

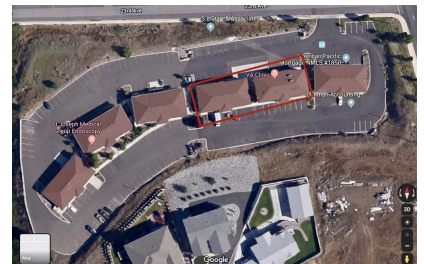
Property Details

CONTROL: Owner VALUE: \$3,250,000
 LOAN: \$2,011,379
 EQUITY: \$1,238,621

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. 2nd loan is private debt.

GROSS SCHEDULED INCOME: \$434,933 Actual
 VACANCY LOSS: \$0
 GROSS EFFECTIVE INCOME: \$0
 EXPENSES: \$172,550
 NOI: \$262,383
 DEBT SERVICE: \$158,376
 CASH FLOW: \$104,007
 CAP RATE: 8.07%



| ENCUMBRANCES | BALANCE | PAYMENT | RATE | DUE | ASSUMABLE |
|--------------|-------------|----------|------|------------|-----------|
| LOAN 1 | \$1,674,339 | \$13,198 | 7% | 08/31/2032 | No |
| LOAN 2 | \$337,040 | \$2,247 | 8% | 02/01/2030 | Yes |

BENEFITS SOUGHT: Move up - growth & diversification.
 MOTIVATION: High - Loan interest rate adjusted this yr (lower ROE). Would look at opportunities to move up or spread out.
 CAN ADD: *Partial sale/partnership to resolve underlying 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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