

**Cascade Plaza--8950 W. Emerald, Boise, ID**

YR Built: 1999, Remodel Year: 2014

|              |             |
|--------------|-------------|
| Building RSF | 27,500      |
| Occupied SF  | 27,125      |
| Occupied %   | 100.00%     |
| Vacant SF    | 0           |
| Vacant %     | 0.00%       |
| Land         | Acres 2.462 |

**Rent Roll**

| Tenant                 | Suite | SF            | Expiration | Rent Per/SF | Annual Rent          |
|------------------------|-------|---------------|------------|-------------|----------------------|
|                        |       |               |            | Actual      | Actual               |
| Willamette dental      | 108   | 5,894         | 7/31/2020  | \$ 18.50    | \$ 109,039.00        |
| Functional PT          | 150   | 1,280         | 10/31/2018 | \$ 14.20    | \$ 18,176.00         |
| A New Path             | 156   | 1,904         | 12/31/2019 | \$ 11.33    | \$ 21,572.32         |
| Recovery 4 Life        | 158   | 1,246         | 12/31/2019 | \$ 11.33    | \$ 14,117.18         |
| Exodus Pain Clinic     | 168   | 3,951         | 3/1/2020   | \$ 18.00    | \$ 71,118.00         |
| Recovery 4 Life        | 178   | 5,202         | 12/31/2019 | \$ 11.33    | \$ 58,938.66         |
| Recovery 4 Life        | 195   | 2,692         | 12/31/2019 | \$ 12.00    | \$ 32,304.00         |
| Diamond Equity (COTRE) | 198   | 4,956         | 01/01/20   | \$ 12.11    | \$ 60,017.16         |
| <b>Totals</b>          |       | <b>27,125</b> |            |             | <b>\$ 385,282.32</b> |

**Operating Expenses 2017**

|                           | January-June (x2) | Annualized        | Per/SF/YR      |
|---------------------------|-------------------|-------------------|----------------|
| Accounting                | \$ 3,000          | \$ 3,000          | \$ 0.11        |
| Alarm - Monitoring        | \$ 744            | \$ 744            | \$ 0.03        |
| Garbage Removal           | \$ 2,033          | \$ 2,033          | \$ 0.07        |
| Grounds Maintenance       | \$ 10,956.00      | \$ 10,956.00      | \$ 0.40        |
| Insurance                 | \$ 3,777          | \$ 3,777          | \$ 0.14        |
| Janitorial                | \$ 2,629          | \$ 2,629          | \$ 0.10        |
| Management Fee            | \$ 13,539         | \$ 13,539         | \$ 0.49        |
| Office Supplies & Expense | \$ 452            | \$ 452            | \$ 0.02        |
| Parking Lot Clean/Repairs | \$ 500            | \$ 500            | \$ 0.02        |
| Repairs - Misc.           | \$ 4,000          | \$ 4,000          | \$ 0.15        |
| Repairs - Roof            | \$ 1,040          | \$ 1,040          | \$ 0.04        |
| Utilities                 | \$ 32,608         | \$ 32,608         | \$ 1.19        |
| Real Estate Taxes (2016)  | \$ 48,649         | \$ 48,649         | \$ 1.77        |
| <b>Totals</b>             |                   | <b>\$ 123,927</b> | <b>\$ 4.57</b> |

**Valuation**

|                              | Actual        |
|------------------------------|---------------|
| Gross Rental Income:         | \$ 385,282.32 |
| Less: Expenses               | \$ 123,926.86 |
| Equals: Net Operating Income | \$ 261,355.46 |

|                 |           |             |
|-----------------|-----------|-------------|
|                 |           |             |
|                 |           |             |
| Price           | Price/SF  | CAP RATE    |
| \$ 3,075,000.00 | \$ 111.82 | 0.084993646 |
|                 |           |             |

new roof 2012, 20 year diamond guarantee

hvac continually maintained and a few units recently replaced