



INVESTMENT HIGHLIGHTS

- 7% cap rate on current income
- Below replacement cost: 43,426 SF at \$170.40 PSF
- Newer building constructed in 2001
- Located on 4.09 acres in desirable Southwest Boise, Idaho
- Ample parking

OFFERING SUMMARY

- Price: \$7,400,000
- Price PSF: \$170.40
- Cap Rate: 7.0%
- Current NOI: \$566,592



FOR MORE INFORMATION:

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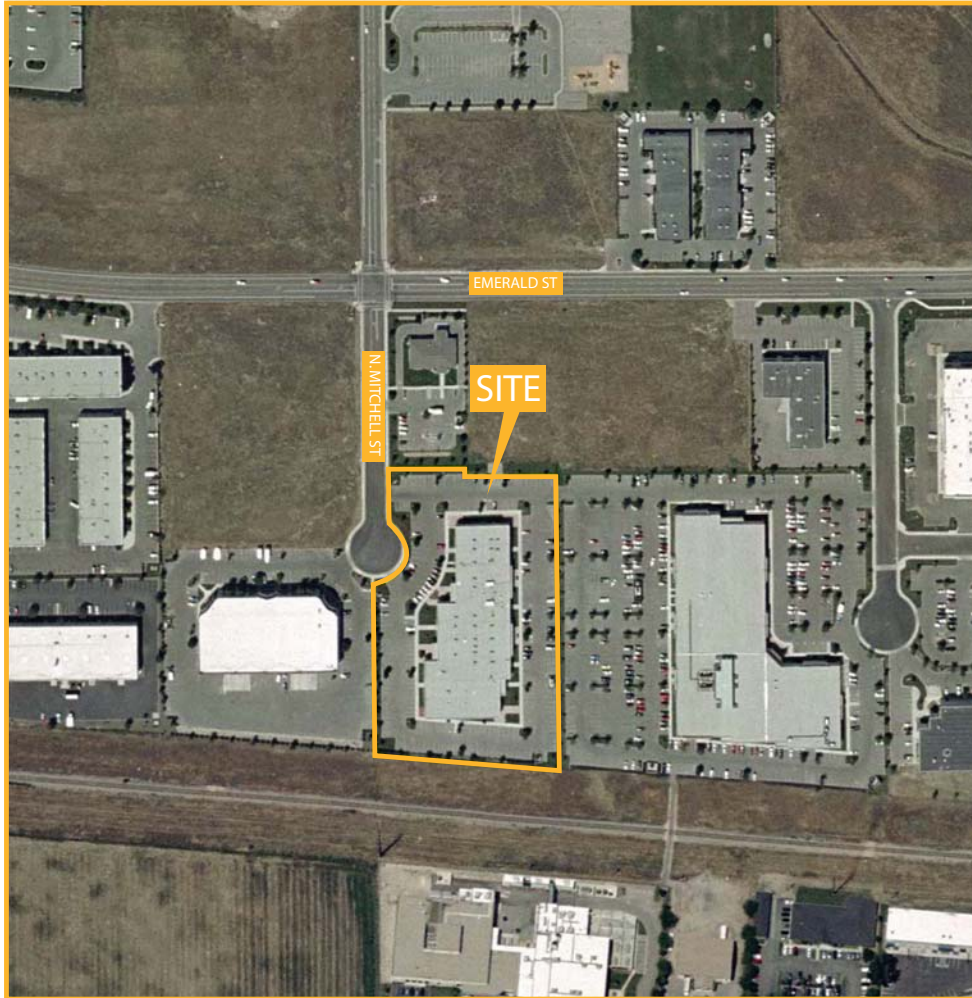
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INVESTMENT OPPORTUNITY

Cottonwood Plaza

350 N. Mitchell | Boise, Idaho



OPERATING DATA

- Single-tenant lease with credit tenant IdaCorp
- NOI: \$566,592
- Monthly Base: \$65,965
- Lease Expiry: April 30, 2008

BUILDING FLOOR PLATE

- Single Level
- Total Square Footage: 43,426 SF
- Leasable Square Footage: 42,939 SF

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