

INVESTMENT OFFERING

600 N. ARMSTRONG

SINGLE-TENANT BUILDING

BOISE, ID 83704



THORNTON OLIVER KELLER

COMMERCIAL REAL ESTATE

Experience Results.

Exclusively Offered By:



Mark Cleverley
208.947.5507
markc@tokcommercial.com



Michael Ballantyne, CCIM
208.947.0831
mjb@tokcommercial.com



Confidentiality Agreement

SIGN AND RETURN VIA EMAL OR FAX TO:

Mark Cleverley and Michael Ballantyne
Thornton Oliver Keller Commercial, 250 S. 5th – 2nd Floor, Boise, ID 83702
Email: mcleverley@tokre.com / mjb@tokre.com • Fax: 208.947.0869

In connection with the offering of the professional office building known as 600 N. Armstrong (the "Property") for sale by Mark Cleverley and Michael Ballantyne, the undersigned has requested copies of the investment offering package for the Property (such package, together with any other documents or information provided through Thornton Oliver Keller Commercial [its "Agent"] regarding the Property being referred to collectively below as the "Information").

Thornton Oliver Keller Commercial is or will be furnishing the Information to the undersigned on the condition that the undersigned will keep the information confidential.

In consideration of the foregoing and other good and valuable consideration, the undersigned hereby agrees that it will keep the Information confidential, and will not disclose the Information to any person or entity except for reasonably necessary disclosures to attorneys, accountants and other consultants of the undersigned (who the undersigned shall require to keep the Information confidential). The undersigned further agrees to promptly return all original copies of the documents included in the Information received by the undersigned, and all photocopies of such documents made by the undersigned and its attorneys, accountants and other consultants, to Thornton Oliver Keller Commercial if requested to do so in writing.

The undersigned acknowledges that the Property, if it is purchased by the undersigned, will be purchased on an "as-is, where-is, with all faults" basis, that the undersigned will in such event be purchasing the Property on the basis of its own investigations of and about the Property and that , and its Agent disclaim any and all representations or warranties about the Property, including any and all representations or warranties with respect to the accuracy or completeness of the Information.

If Agent is requesting information for a client, both agent and client signatures and contact information are required.

The undersigned certifies that all information relative to this offering will not be disseminated to or used by any principals or parties other than those stated hereunder. Photocopying this package or parts therein will require prior permission. Your signature below confirms that you have accepted this registration.

AGENT:

CLIENT:

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Company: _____

Company: _____

Address: _____

Address: _____

Telephone: _____

Telephone: _____

Fax: _____

Fax: _____

Email: _____

Email: _____

The information presented has been obtained from sources believed reliable. You are responsible for confirming its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on many factors which should be evaluated through investigation by your advisors.



**600 Armstrong
Boise, Idaho 83704**

The tenant, Syngenta, has occupied the building since 1992. They currently have a Triple Net Lease. As of November 1, 2010, the lease will convert to a Full Service excluding Janitorial lease. The numbers below reflect the new lease extension with Syngenta. With the new lease, the current owner will be remodeling the interior of the building and replacing the flat portion of the roof.

Offering Price:	\$2,454,000
Gross Income:	\$ 307,438
Less 5% Vacancy:	\$ 15,372
Less 2009 Actual Operating Expenses: (2010 Estimated Expenses)	\$ 71,177 (\$ 72,899)
Net Operating Income:	\$ 220,889
Capitalization Rate:	9%

Potential New Loan:

Loan at 6.50% Interest:	\$1,595,750
Equity Requirement (35.0%):	\$ 859,250
Scheduled Gross Income:	\$ 307,438
Less 5% Vacancy:	\$ 15,372
Less Operating Expenses:	\$ 71,177
Net Operating Income:	\$ 220,889
Less Annual Debt Service:	\$ 129,295
Cash Flow Before Taxes:	\$ 91,594
Cash on Cash Year 1:	10.67%
Principal Reduction on Loan Year 1:	\$ 26,347
Total Return:	\$ 117,941
Overall Return:	13.73%

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Pre Syngenta



Research & Development in 1929...

In its present form, Syngenta is a young company, founded in 2000. But it stems from an industrial tradition going back almost 250 years, when J.R. Geigy Ltd. began producing chemicals and dyes in Basel. In 1876, another Basel-based dyes factory was founded under the name Sandoz. Ciba was established some ten years later. Another half century afterwards, the merger of Brunner Mond Ltd, Nobel Industries, British Dyestuffs Coronation Ltd, and United

Alkali Co. Ltd. formed Imperial Chemical Industries (ICI) in the United Kingdom. It was ICI that opened Syngenta's Agricultural Research Station in Jealott's Hill in 1928.



...in the 1980s...

