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Investment Offering

Discovery Plaza I

Multi-Tenant Flex Office Building

5777 N. Discovery Way

Boise, ID 83713

Presented By:

Michael T. Keller, SIOR, CCIM, Scott Raeber, CCIM, & Peter Oliver, SIOR, CCIM



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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.

Executive Summary

Discovery Plaza I



Discovery Plaza I Multi-Tenant Flex Office Building 5777 N. Discovery Way Boise, Idaho 83713

- 100% leased with 3 and 5 years remaining
- Institutional quality asset and tenants
- Prime location and access in established professional business park
- Major growth market

Offering Price

\$2,504,895 (8.25 CAP)

Location

Address: 5777 N. Discovery Way
Location: Discovery Way off of Chinden Blvd.

Property Description

Type: Multi-Tenant Flex Office Building.
Building Area: 16,818 square feet
Construction: Tilt wall construction with single ply TPO roof.
Parcel Size: 1.59 Acres
Zoning: T-1D
Completion Date: 2006
Parking: 4/1,000

Leasing Status

Current Occupancy: 100%
Tenants: M2M Communications and HC Company Inc.
Annual Rent: \$217,530 NNN with 2% and 3% annual escalations.

Financial Summary

Discovery Plaza I

FINANCIAL DATA

Offering Price:	\$2,504,895
*2012 Rent Roll:	\$217,530
Less Vacancy @ 5.0%:	(\$10,877)
Net Operating Income:	\$206,653
Capitalization Rate:	8.25
Existing Loan at 4.87% (Fixed):	\$1,600,000
Equity Requirement (36%):	\$904,895
Loan Term:	20 Years
Monthly Payment:	\$10,445
Annual Payment:	\$125,341
Terms:	Cash to Existing Loan
Annual Cash Flow (Year 1):	\$81,312
Cash on Cash Return:	8.99%
Principal Reduction (Year 1):	\$50,904
Total Return:	\$132,216
Overall Return:	14.61%

**As of March 2012*

EXISTING LOAN INFORMATION

Original Loan Amount:	\$1,600,000
Interest Rate (Fixed):	4.87%
Origination:	12/20/2011
Maturity Date:	12/20/2018
Monthly Payment:	\$10,445.07
Amortization:	20 Years

Rent Roll Summary

Discovery Plaza I

Rent Roll for Discovery Plaza
 N. Discovery Way, Boise, Idaho 83713
 Prepared 1/20/2012

Tenant	RSF	Premise %	Term																				
Unit #5771-M2M Communications Corporation	12,169	72.4%	75 months 2/18/2010-5/31/2016																				
<table border="1"> <thead> <tr> <th></th> <th>2012</th> <th>2013</th> <th>2014</th> <th>2015</th> </tr> </thead> <tbody> <tr> <td>NNN Rent</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Per RSF</td> <td>\$ 12.24</td> <td>\$ 12.61</td> <td>\$ 12.99</td> <td>\$ 13.38</td> </tr> <tr> <td>Annually</td> <td>\$ 148,948.56</td> <td>\$ 153,451.09</td> <td>\$ 158,075.31</td> <td>\$ 162,821.22</td> </tr> </tbody> </table>					2012	2013	2014	2015	NNN Rent					Per RSF	\$ 12.24	\$ 12.61	\$ 12.99	\$ 13.38	Annually	\$ 148,948.56	\$ 153,451.09	\$ 158,075.31	\$ 162,821.22
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Unit #5777-HC Company, Inc.	4,649	27.6%	60 months 1/1/2009-12/31/213																				
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Annual Rent	\$ 217,530	\$ 224,090	\$ 218,466	\$ 225,025																			

Assumptions:
 The annual rent is the contractual rent in effect on July 1st of each calendar year annualized.
 Annualized rent does not reflect a reduction for a calendar year less than 12 months.

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Tenant Information - M2M

Discovery Plaza I



M2M Communications specializes in the design, manufacture, and operation of web-to-wireless remote monitoring and control products and services.

M2M products and services combine the wide spread availability and decreasing cost of wireless communications with the power of the Internet to provide more features and ease of use at a lower cost.

With many years of relevant experience and numerous successful applications, M2M can provide you with a Complete Solution.

Today we offer many excellent products that are available from stock. These are general purpose models with numerous flexible and useful features. They are proven products and are well suited for a wide variety of applications.

