

REMODELED OFFICE BLDG

For Sale or Lease



MARK BOTTLES
REAL ESTATE SERVICES



PROPERTY INFORMATION:

Address: 6604 Overland Road
Boise, Idaho 83709

Location: NWC of Hummel and
Overland Roads

Building Size: +/- 3,256 SF

Acres: +/- 0.26

Space Available: +/- 1,344 SF

Lease Rate: \$10.00/SF MG

Year Built: 1957
(2015 main floor remodeled)

Sale Price: \$249,000
see page 3 for SBA worksheet

COMMENTS:

- Fantastic Investment Property or Owner/User opportunity
- Excellent visibility on hard corner location
- \$1,025/mo income from current tenants
- Available space +/- 1,344 SF:
large open area, 1 restroom, 3 private offices, breakroom
- Quick, convenient access to I-84
- Ample parking with handi-cap accommodations
- Refinished original hardwood floors
- Traffic Counts: 25,973 VPD (4/2014)
- Monument signage available on Overland
- Lease term negotiable, including possible TI allowance for a longer term lease

839 S. Bridgeway Place
Eagle, Idaho
P(208) 377-5700 F(208) 377-0035
www.markbottles.com

Brian Rallens

Cell: (208) 761-0924 | Office: (208) 947-1077
brallens@markbottles.com

REMODELED OFFICE BLDG

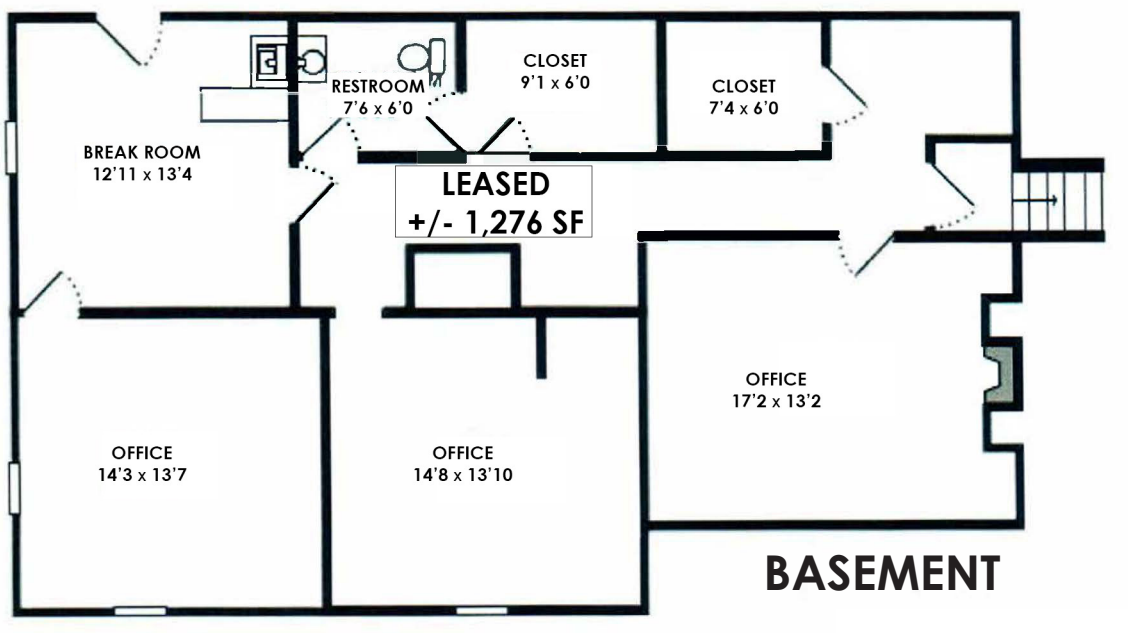
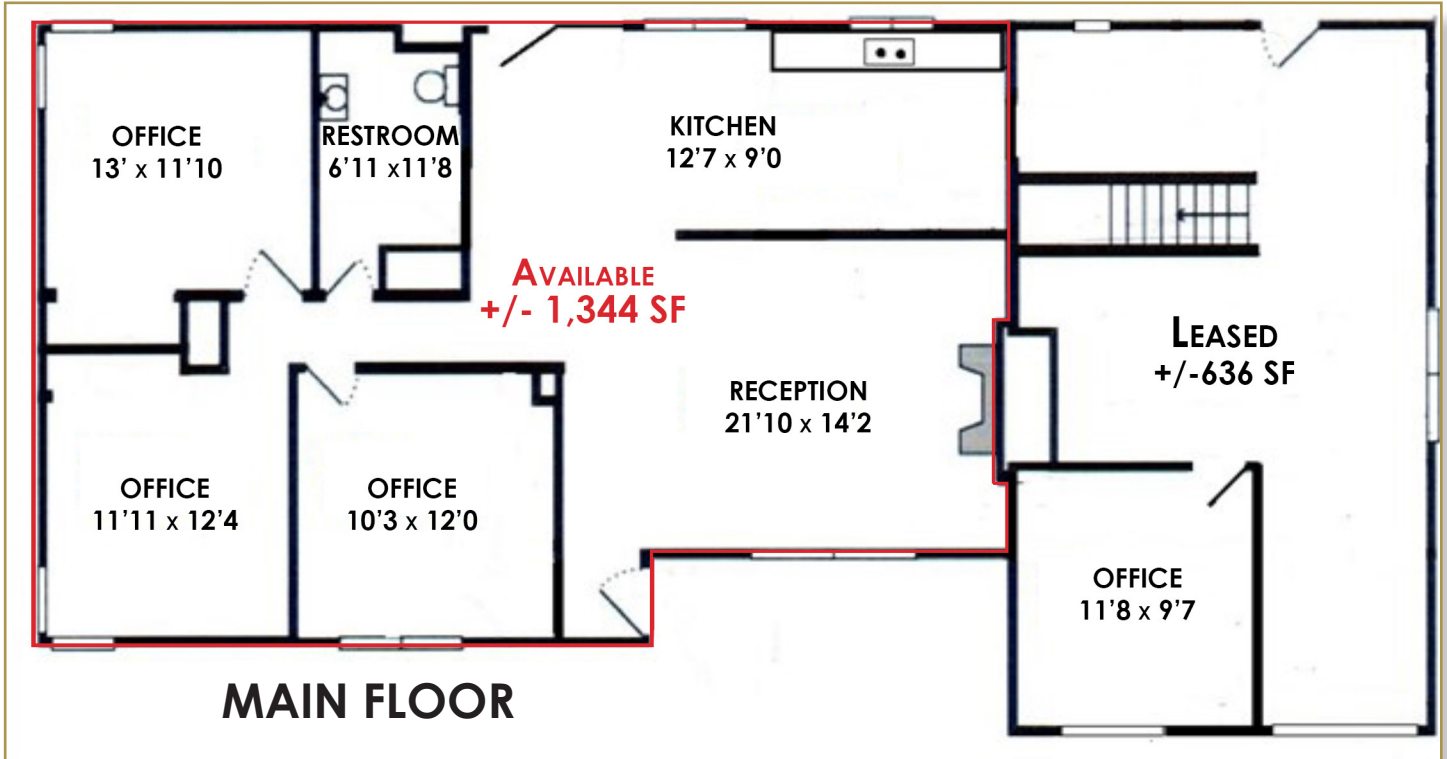
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MB FLOOR PLANS

