

# SINGLE TENANT NET LEASED PROPERTY

861 BEVERLY HILLS DRIVE

PAYETTE, ID 83361

9 Beds | Built 1997

## INVESTMENT ADVISORS

### CLAY ANDERSON

Senior Managing Director  
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Associate Director  
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ID CRE #SP58860

## BERKADIA BOISE

800 West Main Street  
Suite 1410  
Boise, ID 83702  
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# 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	8	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	Year Built	1997
Rent Increase	3% Annually	Gross Leasable Area	3,320
Lease Term	Through Dec 31, 2034	Lease Type	NNN
Renewal Options	2 - 5 Yr Auto Renewals	Roof & Structure	2006
Landlord Responsibilities	None	Age of Electrical	1997
Option or Tenant Rights?	None	Age of Plumbing	1997
Personal Guarantees on Lease	Tenant Principals	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

\$101.2k

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

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%

188.8k

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

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%

38.1

Median Age of Residents

66%

Workers in white collar positions metrowide

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

Payette

ONTARIO

30

26

95

84

Caldwell

55

Nampa

Eagle

Meridian

Kuna

26

184

Boise

- 30 MILES
- 40 MILES
- 50 MILES

	PROPERTY	CITY
1	995 N Oregon Street	Ontario
2	2110 SW 2nd Avenue	Ontario
3	1310 SW 12th Avenue	Ontario
4	861 Beverly Hills Drive	Payette





# PROPERTY PHOTOS







CLAY ANDERSON

Senior Managing Director

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clay.anderson@berkadia.com  
800 West Main Street  
Suite 1460 Office 1 and 7  
Bellevue, WA 98004

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

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.



SPENCER HANSEN

Director

208.921.2560  
spencer.hansen@berkadia.com  
800 West Main Street  
Suite 1460 Office 1 and 7  
Bellevue, WA 98004

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.



CHRISKOTT TODD

Associate Director

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800 West Main Street  
Suite 1410  
Boise, ID 83702

Education

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

Chriskott Todd joined Berkadia Real Estate Advisors in January of 2024 as an Associate Director. Chriskott was raised in Boise, Idaho until h<sup>e</sup> 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.





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