However, we believe that it's our job to provide our customers with the best possible solution - not to simply sell what we already have. We know that while the existing models may be a great beginning, they are not necessarily the right answer for every application.

By utilizing our numerous predesigned and field tested products as "building blocks", we can create fast and reliable variations to fit your exact needs.

Today, thousands of M2M Communications field units report to the M2M Network Operations Center every day. Many of these are installed outdoors, in all types of environments and conditions.

Our primary customers are Original Equipment Manufacturers who integrate our products and service into their own product or system. Many are private labeled and are sold to the end user under the OEM's name.

We provide tailored industrial M2M applications as a:

- M2M System Integrator
- M2M Application Provider, and
- M2M Solution Provider

In these roles, we:

- Work closely with our customers to understand their application
- Have extensive wireless M2M expertise
- Have knowledge of business systems
- Are skilled in application software development
- We provide the optimum solution to an application or problem based on the communication options available, build the devices and controls, and integrate them into the user's system.

As an Airtime & Service Provider, we also sell the airtime services that allow our products to operate anywhere in the world - without local cellular fees.





Idaho Business Review

M2M Communications purchased by EnerNOC

by Brad Carlson

Published: January 26th, 2011

EnerNOC Inc. has acquired M2M Communications, Boise, in a \$33.3 million cash and stock transaction announced Jan. 26.

Both companies work in the utility sector. EnerNOC benefits by accessing M2M's technology, while M2M now has access to Boston-based EnerNOC's big marketing presence, M2M spokesman Chris Volk said.

"This provides a national and international market for our products, and an alliance with a world leader in providing these products and services," he said. "EnerNOC has the utility and customer relationships, and we have the technology."

[M2M](#) employs 42 combined in Boise and Fresno. Publicly traded [EnerNOC](#) offered jobs to all, Volk said.

EnerNOC and M2M plan to grow the Boise office, now at 5771 N. Discovery Way, as a technology center, he said.

"We remain squarely positioned in the energy sector and will continue to develop technologies and strategies in that space," Volk said.

Steve Hodges, a former Hewlett-Packard engineer who founded M2M in 2003, is now senior director with EnerNOC. He is a member of the Idaho Technology Council and a technology task force that Idaho Gov. C.L. "Butch" Otter formed.

M2M offers wireless energy and water management technology to utility and agriculture customers. This includes "demand response" technology that automates when power-consuming equipment is turned off and on, helping utilities reduce power usage when demand is high. The M2M name reflects its machine-to-machine applications.

EnerNOC's energy management tools are designed to help utilities and business reduce real-time demand for power, increase efficiency, make more information available about supply and reduce emissions. The company employs more than 400 and generates about \$284 million in annual revenue. It operates internationally.

Hodges and some M2M employees owned stock in the privately held M2M, his fifth startup. He also was key to launching Computrol, SynPet, Design Concepts International and Telemetric in the Boise area.

Tenant Information - HC Discovery Plaza I



HC Company is a local general contractor that has been servicing the Treasure Valley for the past 10 years. At HC Company we strive to provide valued management skills to clientele for general contracting and construction management services, by first identifying the scope of our client's needs, and then working within their budgetary means to provide the most cost effective and utilizable end product. While our commitment to quality is top priority, we also pride ourselves on our customer relations, and integrity.

HC Company's President, Dan Hayes is a graduate of Oregon State University's Construction Engineering Management and Business programs. He also maintains a LEED AP accreditation.

Co-owner and Vice President Matt Smith is a local BSU graduate from the Construction Management Program.

Our Services

HC Company maintains management professionals with project experience encompassing an in-depth background in all phases of construction. HC Company's professional construction management services are all tailored to the complexity and size of each individual project. We back all our services with quality management and integrity.

Planning

HC Company will assist a client from the initial idea stages of a project through project close out including, space planning, budget planning, scheduling review, and efficiency review, in order to provide a product that best fits the needs of the client while controlling costs to a defined budget.

Project Control

HC Company uses construction industry project control software, CPM scheduling, and continuous Quality control reviews to manage a timely and quality completion of all aspects of the construction process. This assures our ability to maintain a safe, on schedule, under budget, high quality project.

Project Completion

It sometimes feels like the last part of the race is the hardest part to finish strong. HC Company has startup and commissioning, and closeout processes that maintain the highest level of service through the final sign off and turn over of a project.



