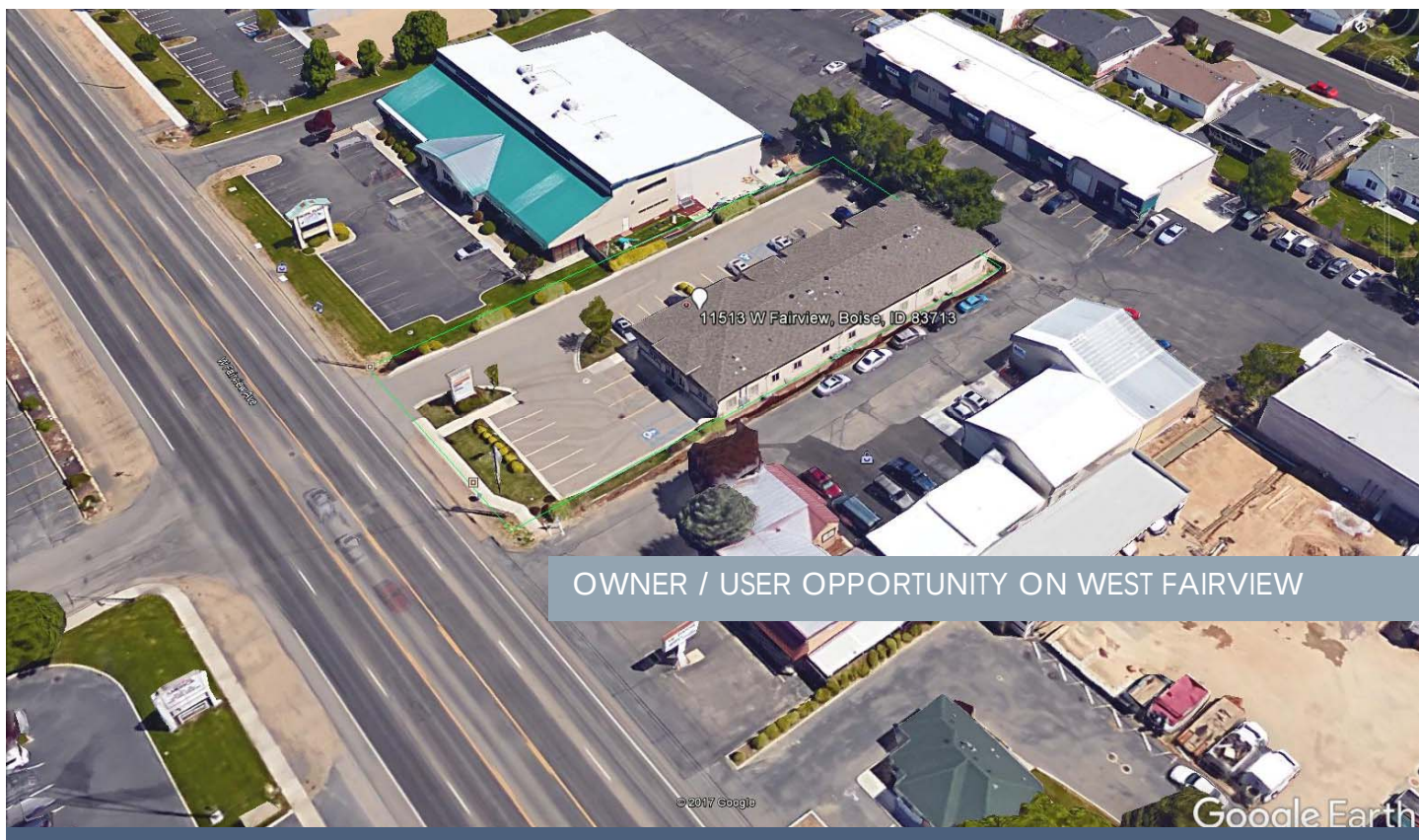


For Sale or Lease

Fairview Multi-Tenant Office Building

11513 W. Fairview Ave. | Boise, ID 83713



OWNER / USER OPPORTUNITY ON WEST FAIRVIEW

OFFERING SUMMARY

Sale Price: \$895,000
NOI: \$53,538*
Building: 6875 SF
Lot Size: 0.583 Acres
Parking: 3.5:1000
Year Built: 2004
Available: Immediately
Tenants: Multiple / 6 Suites
***Pro-forma**

PROPERTY OVERVIEW

Silvercreek Commercial & Investments is pleased to present For Sale and Lease a Single level Office or Retail space with High Visibility Signage on Fairview Ave with over 30K traffic count daily. Total of six suites with four occupied. Two and six office suites available with reception areas. Shared restrooms and kitchens. Great location within 1.4 miles of The Village of Meridian lifestyle center and the busiest intersection in the Boise area, Fairview and Eagle.

