors. Greater Boise's mainstay is the presence of local, state, and federal government, which supports more than 54,000 jobs in the region.

Treasure Valley has been a magnet for businesses and residents looking to escape the high cost of conducting business and living associated with cities in California and Washington, causing an economic boom in recent years. In turn, residential areas have begun to stretch into the west, further diversifying the metro's inventory into a mix of urban employment nodes and suburban sprawls. Additionally, Boise State University adds some youthful flair to the area and talented graduates to the local workforce.

209K

Projected net migration from 2025 to 2035, 37% more than prior 10 years

The population in Greater Boise is forecast to grow by 17.4% over the next five years, significantly outpacing the projected national growth rate of 3.1%

The number of households in Greater Boise is expected to increase by 17.0% from 2024 to 2029, compared to the projected national growth rate of 2.9%

66%

Workers in white collar positions metrowide

\$101.2K

The median household income in Greater Boise is projected to reach \$101,170 by 2029, up 21.4% from 2024

22% of residents are in the key renter age group of 18 to 35

Median Age of Residents

196.1K

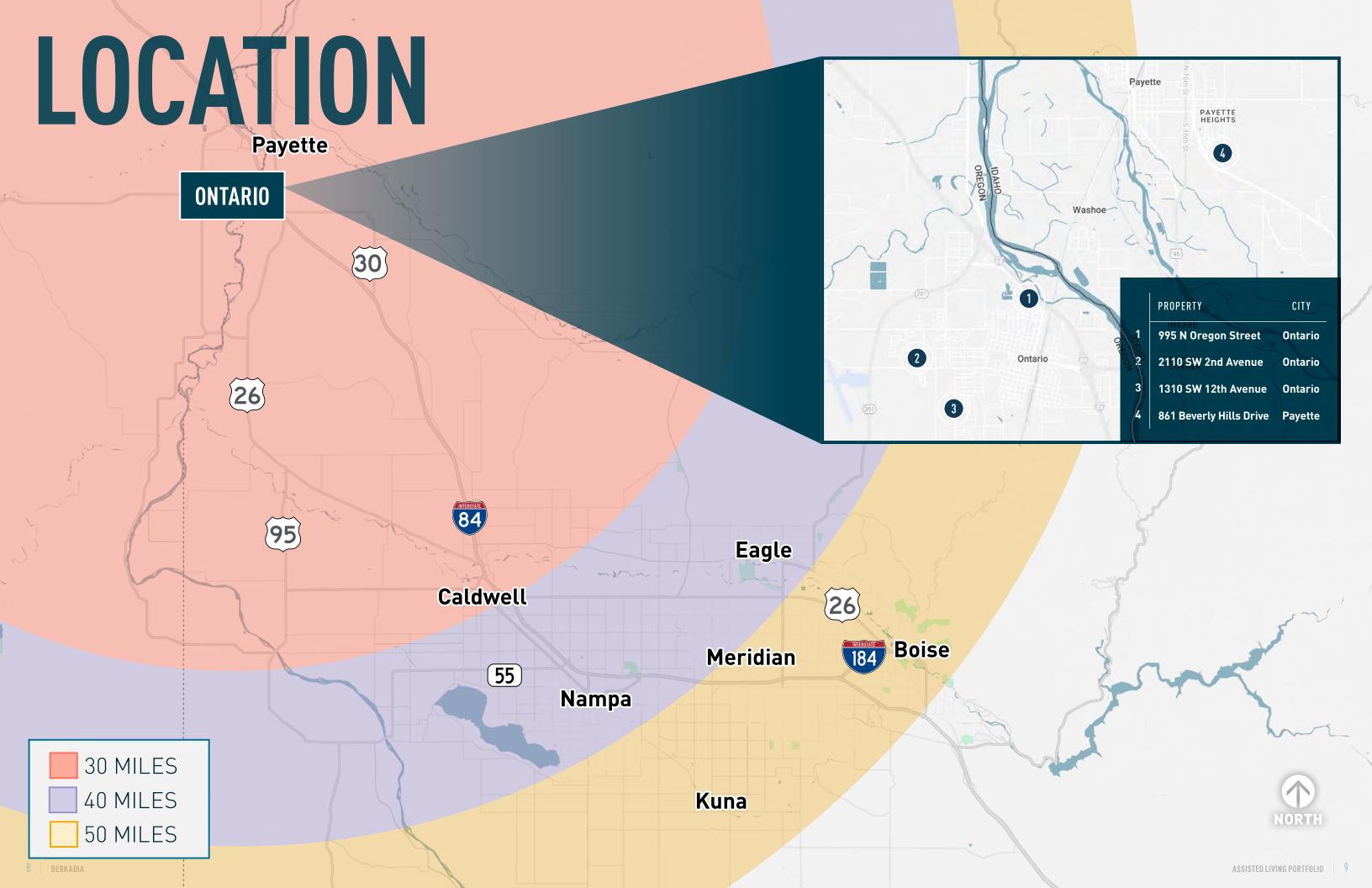
35% of residents age 25 and older hold a bachelor's degree or higher