Property Photographs

Discovery Plaza I



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Property Photographs

Discovery Plaza I

HC Company Interior



HC Company Interior



M2M Interior



M2M Interior



M2M Interior



M2M Interior



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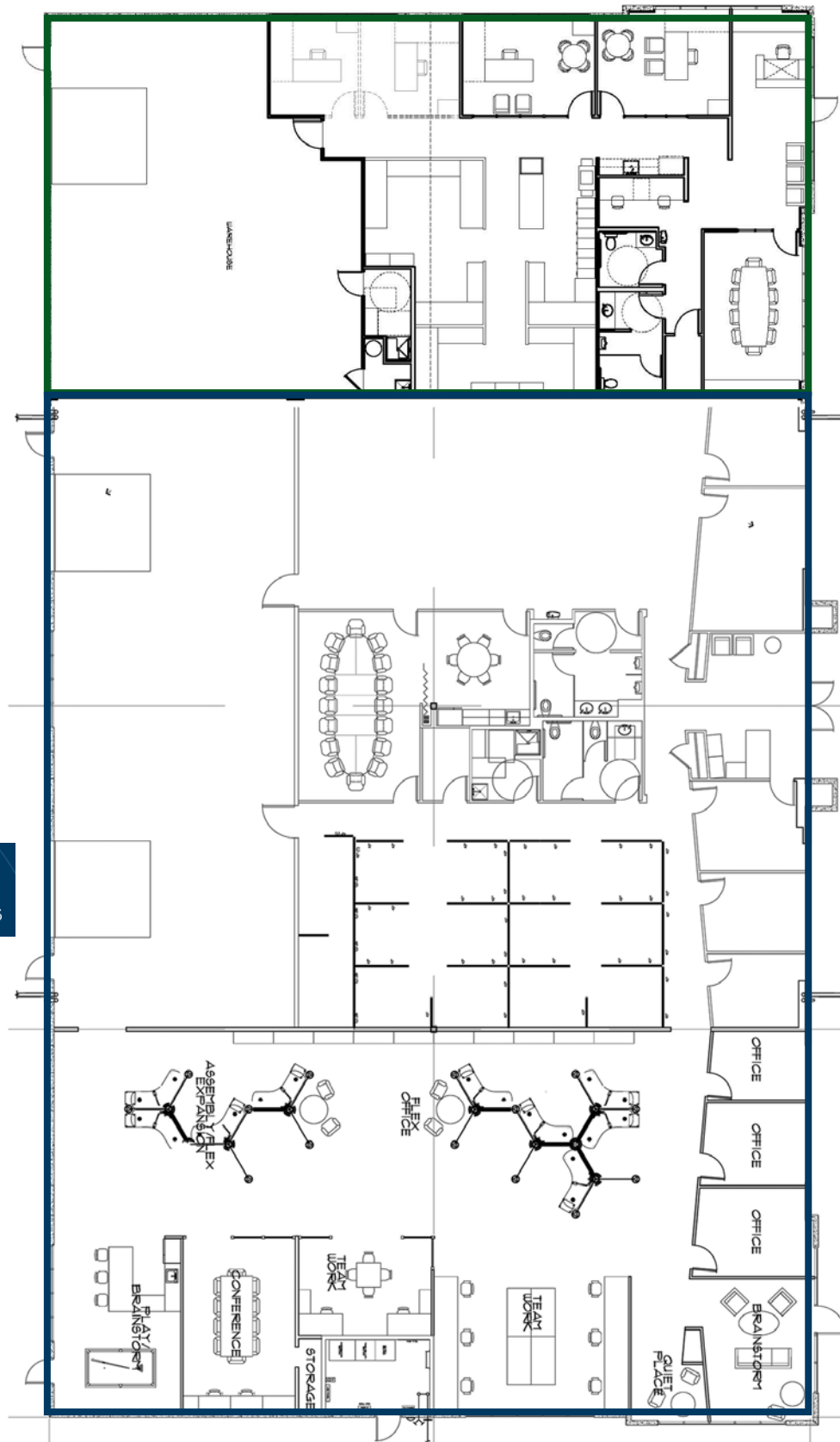
Aerial Photograph

