

INVESTMENT OPPORTUNITY



EMERALD TECH CENTER BUILDING #1

**10221 W. EMERALD STREET
BOISE, IDAHO**

For More Information, Please Contact:

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IDAHO COMMERCIAL BROKERAGE

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Executive Summary

LOCATION:

Address: 10221 W. Emerald

Location: Part of the Emerald Tech Center on the south side of Emerald Street between Five Mile and Mitchell

PROPERTY DESCRIPTION:

Type: Single Story Tilt Up Office/Flex Building

Building Area: 19,095 sf

Zoning: M-1D

Completion Date: 1999

Parking: 4/1000

LEASING STATUS:

Lease Type(s): NNN, with one Full Service Lease

Lease Expirations: Please see attached Rent Roll

*Can be combined with Emerald Tech Center Building #2.
Please contact Idaho Commercial Brokerage for a separate marketing package.*

Income and Expense Proforma

Gross Scheduled Income	\$	235,747
Less Operating Expenses (suite 180 only)		<u>(33,408)</u>
Net Operating Income	\$	202,339
Sales Price (Valued at 8% Cap Rate)	\$	2,529,000

Cash Flow Analysis

Sales Price	\$	2,529,000
Less Down Payment (30%)		<u>(758,700)</u>
New Financing (6.5% Interest, 30 Yr. Am)		1,770,300
Net Operating Income		202,339
Less Debt Service		(134,274)
Cash Flow		68,065
Cash on Cash		9%
Year 1 - Principle Reduction		19,787
Total Return Before Tax		11.6%



The above information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sales and /or withdrawal.

Tenants

SUITE #180- STATE OF IDAHO DAIRY PRODUCTS COMMISSION: (FULL SERVICE LEASE)

8,352 square feet (5,630 sf office and 2,722 sf warehouse) – sixty (60) month lease starting 7/1/2005.

Annual Gross Lease Revenue: \$108,576

SUITE #120- AMERICAN BUILDING MAINTENANCE COMPANY: (NNN LEASE)

4,542 square feet – sixty-two (62) month lease starting 11/1/2005.

Annual NNN Lease Revenue: \$60,924 (effective 1/1/09)

SUITE 140: VACANT (NNN LEASE)

3,200 square feet, (2,500 sf office and 700 sf warehouse)

Projected Annual NNN Lease Revenue - \$36,540

SUITE #100: RS HOSAC, INC. (NNN LEASE)

3,001 square feet, month to month (1,500 sf office and 1,501 sf warehouse)

Projected Annual NNN Lease Revenue - \$29,707

*****Suites #100 and #140 are projected at \$1.05/SF for the Office portion and \$.60/SF for the Warehouse portion***

The Developer

RS Hosac, Inc. was incorporated in 1992 by Robert and Kristine Hosac as a full service Real Estate Development company. Working primarily in the Boise Valley, our focus has been to provide clients with the highest quality of real estate services. Since its conception, RS Hosac has developed over 235,000 square feet of Office and Industrial space. Currently we are working on the Emerald Tech Center, an eleven building, 250,000 square foot Office/Flex campus in West Boise; Royal Plaza, a 115,000 square foot, six story, Class "A" Retail/Residential Condominium building in downtown Boise; and a 16,000 square foot Retail Development Building in Southwest Boise.

The logo for RS Hosac, featuring the letters 'RS' in a large, stylized font followed by 'Hosac' in a smaller, sans-serif font, all set against a dark green rectangular background.

The Contractor

Steed Construction, Inc. was founded to provide General Contracting and Construction Management services to a diversified client base in No. California. Later, a second office was opened in Boise, Idaho, which has since become our company's principal office. Since their inception, Steed's first priority has always been to provide quality workmanship and outstanding service with a highly qualified professional staff. Steed's project experience includes: Commercial and Industrial building shells and interiors for Office, Warehouse/Distribution, Retail, High Tech, Manufacturing, Data Processing, Medical/Dental and Restaurants. Steed Construction is strongly committed to not only meet, but exceed each client's expectations of service, support, schedule and cost efficiency.



The Architect

Established in 1972, HABITEC is an architectural, planning and interior design firm with an office in San Jose, California and Boise, Idaho. The firm has designed over 250 buildings totalling approximately 25 million square feet and has received many architectural design and planning awards. HABITEC designed space includes Office, Manufacturing, Laboratory and Retail Space. In excess of 2,500 acres of Industrial/Office and Business Park planning has been successfully completed in both Northern and Southern California.



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Map



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