





TOK Investment Report

Listings added in the last 30 days have been highlighted.

<p>1 11521 Fairview</p>	 <p>11521 W. Fairview Avenue - West Retail/Ind - Investment Subtype: Single Tenant</p>	<p>Sale Price: \$650,000.00 \$77.83 psf Cap Rate: 8.24% Size: 8,351 SF Lot: 0.58 acres Quality Rating: Class B Year Built: 1948 Comments: Sale includes 4 fully leased buildings.</p>	<p>Dan Minnaert Thornton Oliver Keller (208) 947-0845 Devin Pierce (208) 947-0850</p>												
<p>2 12th Avenue Place</p>	 <p>1115-1129 12th Road - South Nampa Retail - Investment Subtype: Strip Center</p>	<p>Sale Price: \$935,000.00 \$90.43 psf Cap Rate: 9.75% Size: 10,340 SF Lot: Quality Rating: Class A Year Built: 2006 Comments:</p>	<p>Ben Zamzow Thornton Oliver Keller (208) 947-5514 Scott Raeber (208) 947-0802</p>												
<p>3 2603 Sundance</p>	 <p>2603 Sundance Road - Caldwell Blvd Industrial - User/Investme Subtype: Whse/Dist.</p> <table border="0"> <tr> <td>Ceiling Height:</td> <td>16' - 18'</td> <td></td> <td></td> </tr> <tr> <td>Dock Doors:</td> <td></td> <td>Rail</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Grade Doors:</td> <td>1</td> <td>Yard</td> <td><input type="checkbox"/></td> </tr> </table>	Ceiling Height:	16' - 18'			Dock Doors:		Rail	<input type="checkbox"/>	Grade Doors:	1	Yard	<input type="checkbox"/>	<p>Sale Price: \$1,105,000.00 \$45.02 psf Cap Rate: Size: 24,544 SF Lot: Quality Rating: Class B Year Built: 1985 Comments:</p>	<p>Chris Pearson Thornton Oliver Keller (208) 947-0859 Mike Keller (208) 947-0844</p>
Ceiling Height:	16' - 18'														
Dock Doors:		Rail	<input type="checkbox"/>												
Grade Doors:	1	Yard	<input type="checkbox"/>												
<p>4 3904 Flamingo</p>	 <p>3904 E. Flamingo Avenue - Idaho Center Office - User/Investment Subtype: Low Rise <i>Distressed Property</i></p>	<p>Sale Price: \$699,000.00 \$38.50 psf Cap Rate: Size: 18,154 SF Lot: 2.06 acres Quality Rating: Class C Year Built: 1970 Comments: Bank owned.</p>	<p>John Stevens Thornton Oliver Keller (208) 947-0814 Mike Keller (208) 947-0844</p>												

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5 4620 Enterprise Way



4620 Enterprise Way - Caldwell
 Office - Investment
 Subtype: Low Rise

Sale Price: \$3,761,550.00 \$460.30 psf
Cap Rate: 6%
Size: 8,172 SF **Lot:** 1.27 acres
Quality Rating: Class A
Year Built: 2010
Comments: *NNN leased medical building.*

Patrick Shalz
 Thornton Oliver Keller
 (208) 947-0834
 Grove Hummert
 (208) 947-0804

6 4720 Emerald

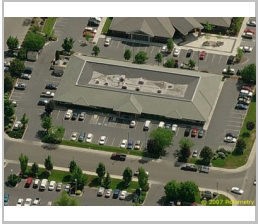


4720 Emerald Street - Central
 Office - User/Investment
 Subtype: Low Rise

Sale Price: \$1,300,000.00 \$79.79 psf
Cap Rate:
Size: 16,292 SF **Lot:** 0.6 acres
Quality Rating: Class B
Year Built: 1983
Comments:

Mike Greene
 Thornton Oliver Keller
 (208) 947-0835

7 600 Armstrong



600 N. Armstrong Place - West
 Office - Investment
 Subtype: Low Rise

Sale Price: \$2,454,000.00 \$141.52 psf
Cap Rate: 9%
Size: 17,340 SF **Lot:** 1.31 acres
Quality Rating: Class B
Year Built: 1994
Comments: *Fully leased.*

Mark Cleverley
 Thornton Oliver Keller
 (208) 947-5507
 Michael Ballantyne
 (208) 947-0831