MICHAEL HON | Associate Broker
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208.939.9033
MikeH@SilvercreekCommercial.net



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1159 E Iron Eagle Dr. | Ste 170 | Eagle, ID 83616

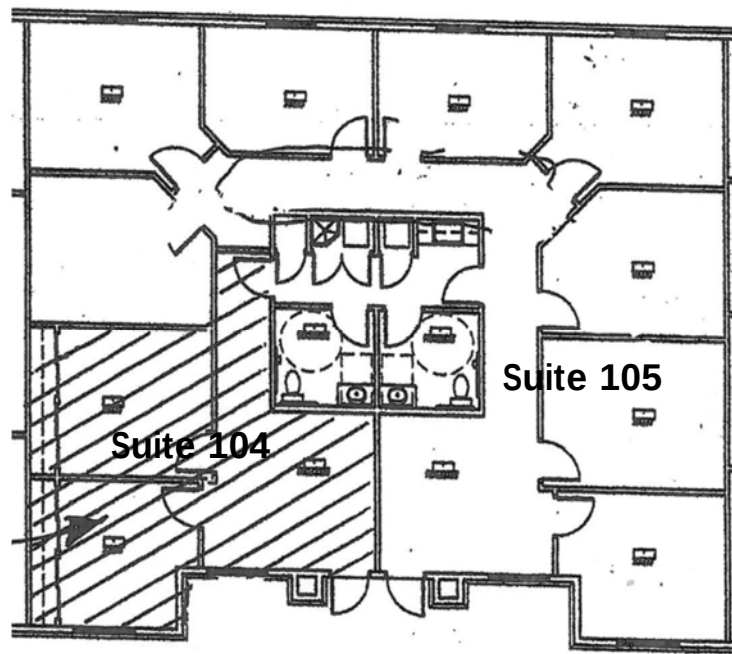
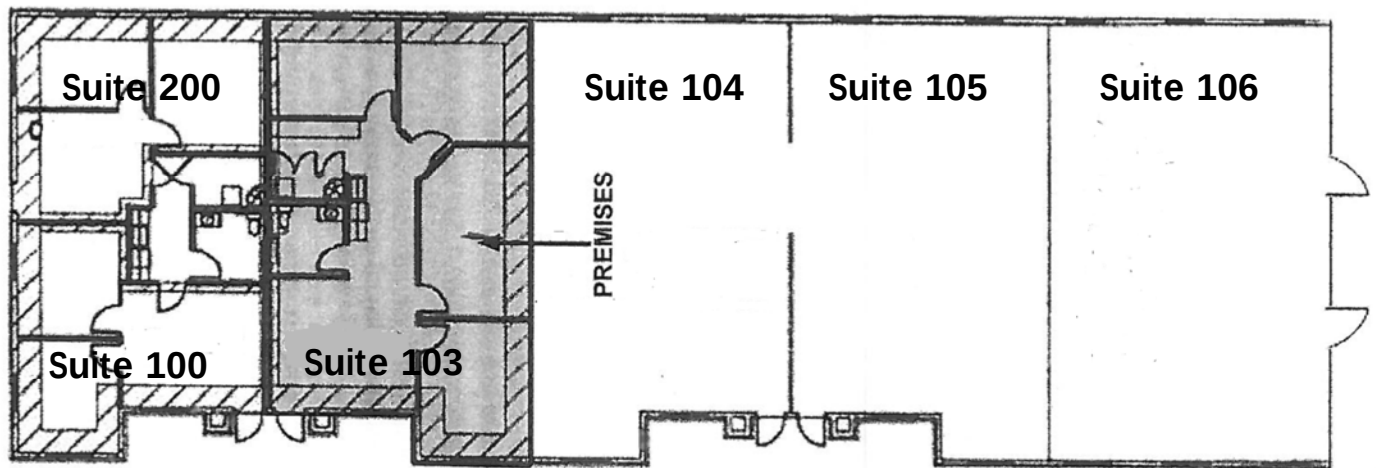
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Building Layout



