

INVESTMENT OPPORTUNITY



EMERALD TECH CENTER BUILDING #2

**10211 W. EMERALD STREET
BOISE, IDAHO**

For More Information, Please Contact:

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Executive Summary

LOCATION:

Address: 10211 W. Emerald Street, Boise, Idaho 83704

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: 15,525 Square Feet - 11,747 Office/3,778 Warehouse

Zoning: M-1D

Completion Date: 1999

Parking: 4/1000

LEASING STATUS:

Occupancy: 100% leased

Lease Type: NNN

Tenant: Episciences, Inc.
Five (5) year lease with 4% annual increases through year 4.
Annual Lease Revenue is \$156,000 (effective 8/1/08).
Lease expires July 31, 2011.

*Can be combined with Emerald Tech Center Building #1.
Please contact Idaho Commercial Brokerage for a separate marketing package.*

Income and Expense Proforma

Net Operating Income	\$	156,000
Sales Price (Valued at 8% Cap Rate)	\$	1,950,000

Cash Flow Analysis

Sales Price(proposed)	\$	1,950,000
Less Down Payment (30%)		<u>(585,000)</u>
New Financing (6.5% Interest, 30 Yr. Am)		1,365,000
Net Operating Income		156,000
Less Debt Service		(103,533)
Cash Flow		52,467
Cash on Cash		9%
Year 1 Principle Reduction		15,257
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.

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 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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