

SINGLE TENANT NET LEASED PROPERTY



861 BEVERLY HILLS DRIVE
PAYETTE, ID 83361
9 Beds | Built 1997

INVESTMENT ADVISORS

CLAY ANDERSON

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BERKADIA®



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

OFFERING SUMMARY

SINGLE TENANT NET LEASED PROPERTY
861 BEVERLY HILLS DRIVE, PAYETTE, ID 83361

PRICE: \$546,858 **CAP RATE:** 7.25%

Net Operating Income (NOI)	\$39,647
Rent Increase	3% Annually
Lease Term	Through Dec 31, 2034
Renewal Options	2 - 5 Yr Auto Renewals
Landlord Responsibilities	None
Option or Tenant Rights?	None
Personal Guarantees on Lease	Tenant Principals

Year Built	1997
Gross Leasable Area	3,320
Lease Type	NNN
Roof & Structure	2006
Age of Electrical	1997
Age of Plumbing	1997
Age of HVAC	6/1/2011

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	\$39,647		7.25%
Year 3	1/1/27	\$40,837	3%	7.47%
Year 4	1/1/28	\$42,062	3%	7.69%
Year 5	1/1/29	\$43,324	3%	7.92%
Year 6	1/1/30	\$44,623	3%	8.16%
Year 7	1/1/31	\$45,962	3%	8.40%
Year 8	1/1/32	\$47,341	3%	8.66%
Year 9	1/1/33	\$48,761	3%	8.92%
Year 10	1/1/34	\$50,224	3%	9.18%

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 fastest-growing areas in the country. Its broad-based 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