8 6467 Supply Way



6467 S. Supply Way - Airport
 Industrial - Investment
 Subtype: Light Manuf.

Ceiling Height: 14' - 16'
 Dock Doors: 0 Rail
 Grade Doors: 2 Yard


Sale Price: \$669,180.00 \$57.00 psf
Cap Rate: 10%
Size: 11,740 SF **Lot:** 1 acres
Quality Rating: Class B
Year Built: 1996
Comments: *5 year lease in place.*

Chris Pearson
 Thornton Oliver Keller
 (208) 947-0859

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9 8455 Westpark



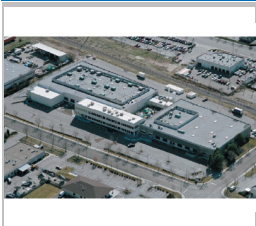
8455-8481 Westpark Street - West
 Industrial - User/Investme
 Subtype: Whse/Dist.

Ceiling Height: 22' - 24'
 Dock Doors: 3 Rail
 Grade Doors: 1 Yard

Sale Price: \$6,600,000.00 \$55.00 psf
Cap Rate:
Size: 120,000 SF **Lot:** 3.98 acres
Quality Rating: Class B
Year Built: 1979 **Year Renovated:** 2001
Comments: \$55 per SF.

Jerry Van Engen
 Thornton Oliver Keller
 (208) 947-0840
 Peter Oliver
 (208) 947-0816

10 8455 Westpark



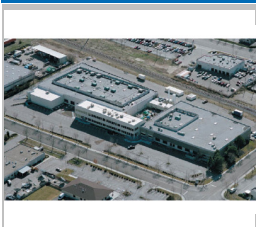
8455-8481 Westpark Street - West
 Industrial - User/Investme
 Subtype: Whse/Dist.

Ceiling Height: 22' - 24'
 Dock Doors: 3 Rail
 Grade Doors: 1 Yard

Sale Price: \$4,800,000.00 \$60.00 psf
Cap Rate:
Size: 80,000 SF **Lot:** 3.98 acres
Quality Rating: Class B
Year Built: 1979 **Year Renovated:** 2001
Comments: \$60 per SF.

Jerry Van Engen
 Thornton Oliver Keller
 (208) 947-0840
 Peter Oliver
 (208) 947-0816

11 8455 Westpark




8455-8481 Westpark Street - West
 Industrial - User/Investme
 Subtype: Whse/Dist.

Ceiling Height: 22' - 24'
 Dock Doors: 3 Rail
 Grade Doors: 1 Yard

Sale Price: \$2,400,000.00 \$60.00 psf
Cap Rate:
Size: 40,000 SF **Lot:** 3.98 acres
Quality Rating: Class B
Year Built: 1979 **Year Renovated:** 2001
Comments: \$60 per SF.

Jerry Van Engen
 Thornton Oliver Keller
 (208) 947-0840
 Peter Oliver
 (208) 947-0816

12 Ashland Business Park



5561 N. Glenwood - North
 Office - User/Investment *UNDER CONTRACT.*
 Subtype: Low Rise

Sale Price: \$395,000.00 \$113.57 psf
Cap Rate:
Size: 3,478 SF **Lot:**
Quality Rating: Class B
Year Built: 2002
Comments:

Mark Cleverley
 Thornton Oliver Keller
 (208) 947-5507

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13 Brundage Inn



1005 W. Lake Street - Out-of-Area
 Retail - Investment
 Subtype: ST Big Box

Sale Price: \$1,199,000.00 \$133.02 psf
Cap Rate: 14.44%
Size: 9,014 SF **Lot:**
Quality Rating: Class B
Year Built:
Comments: 22 room limited service hotel.

John Stevens
 Thornton Oliver Keller
 (208) 947-0814
 Mike Keller
 (208) 947-0844

14 Century Landmark Retail



1471-1477 S. Vinnell Way - Southwest
 Retail - User/Investment
 Subtype: Strip Center

Sale Price: Contact Agent
Cap Rate:
Size: 5,862 SF **Lot:**
Quality Rating: Class A
Year Built: 2006
Comments:

Ben Zamzow
 Thornton Oliver Keller
 (208) 947-5514

15 Columbia Business Park A



2033-2069 Summersweet Drive - Southeast
 Office - User/Investment
 Subtype: Low Rise

Sale Price: \$2,000,000.00 \$122.89 psf
Cap Rate:
Size: 16,275 SF **Lot:**
Quality Rating: Class B
Year Built: 1998
Comments:

Mike Greene
 Thornton Oliver Keller
 (208) 947-0835
 Peter Oliver
 (208) 947-0816

16 Copper Ridge



271 Washington Avenue - Out-of-Area
 Retail - Investment
 Subtype: Strip Center

Sale Price: \$4,850,000.00 \$239.72 psf
Cap Rate: 5%
Size: 20,232 SF **Lot:** 0.51 acres
Quality Rating: Class A
Year Built: 2003
Comments: Owner will guarantee 95% occ for one year.
 Currently 73.35% occupied.