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<u>UNIT</u>	<u>OCCUPANT</u>	<u>SQUARE FOOTAGE</u>
SUITE 200	CRAWFORD & COMPANY	644 +/-
SUITE 100	CERTA PRO & HANDYMAN CONNECTION	644 +/-
SUITE 103	VACANT	1350 +/-
SUITE 104	ASSIST TO SELL	644 +/-
SUITE 105	VACANT	1970 +/-
SUITE 106	CLEARVIEW FAMILY EYECARE	1533 +/-



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Units #	SF	Type	\$/sf	Actual Rent	Market . Rent	Actual Rent	Market Rent
101		644 Office	\$13.02	\$699.00	\$699.00	\$8,388.00	\$8,388.00
102		644 Office	\$13.02	\$699.00	\$699.00	\$8,388.00	\$8,388.00
103		1350 Office	\$11.00		\$1,237.50	\$-	\$14,850.00
104		644 Office	\$13.38	\$718.00	\$718.00	\$8,616.00	\$8,616.00
105		1970 Office	\$11.00	\$-	\$1,805.83	\$-	\$21,670.00
106		1533 Office	\$11.74	\$1,500.00	\$1,500.00	\$18,000.00	\$18,000.00

Total 6785

Total Gross Revenue *

\$43,392.00 \$79,912.00

Vacancy 5% \$2,170 \$3,996

Annual Gross Scheduled Income (EGI) \$41,222.40 \$75,916.40

Expenses:

	Per/Sf	% of EGI		
Taxes	\$1.702	52%	\$11,551.00	\$11,551.00
Insurance	\$0.193	6%	\$1,308.00	\$1,308.00
Power	\$0.459	14%	\$3,117.00	\$3,117.00
Gas	\$0.067	2%	\$454.50	\$454.50
Water	\$0.119	4%	\$808.00	\$808.00
Irrigation	\$0.005	0%	\$36.00	\$36.00
Sewer/Trash	\$0.163	5%	\$1,103.00	\$1,103.00
Maint/Repairs	\$0.590	18%	\$4,000.00	\$4,000.00