985K

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%

358.8K

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

188.8K

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

38.1

Median Age of Residents

196.1K

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

TOTAL POPULATION

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

Change Rate Y-o-Y

4.50%

RENT VS. OWN

Average Mortgage Payment**	\$2,944
Effective Rent	\$1,557

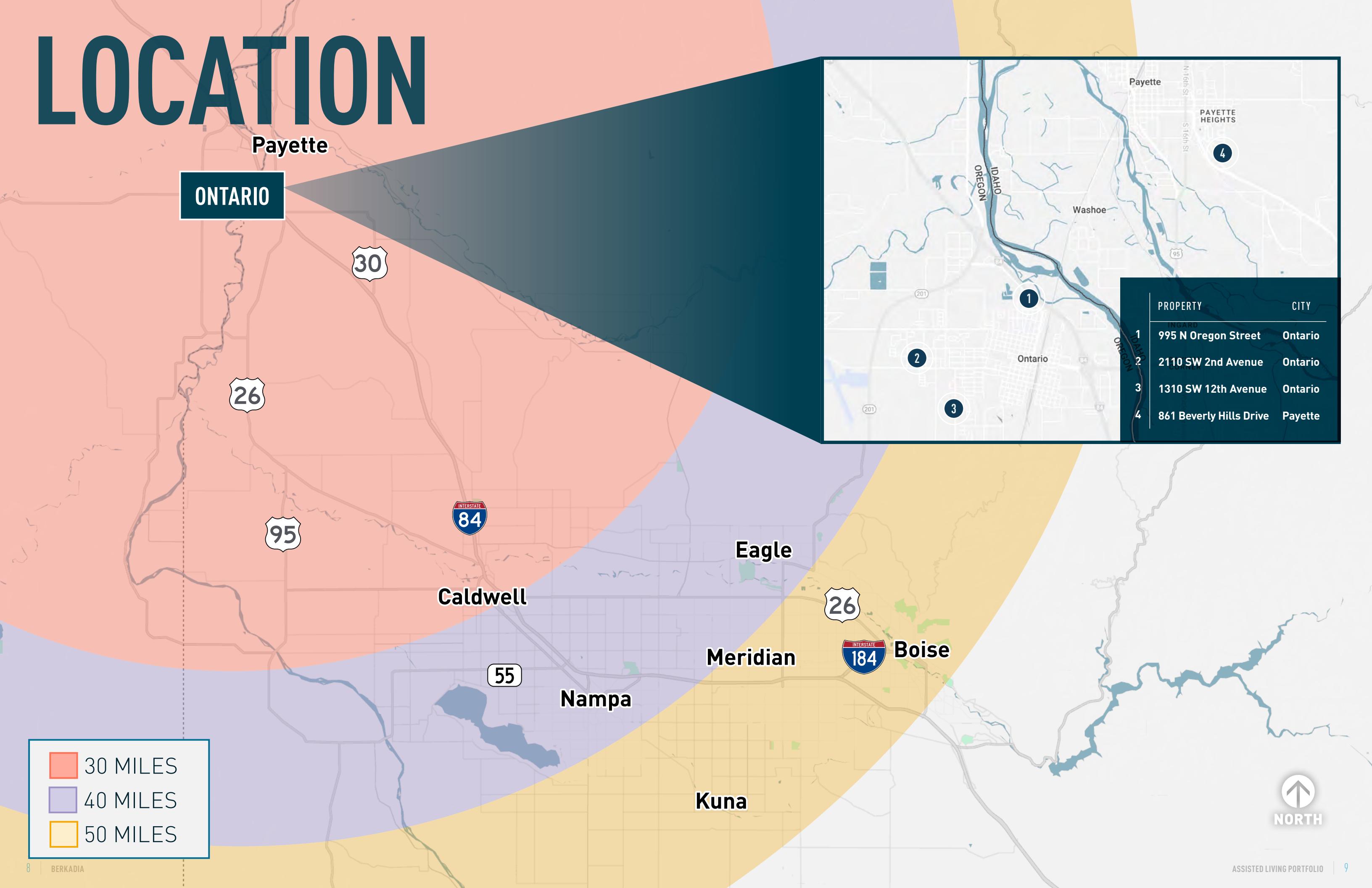
Difference

\$1,387

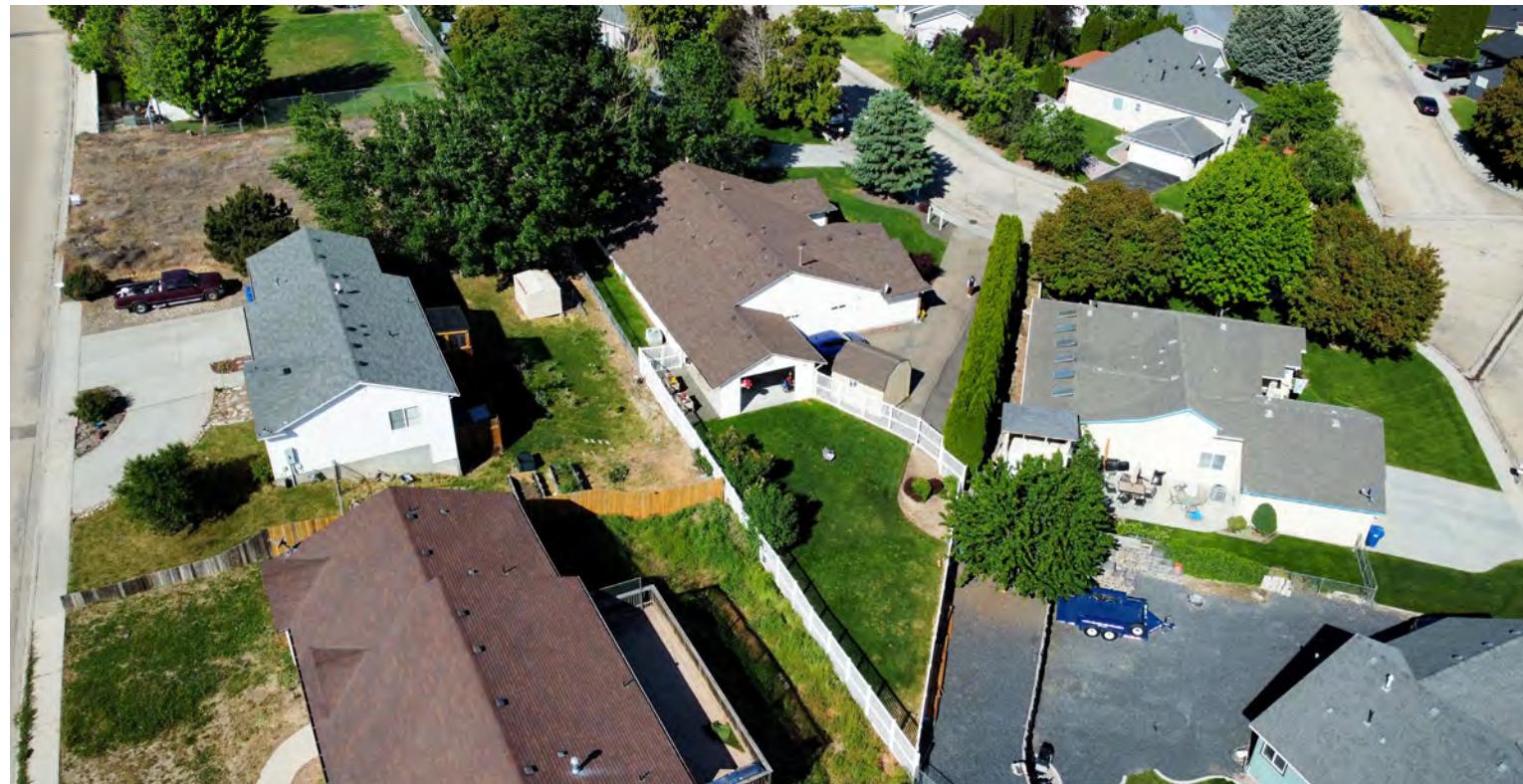
*Projected

**30-yr fixed; 20% down; 6.63% interest rate; 0.56% Idaho property taxes; \$2,449 annual homeowner's insurance

LOCATION



PROPERTY PHOTOS





CLAY ANDERSON

Senior Managing Director

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Address 800 West Main Street
 Suite 1460 Office 1 and 7
 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
 University of Alaska-Anchorage

Masters of Business Administration
 Arizona State University

Awards & Notability

Certified Public Accountant (Inactive)
 Colliers’ Everest Award

\$2.1B / **200+** / **9.1K**

Total Sales / Closed Transactions / Total Units



CHRISKOTT TODD

Associate Director

Phone 208.906.9515
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Address 800 West Main Street
 Suite 1410
 Boise, ID 83702

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.



SPENCER HANSEN

Director

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 Bellevue, WA 98004

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.

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

\$1B / **30+** / **2.5K**

Total Sales / Closed Transactions / Total Units

Education

Bachelor of Science, Biology- Chemistry
 Point Loma Nazarene University
 Summa Cum Laude



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861 Beverly Hills Drive | Payette, ID 83361



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