Mike Keller
 Thornton Oliver Keller
 (208) 947-0844

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17 Discovery Plaza I



5771-5791 N. Discovery Way - West
 Industrial - Investment
 Subtype: Flex

 Ceiling Height: 15' - 15'
 Dock Doors: 0 Rail
 Grade Doors: 1 Yard

Sale Price: \$2,504,895.00 \$148.94 psf
Cap Rate: 8.25%
Size: 16,818 SF **Lot:** 1.59 acres
Quality Rating: Class A
Year Built: 2006
Comments:

Mike Keller
 Thornton Oliver Keller
 (208) 947-0844
 Scott Raeber
 (208) 947-0802
 Peter Oliver
 (208) 947-0816

18 Dutch Bros. Coffee



1351 E. Fairview Avenue - Meridian
 Retail - Investment *UNDER CONTRACT.*
 Subtype: Single Tenant

Sale Price: \$775,000.00 \$2,117.49 psf
Cap Rate: 7.59%
Size: 366 SF **Lot:** 0.65 acres
Quality Rating: Class A
Year Built: 2011
Comments: *NNN leased for 10 years.*

John Stevens
 Thornton Oliver Keller
 (208) 947-0814

19 Emerald Business Center B



8100 Emerald Street - West
 Office - User/Investment
 Subtype: Low Rise

Sale Price: \$1,800,000.00 \$102.86 psf
Cap Rate:
Size: 17,500 SF **Lot:**
Quality Rating: Class B
Year Built: 1986
Comments:

Mark Cleverley
 Thornton Oliver Keller
 (208) 947-5507

20 Emerald Business Center C



8030 Emerald Street - West
 Office - User/Investment
 Subtype: Low Rise

Sale Price: \$900,000.00 \$78.09 psf
Cap Rate:
Size: 11,525 SF **Lot:** 0.76 acres
Quality Rating: Class B
Year Built: 1988
Comments:

Patrick Shalz
 Thornton Oliver Keller
 (208) 947-0834
 Grove Hummert
 (208) 947-0804

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21 Emerald Tech Center A



10221 W. Emerald Street - West
 Office - Investment
 Subtype: Low Rise

Sale Price: \$1,700,000.00 \$89.22 psf
Cap Rate: 8.25%
Size: 19,053 SF **Lot:** 1.5 acres
Quality Rating: Class A
Year Built: 1999
Comments: 100% leased NNN investment.

Mark Cleverley
 Thornton Oliver Keller
 (208) 947-5507
 Grove Hummert
 (208) 947-0804
 Patrick Shalz
 (208) 947-0834

22 Emerald Tech Center B

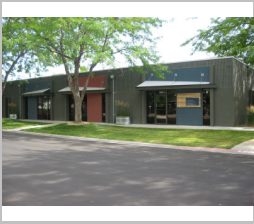


10211 W. Emerald Street - West
 Industrial - Investment
 Subtype: Low Rise

Sale Price: \$1,400,000.00 \$90.18 psf
Cap Rate: 8.25%
Size: 15,525 SF **Lot:** 1.5 acres
Quality Rating: Class A
Year Built: 1999
Comments:

Mark Cleverley
 Thornton Oliver Keller
 (208) 947-5507
 Grove Hummert
 (208) 947-0804
 Patrick Shalz
 (208) 947-0834

23 Flex Work Space



6023-6163 W. Clinton Street - Central
 Office Condo - User/Invest
 Subtype: Flex

Ceiling Height:	12' - 12'		
Dock Doors:	0	Rail	<input type="checkbox"/>
Grade Doors:	1	Yard	<input type="checkbox"/>

Sale Price: Contact Agent
Cap Rate:
Size: 9,076 SF **Lot:**
Quality Rating: Class B
Year Built: 1976 **Year Renovated:** 2007
Comments:

Mike Greene
 Thornton Oliver Keller
 (208) 947-0835
 Chris Pearson
 (208) 947-0859
 Greg Gaddis
 (208) 947-0827

24 Fulton Annex



518-520 S. 9th Street - Downtown
 Office - Investment
 Subtype: Mid Rise

Sale Price: \$1,450,000.00 \$140.15 psf
Cap Rate:
Size: 10,346 SF **Lot:**
Quality Rating: Class B
Year Built: 1935 **Year Renovated:** 2002
Comments: Seller financing available with \$0 down payment.

