

# Property Details

CONTROL: Owner VALUE: \$3,250,000  
 LOAN: \$1,711,707  
 EQUITY: \$1,538,293

TITLE: 8 CAP MULTI TENANT MEDICAL OFFICE IN IDAHO  
 TYPE: Office Building  
 HAVE: Side by side buildings - 13,776 total sq ft. 100% Occupied Multi tenant medical. 1 bldg is net lease (drug rehab center & breast imaging center), the other (Dept VA Clinic) is Modified Gross. Management available. 3%/3.5% annual increases.

ADDRESS: 1630 23rd Ave Bldgs 2 & 3, Lewiston, Idaho  
 BENEFITS TO NEW OWNER: Strong cashflow. Local Mgmt in place. Dividable into 8 parcels (4 per bldg). Quality construction, well maintained built in 2002, condo association maintains the exterior for addtl passivity.

GROSS SCHEDULED INCOME: \$433,489 Actual  
 VACANCY LOSS: \$0  
 GROSS EFFECTIVE INCOME: \$0  
 EXPENSES: \$162,404  
 NOI: \$271,085  
 DEBT SERVICE: \$158,376  
 CASH FLOW: \$112,709  
 CAP RATE: 8.34%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$1,700,000	\$13,198	7%	08/31/2032	No

BENEFITS SOUGHT: Move up - growth & diversification.

MOTIVATION: High - Big price reduction. Loan interest rate adjusted this yr (lower ROE). Would look at opportunities to move up or spread out.

CAN ADD: \*Utah Retail @600k (420k equity) \*800k 1st Position Note @ 8% Int \*TBC note against this or other asset. \*I'd consider partial sale/partnership if you can resolve underlying 1.7mm debt. \*Cash

REMARKS: 100% occupied - 3 Tenants. All medical. 2 have been there for 10+ years. The Big Unknown: Dept of VA hospital - unknown if they will stay past 2028. Market rents are comparable. Net lease tenants w/options for renewal in a couple years. Roof replace paid

OWNER: Broker Owned

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