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SBA WORKSHEET

6604 OVERLAND, BOISE

6604 Overland	
SBA 504 Loan Example	
4/27/2016	
3,256	Bldg SF
2,031	Number of SF occupied by Buyer
\$76.47	Price / SF
\$249,000	Sale Price
10%	Down Pmt %
(\$24,900)	Down Payment
\$224,100	Total Amount Financed
<i>50% Purchase price financed by bank loan</i>	
\$124,500	Amount Financed through bank
5.000%	Bank Interest Rate (20 Year Amrt)
(\$822)	Monthly P/I Pmt
<i>40% Purchase price financed by SBA loan</i>	
\$99,600	Amount Financed through SBA
4.760%	SBA Interest Rate (20 Year Amrt)
(\$644)	Monthly P/I Pmt
(\$17,590)	Total Annual P/I Payment (Both Loans)
\$3.00	Estimate of Building Expenses per square foot
(\$9,768)	Estimated Annual Cost of Bldg. Expenses (Sq. Ftg. of Bldg. X P/SF Expenses)
\$11,400	Estimated Annual Rental Income (additional income from rental portion of building)
(\$15,958)	TOTAL Cost Per Year (P/I + Bldg. Expenses)
(\$7.86)	Total Per SF occupancy (cost)/benefit - Compare to Full Service Lease (Equivalency)
\$11,205	Average Annual Principal Paydown (owner's equity)
(\$4,753)	Cost Per Year Less Principal Paydown
(\$2.34)	Per SF occupancy (cost)/benefit full service less principal paydown
(\$6,385)	Average Annual Interest Expense
25%	Tax Bracket
(\$1,596)	Annual Tax Effect of Interest Expense at stated tax bracket
(\$3,157)	(Cost)/Benefit Per Year Less Principal Paydown and Interest Benefit
(\$1.55)	Per SF occupancy (cost)/benefit - full service less principal paydown and interest benefit
80%	Percentage of total Value for Improved Portion of Property (Remainder of 100% is for land value)
(\$5,108)	Annual Depreciation (Uses Improved Property value as depreciable portion divided by 39 years)
25%	Tax Bracket
(\$1,277)	Annual Tax Effect of Depreciation at stated tax bracket
(\$1,880)	TOTAL Effective Annual (Cost)/Benefit of Ownership
(\$0.93)	Effective Annual After-Tax (Cost)/Benefit P/SF of Ownership, after principal paydown, interest deduction, & depreciation (Compare to TOTAL cost P/SF of Leasing, including expenses)
(\$0.93)	P/SF- When TOTAL Effective Annual After-Tax Cost of Ownership applied only to Owner Occupied Portion
<p>NOTE: All interest rates and loan information are estimated. Loan program may not be available as described. Though amortized over a period of 20 years, the 50% LTV loan from the bank is rate-adjusted in 5 years and due in less than 20 years. All information regarding the after-tax effects are estimated in good faith, but are not guaranteed. They should be verified by your accountant. Average Annual Principal Paydown and Interest Expense are derived from the average of 240 monthly payments (20 years x 12 months). * When comparing a purchase under this SBA program to the cost of leasing it should be noted that the cost of leasing for a business are also likely to be tax deductible. Buyer to verify all information.</p>	
<p>Prepared by: Brian T. Rallens Mark Bottles Real Estate Services</p> <p>Telephone: 208-947-1077 Fax: 208-377-0035 Email: brallens@markbottles.com</p>	