Mike Greene
 Thornton Oliver Keller
 (208) 947-0835
 Greg Gaddis
 (208) 947-0827

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25 Garrity Crossing



1202-1218 N. Jacob Allcott Way - Idaho Center
 Retail - Investment
 Subtype: Strip Center

Sale Price: Contact Agent
Cap Rate:
Size: 21,964 SF **Lot:**
Quality Rating: Class A
Year Built: 2007
Comments:

John Stevens
 Thornton Oliver Keller
 (208) 947-0814

26 Harrison Plaza Suite Hotel



409 S. Cole Road - Central
 Retail - Investment
 Subtype: Single Tenant

Sale Price: \$1,295,000.00 **\$33.67 psf**
Cap Rate:
Size: 38,458 SF **Lot:**
Quality Rating: Class B
Year Built: 1985
Comments: *Four story hotel. Letter of intent.*

John Stevens
 Thornton Oliver Keller
 (208) 947-0814
 Mike Keller
 (208) 947-0844

27 Hillcrest Business Center



4696 W. Overland Road - Central
 Office - Investment
 Subtype: Low Rise
Distressed Property

Sale Price: \$1,250,000.00 **\$44.28 psf**
Cap Rate:
Size: 28,229 SF **Lot:** 1.22 acres
Quality Rating: Class B
Year Built: 1970 **Year Renovated:** 2004
Comments: *79% occupied.*

Mark Cleverley
 Thornton Oliver Keller
 (208) 947-5507
 Grove Hummert
 (208) 947-0804
 Patrick Shalz
 (208) 947-0834

28 Key Financial Center



702 W. Idaho Street - Downtown
 Office - Investment
 Subtype: High Rise

Sale Price: \$18,000,000.00 **\$178.88 psf**
Cap Rate: 9.1%
Size: 100,628 SF **Lot:**
Quality Rating: Class A
Year Built: 1965 **Year Renovated:** 1989
Comments: *89.4% occupied.*

Mike Keller
 Thornton Oliver Keller
 (208) 947-0844
 Peter Oliver
 (208) 947-0816

TOK Investment Report

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29 Pacific Plaza



11505 Fairview Avenue - West
 Retail/Ind - Investment
 Subtype: Flex

 Ceiling Height: _____
 Dock Doors: _____ Rail
 Grade Doors: _____ Yard

Sale Price: \$2,500,000.00 \$53.56 psf
Cap Rate: 7.63%
Size: 46,678 SF **Lot:** _____
Quality Rating: Class B
Year Built: _____
Comments: *Includes 1 retail bldg and 3 industrial bldgs. 11505 & 11473-11511 Fairview Avenue.*

 Dan Minnaert
 Thornton Oliver Keller
 (208) 947-0845

 Devin Pierce
 (208) 947-0850

30 Paramount Professional Center



1556 W. Cayuse Creek Drive - Meridian
 Office - Investment
 Subtype: Low Rise

Sale Price: \$406,500.00 \$141.15 psf
Cap Rate: 8.5%
Size: 2,880 SF **Lot:** 0.28 acres
Quality Rating: Class B
Year Built: 2007
Comments: *100% leased.*

 Scott Raeber
 Thornton Oliver Keller
 (208) 947-0802

 Mike Greene
 (208) 947-0835

 Peter Oliver
 (208) 947-0816

31 Paramount Professional Center



1500 W. Cayuse Creek Drive - Meridian
 Office - User/Investment
 Subtype: Low Rise

Sale Price: \$1,282,000.00 \$192.32 psf
Cap Rate: 8.5%
Size: 6,666 SF **Lot:** 0.62 acres
Quality Rating: Class B
Year Built: 2007
Comments: *66% leased.*

 Scott Raeber
 Thornton Oliver Keller
 (208) 947-0802

 Mike Greene
 (208) 947-0835

 Peter Oliver
 (208) 947-0816

32 Pennwood Plaza



440 W. Pennwood Street - Meridian
 Office/Ind - Investment
 Subtype: Flex

 Ceiling Height: 12' - 14'
 Dock Doors: 0 Rail
 Grade Doors: 8 Yard

Sale Price: \$815,000.00 \$89.56 psf
Cap Rate: 7.5%
Size: 9,100 SF **Lot:** 0.928 acres
Quality Rating: Class A
Year Built: 2001
Comments: _____