Total Expenses 29% \$22,377.50 \$22,377.50

Net Operating Income \$18,844.90 \$53,538.90

Cap Rate 2.11% 6%

Asking Price/Property Value \$895,000 \$895,000

Gross Rent Multiplier 21.71 11.79

Price Per Unit \$8,861 \$8,861

Price Per SF \$132 \$132

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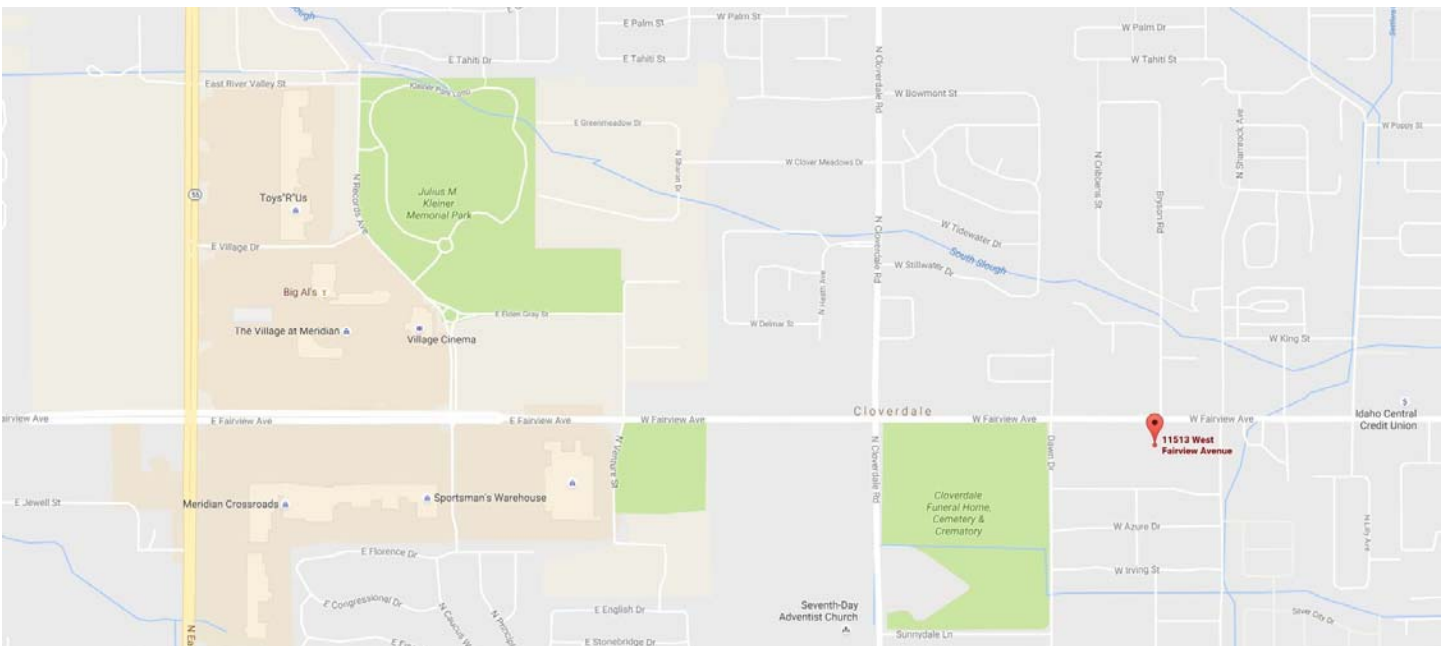
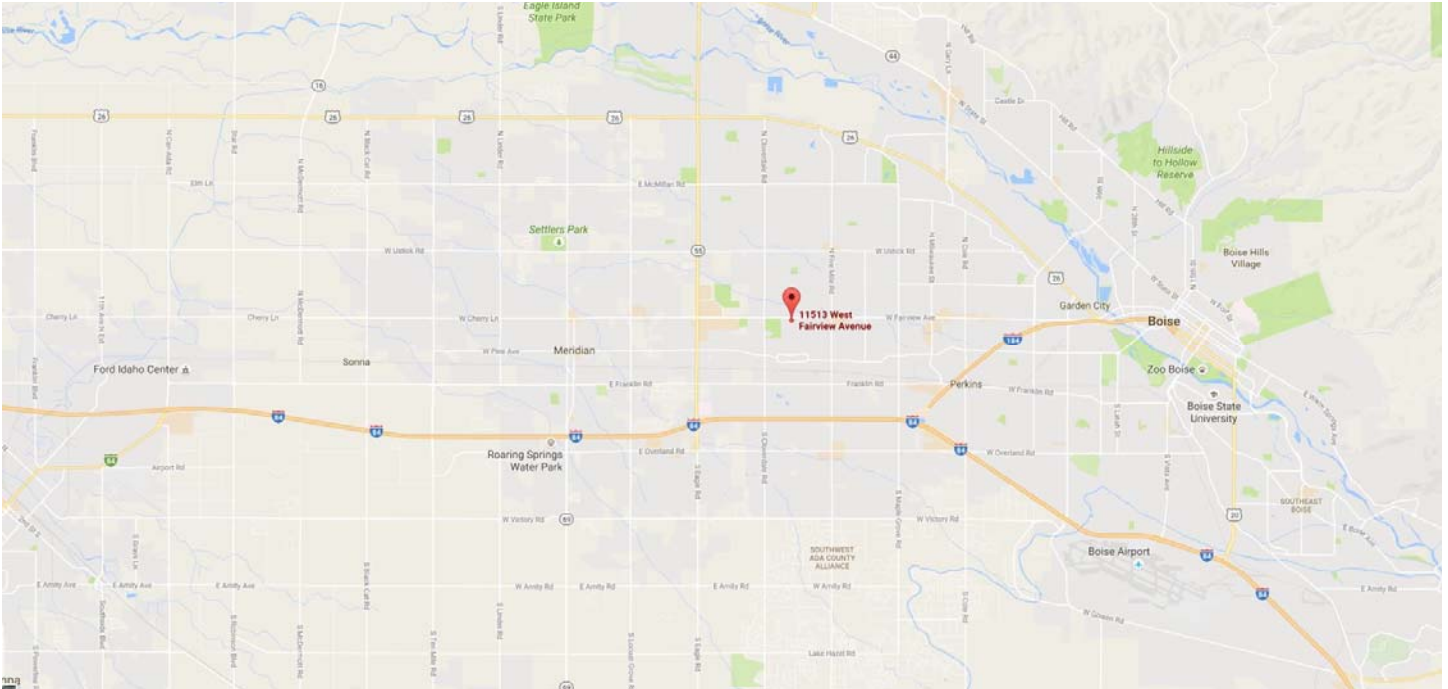
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