

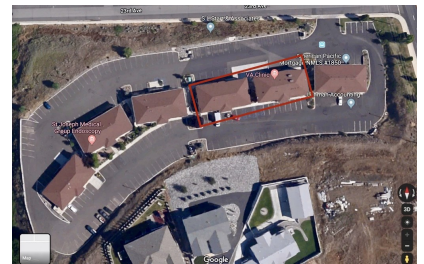
# Property Details

CONTROL: Owner VALUE: \$3,500,000  
LOAN: \$2,028,992  
EQUITY: \$1,471,008

TITLE: 7.5 CAP MULTI TENANT MEDICAL OFFICE IN IDAHO  
TYPE: Office Building  
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.  
HAVE: 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: 7.50%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$1,691,953	\$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

COUNSELOR: Chris Watkins Cell: 8014777650  
Elk Ridge, Utah, 84651 Email: chris@investwithchris.com