Discovery Plaza I



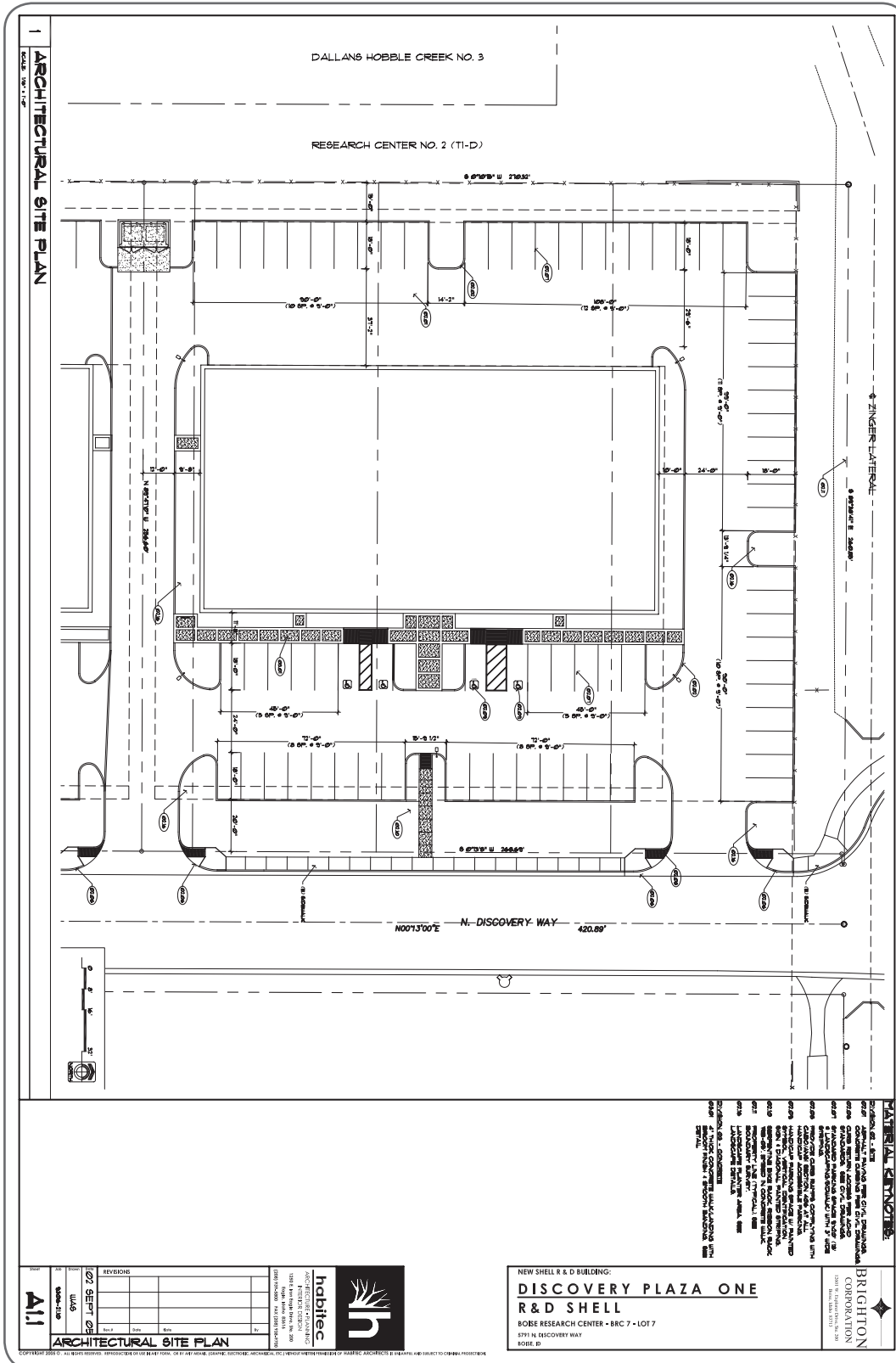
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Floor Plan Discovery Plaza I



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Site Plan Discovery Plaza I



ARCHITECTURAL SITE PLAN

A11

NO.	REVISION	DATE
01	SEPT 08	
02	NOV 08	

habitec
 2700 WEST CENTER BLVD
 BOISE, IDAHO 83720
 (208) 333-1100 FAX (208) 333-1101
 WWW.HABITEC.COM

NEW SHELL R & D BUILDING:
DISCOVERY PLAZA ONE
R & D SHELL
 BOISE RESEARCH CENTER • BRC 7 • LOT 7
 5711 N DISCOVERY WAY
 BOISE, ID

BRIGHTON
 CORPORATION
 200 N. MAIN STREET
 BOISE, IDAHO 83725
 (208) 333-1100

PLANNED BY:
 0201 BOISE RESEARCH CENTER
 0202 BOISE RESEARCH CENTER
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