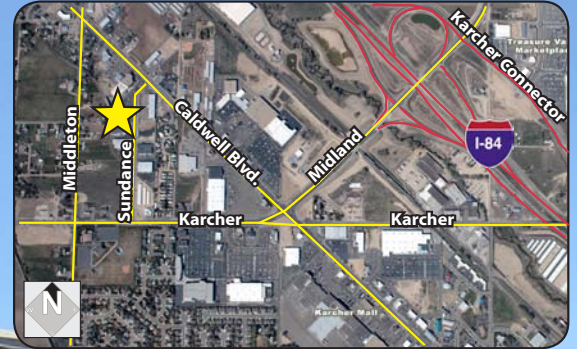


Sundance Building

2603 Sundance Road - Nampa, ID

INDUSTRIAL / RETAIL BUILDING / WAREHOUSE FOR SALE

PRICE REDUCED



Sale Terms:

Sale Price:

~~\$1,227,200 (\$50.00/SF)~~
\$1,105,000 (\$45.00/SF)
See Financial Summary

**Excellent
Owner/User
Opportunity**

Property Information:

Submarket: Nampa
Available: Immediately
Bldg Type: Industrial
Bldg Size: 24,544 ± SF
Vacant: 10,532 SF
Parcel Size: 1.24 ± Acres
Clear Height: 16' - 18'
Dock Doors: 2
Parking: 2:1,000

Listing Comments:

Located in Nampa near restaurants, health club, retail and banks.
Excellent access to Karcher Road and I-84.
Each suite has office space.
12' x 12' dock high doors.
Excellent retail/warehouse potential.
Signage on Sundance Road.
10,532 SF available for user.

Contact:

Chris Pearson, SIOR

Ph: 208.947.0859
Fx: 208.947.0869
chris@tokcommercial.com
www.tokcommercial.com

Michael T. Keller, SIOR, CCIM

Ph: 208.947.0844
Fx: 208.947.0869
mtk@tokcommercial.com
www.tokcommercial.com



Sundance Building

2603 Sundance Road - Nampa, ID

INDUSTRIAL / RETAIL BUILDING / WAREHOUSE FOR SALE

Financial Summary

Offering Price:	\$1,105,00
Offering Price/SF:	\$45.00
2012 NNN Income @ \$0.45/SF NNN:	\$132,537
NNN Income @ \$0.097/SF :	\$28,569
Potential Gross Income:	\$161,106
Less NNN Expenses:	(\$28,569)
Less 7% Vacancy & Reserve	<u>(\$11,277)</u>
Net Operating Income:	\$121,260
CAP Rate:	10.97
Proposed New Loan 6.0%:	\$773,500
Equity Requirement (30%):	\$331,500
Loan Term:	25 Years
Monthly Payment:	\$4,984
Annual Payment:	\$59,804
Cash On Cash Return (Yr 1):	18.54%
Principal Reduction (Yr 1):	\$13,769
Total Return (Yr 1):	\$75,225
Overall Return (Yr 1):	22.69%

Lease Information

Suite P - Vacant	5,081 SF
Suite A - Vacant	2,675 SF
Suite D - Vacant	2,776 SF
Interstate Brands Co.	10,974 SF
ABI Computer	<u>3,038 SF</u>
TOTAL	24,544 SF

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

Sundance Building

2603 Sundance Road - Nampa, ID

INDUSTRIAL / RETAIL BUILDING / WAREHOUSE FOR SALE

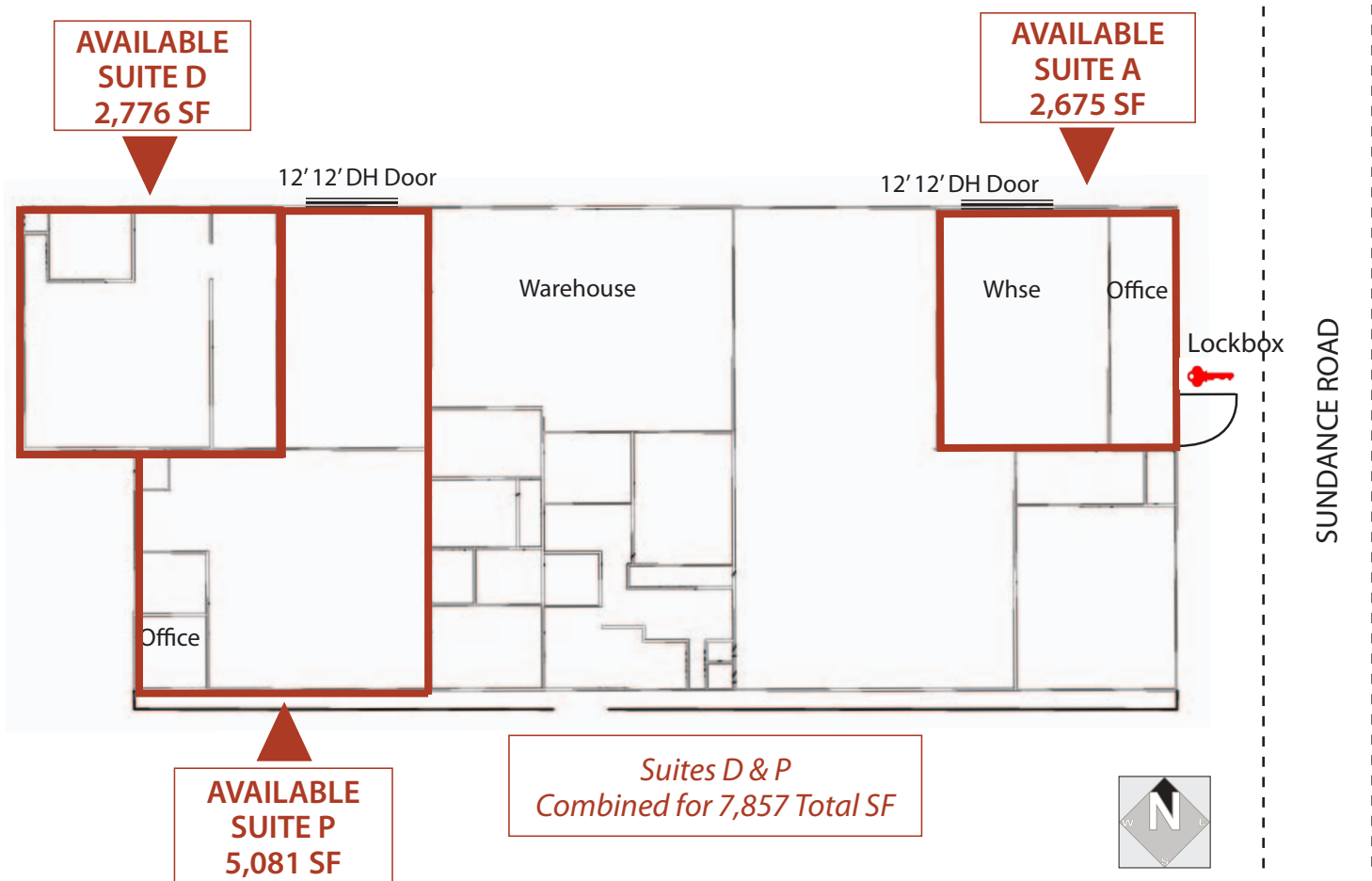


This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

Sundance Building

2603 Sundance Road - Nampa, ID

INDUSTRIAL / RETAIL BUILDING / WAREHOUSE FOR SALE



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

Sundance Building

2603 Sundance Road - Nampa, ID

INDUSTRIAL / RETAIL BUILDING / WAREHOUSE FOR SALE



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.