2020	764,718
2024*	838,730
2029*	985,009
Change Rate (2024 - 2029)	17.40%
TOTAL HOUSEHOLDS	
2020	280,112
2024*	305,971
2029*	358,019
Change Rate (2023 - 2028)	17.00%
MEDIAN INCOME	
2020	\$58,915
2024*	\$83,332
2029*	\$101,170
Change Rate (2023 - 2028)	21.40%
RENT SHARE OF WALLET	
National - Q4 2024	27.90%
Boise City Metro - Q4 2024	22.40%
National - Q4 2029*	28.80%
Boise City Metro - Q4 2029*	22.30%
Annual Rent / Median Household Income	
MEDIAN AGE	
2020	36.6
2024	38.1
2029*	39.5
MEDIAN HOME PRICE	
January - 2024	\$460,000
January - 2025	\$490,000
Change Rate Y-o-Y	6.50%
EMPLOYMENT	
December - 2023	395,800
December - 2024	413,700

RENT VS. OWN

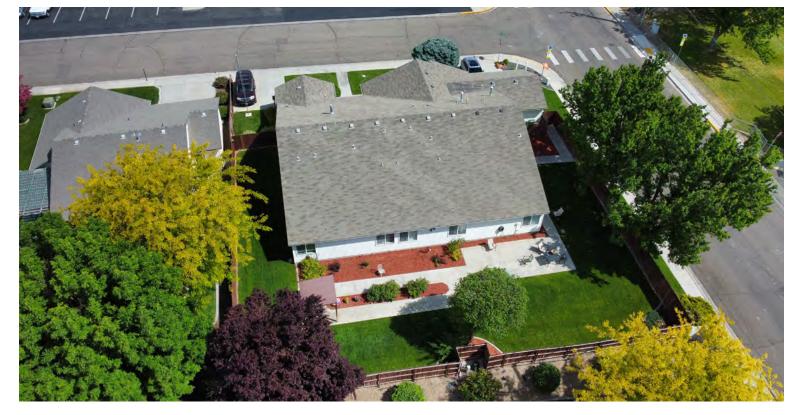
Difference	\$1.38
Effective Rent	\$1,55
Average Mortgage Payment**	\$2,94

^{**30-}vr fixed: 20% down: 6.63% interest rate: 0.56% Idaho property taxes: \$2,449 annual homeowner's insurance



PROPERTY PHOTOS

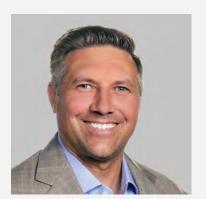








BERKADIA BOISE INVESTMENT SALES | OUR EXPERTS



CLAY ANDERSON

Senior Managing Director

\$ 208.440.2486

✓ clay.anderson@berkadia.com

Bellevue, WA 98004

Clay Anderson joined Berkadia in 2023 after a 16+ years at Colliers International. Clay and his team have consistently been recognized as the "go-to" multifamily brokerage team throughout Idaho and Montana. While at Colliers, he transacted over \$2.1 billion in sales totaling over 9,100 units. He consistently achieved Colliers' Everest Award, recognizing top 10% performance throughout North America. Prior to brokerage, Clay worked as a CPA at Deloitte and as a Financial Energy consultant at Pinnacle West. Clients appreciate his ability to attentively listen, quickly assess, and solve problems.



Education

Bachelor of Business

Administration, Accounting

Arizona State University

University of Alaska-Anchorage

Masters of Business Administration





SPENCER HANSEN

208.921.2560

800 West Main Street

Education

Bachelor of Science in Accounting Brigham Young University

Master in Accountancy Brigham Young University

Awards & Notability

ULI Idaho – Member Leadership Boise - Class of 2024

Spencer Hansen joined Berkadia Real Estate Advisors in January 2023 as a Director. Prior to joining Berkadia, Spencer was an Investment Associate at Colliers. Spencer was raised in Boise, Idaho prior to attending Brigham Young University, where he was a member of the Marriott School of Business in the School of Accountancy. His real estate career began at Peak Capital Partners where he underwrote \$25 billion and closed on \$500 million of multifamily assets. He has extensive experience in real estate valuation, market research and analysis, and investment sales.

\$1_B ².5k 30+ Total Sales Closed Transactions Total Units



CHRISKOTT TODD

Associate Director

S 208.906.9515

800 West Main Street

Chriskott Todd joined Berkadia Real Estate Advisors in January of 2024 as an Associate Director. Chriskott was raised in Boise, Idaho until he attended Point Loma Nazarene University where he graduated Summa Cum Laude as Pre-med. Upon graduation, Chriskott worked at Shoreline Biosciences as a scientist, developing novel cell therapies to treat and cure cancer. He transitioned into Real Estate as an analyst for a private investment firm specializing in multifamily acquisitions until joining Clay and Spencer at Berkadia as an investment advisor.

Education

Bachelor of Science, Biology-Chemistry

Point Loma Nazarene University Summa Cum Laude



SINGLE TENANT NET LEASED PROPERTY

14 Beds | Built 1998

1310 SW 12th Avenue | Ontario, OR 97914



INVESTMENT ADVISORS

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BERKADIA°

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