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MB PHOTOS

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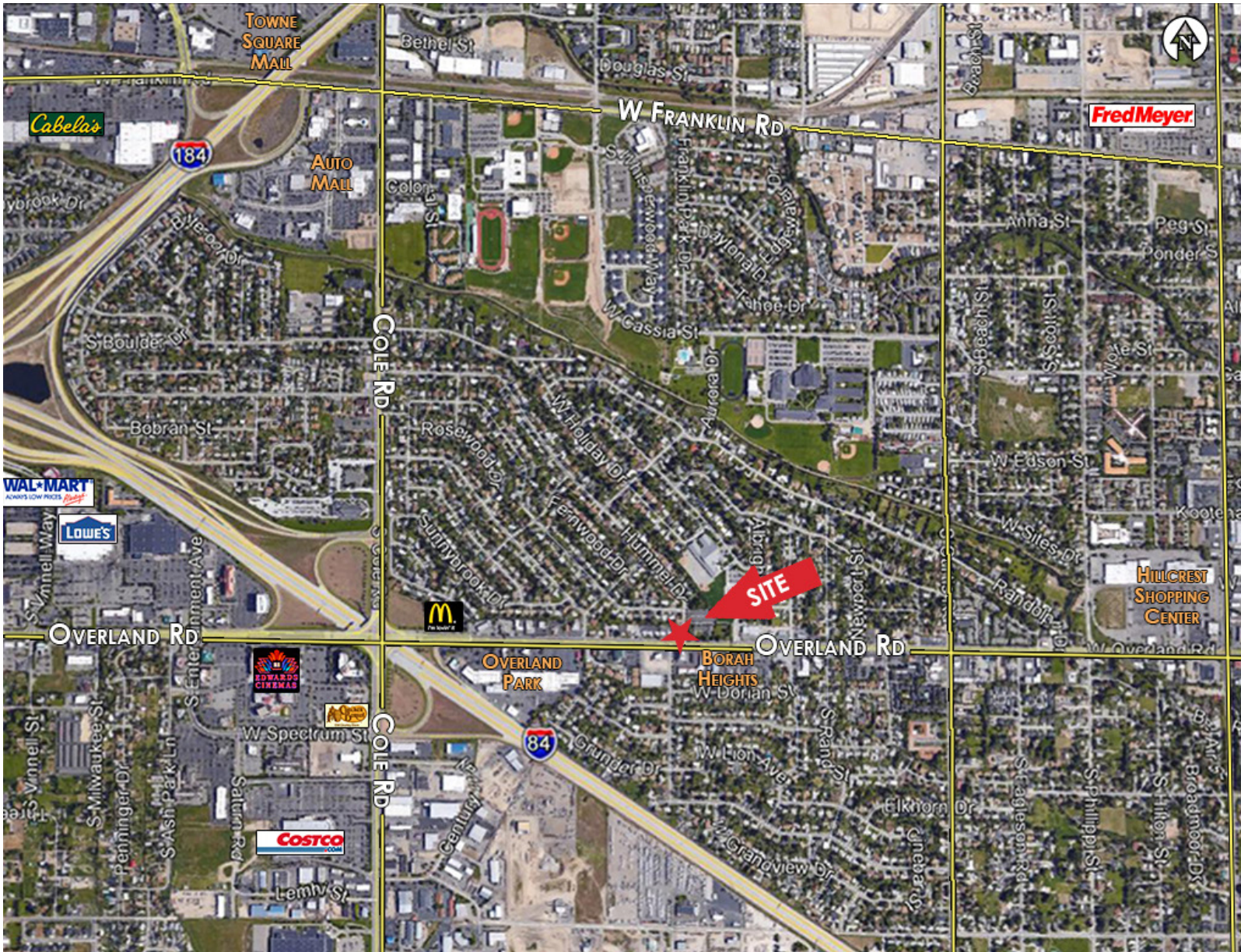
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MB WIDE AERIAL

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