Almost at the same time, Geigy started the production of insecticides. Throughout the following 50 years, Geigy and ICI researchers independently made discoveries that paved the way for many of Syngenta's present-day products. In 1971, Ciba and Geigy merged to form Ciba-Geigy Ltd, mostly known as just Ciba. Three years later, they acquired the US-based company Funk Seeds International in order to expand into the seeds business. Shortly after, Sandoz followed Ciba into the seeds market by attaining Rogers and Northrup King, two

brands that still exist today under Syngenta Seeds, along with Sluis & Groot (S&G) of the Dutch Zaadunie group, which Sandoz acquired in 1980. In the same year, Ciba established a special biotechnology unit. In the UK, ICI joined the global seed market by establishing ICI Seeds in 1983.

Approximately ten years later, ICI emerged its Pharmaceuticals, Specialties and Agrochemicals businesses, the latest of which became Zeneca.

One of the largest corporate mergers in history took place in 1996, when Sandoz and Ciba formed Novartis, which one year later expanded its agricultural branch with the purchase of the crop protection business of Merck & Co. Inc. Concurrently, Zeneca offered the first genetically modified tomato variety to customers. In 1998, it acquired ISK Biosciences and merged with Astra AB of Sweden to create AstraZeneca in 1999.

On November 13, 2000 Novartis and AstraZeneca merged their agribusinesses to form Syngenta, the first global group focusing exclusively on agribusiness. Thus, Syngenta inherited the strengths and traditions of two excellent companies, both with a lengthy tradition of their own.

Becoming the World's largest Agribusiness



...and state-of-the-art R&D today

Ever since its formation, Syngenta has been committed to assisting its customers, farmers from all over the world, in their daily needs. On one hand, it has done so by developing and offering a broad range of innovative products. A first success in this content was the completion of the Rice Genome Map by researchers of the Torrey Mesa Research Institute (TMRI), the genomics research center of Syngenta in January of 2001. This groundbreaking discovery provided researchers

with crucial new knowledge to improve food crops when Syngenta made the Rice Genome Map publicly available in 2002.

On the other hand, Syngenta has turned sustainable agriculture into its credo and launched the Syngenta Foundation for Sustainable Agriculture in 2001. The goal of the Syngenta Foundation was – and still is – to improve rural livelihoods in semiarid parts of the world in sustainable ways. It promotes innovative methods and technologies to help farmers increase their food production and make the best possible profit. Today, the foundation runs nine programs in the world's poorer regions of South America, Africa and India, and contributes to improving farming in various related projects.

Sustainable Agriculture



Any farming practice inevitably has an effect on the environment, the social welfare and economic viability of the individuals involved and the rural community. Sustainable agriculture looks to develop practices that have a beneficial influence on any or all of these factors. This can happen by, for example, protecting and enhancing biodiversity, educating and training individuals in safe practices, providing higher yields of better quality crops at lower cost, or by protecting soil and water to reduce rural poverty and improving the quality of life. In many instances, these elements of sustainable agriculture are combined and have beneficial effects in more than one field.



Syngenta Headquarters in Basel

In 2002, Syngenta extended its research capabilities by establishing a shared biotechnology research platform in collaboration with Diversa. At the time, the US-based company was a leader in applying proprietary genomic technologies for the discovery and optimization of novel products. After another important discovery in 2003 – the world’s first hybrid barley variety – Syngenta further expanded its businesses with a number of acquisitions and partnership agreements in 2004. First, it attained Dia-Engei, the Japanese leader in producing and marketing seedlings of flowering plants and vegetables; then one of the world’s leading seeds companies, Advanta BV, which Syngenta acquired together with Fox Paine, and finally Golden Harvest, in order to enhance the US corn and soybean business. Dulcinea Farms, LLC,

a joint venture with Tanimura & Antle, was established to market fruit in the US, while an agreement with Delta and Pine Land amplified Syngenta’s potential in developing and commercializing novel biotechnology products for cotton. A herbicide agreement with Sumitomo Chemical of Japan in 2005 further strengthened Syngenta’s Crop Protection portfolio, and by forming a strategic alliance with COMPO in the same year, Syngenta entered the lawn and garden market.

In 2006, Syngenta acquired Emergent Genetics Vegetable A/S, an established Danish vegetable seed company, and expanded its lawn and garden business in North America with the purchase of Conrad Fafard, Inc., a leading producer of packaged growing media. Syngenta Flowers was complemented when the Fischer group was integrated in 2007, and the vegetable seeds business was further strengthened with the incorporation of Zeraim Gedera. In the same year Syngenta acquired Zeraim Gedera Ltd., a high-quality Israeli vegetable seeds company focusing on high-value crops, including tomato, pepper and melon. In 2008, Syngenta increased significantly its proprietary flower seeds portfolio by acquiring Goldsmith Seeds, Inc., an industry leading breeder and producer of flower seeds. In addition Syngenta bought the Chrysanthemum and Aster business of US flower producer Yoder Brothers Inc. In Sugarcane, Syngenta strengthened its position through the acquisition of SPS Argentina SA, a company primarily specialized in the development, production and marketing of soybean, corn and sunflower.

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