 Grove Hummert
 Thornton Oliver Keller
 (208) 947-0804

 Jerry Van Engen
 (208) 947-0840

TOK Investment Report

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33 Rogers Seed Facility



1428 Madison Street - Caldwell Blvd
 Industrial - User/Investme
 Subtype: Heavy Manuf.

Ceiling Height:			
Dock Doors:	2	Rail	
Grade Doors:	8	Yard	

Sale Price: \$4,900,000.00 \$34.45 psf
Cap Rate:
Size: 142,250 SF **Lot:** 34.75 acres
Quality Rating: Class B
Year Built:
Comments: *Excess land also available for \$2,000,000.*

Devin Pierce
 Thornton Oliver Keller
 (208) 947-0850
 Dan Minnaert
 (208) 947-0845
 Jerry Van Engen
 (208) 947-0840

34 Savannah Building



2375 S. Cobalt Way - S Meridian
 Office - Investment
 Subtype: Low Rise

Sale Price: \$1,220,000.00 \$128.02 psf
Cap Rate: 8%
Size: 9,530 SF **Lot:**
Quality Rating: Class B
Year Built: 2005
Comments:

Grove Hummert
 Thornton Oliver Keller
 (208) 947-0804
 Patrick Shalz
 (208) 947-0834

35 Shops at Glenwood



6711 Glenwood Street - North
 Office/Ret - User/Investm
 Subtype: Strip Center

Sale Price: Contact Agent
Cap Rate:
Size: 11,788 SF **Lot:** 1.23 acres
Quality Rating: Class A
Year Built: 2006
Comments:

Dan Minnaert
 Thornton Oliver Keller
 (208) 947-0845
 Mark Schlag
 (208) 947-0817

36 Shops at Spectrum Pointe



1460-1492 S. Entertainment Avenue - Southwe
 Retail - User/Investment
 Subtype: Strip Center

Sale Price: \$2,500,000.00 \$250.00 psf
Cap Rate: 6.89%
Size: 10,000 SF **Lot:** 1.26 acres
Quality Rating: Class A
Year Built: 2006
Comments:

Bob Mitchell
 Thornton Oliver Keller
 (208) 947-0836
 Mike Keller
 (208) 947-0844

TOK Investment Report

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37 Skippers



1124 Caldwell Blvd. - Caldwell Blvd
 Retail - Investment
 Subtype: Single Tenant

Sale Price: \$620,000.00 \$234.32 psf
Cap Rate: 9%
Size: 2,646 SF **Lot:** 0.59 acres
Quality Rating: Class C
Year Built: 1976 **Year Renovated:** 2009
Comments: Single tenant NNN leased investment thru 05/2019.

John Stevens
 Thornton Oliver Keller
 (208) 947-0814
 Jerry Van Engen
 (208) 947-0840

38 Southern Springs Retail



1980 S. Meridian Road - S Meridian
 Retail - User/Investment
 Subtype: Strip Center

Sale Price: \$719,000.00 \$111.47 psf
Cap Rate:
Size: 6,450 SF **Lot:** 0.66 acres
Quality Rating: Class A
Year Built: 2008
Comments: 60% occupied by one tenant.

John Stevens
 Thornton Oliver Keller
 (208) 947-0814

39 Stonehenge Plaza Shops



1580 N. Stonehenge Way - Meridian
 Retail - Investment
 Subtype: Strip Center

Sale Price: \$725,000.00 \$85.80 psf
Cap Rate: 8%
Size: 8,450 SF **Lot:**
Quality Rating: Class A
Year Built: 2007
Comments: 100% occupied.

John Stevens
 Thornton Oliver Keller
 (208) 947-0814

40 Tablerock Business Center



941-953 S. Industry Way - Meridian
 Office - Investment *UNDER CONTRACT.*
 Subtype: Low Rise

Sale Price: \$828,000.00 \$165.07 psf
Cap Rate: 8.25%
Size: 5,016 SF **Lot:** 0.17 acres
Quality Rating: Class A
Year Built: 2005
Comments:

Mike Keller
 Thornton Oliver Keller
 (208) 947-0844
 Peter Oliver
 (208) 947-0816