

Pennwood Plaza I

440 N. Pennwood Street - Meridian, ID
INVESTMENT OFFERING - FLEX BUILDING FOR SALE



Property Information:

Quality: Class A - Concrete Block Construction
Bldg Type: Flex
Bldg Size: 9,100 SF
Parcel Size: 0.928 Acres
Completed: 2001
Zoning: C-G
Parking: 4/1000

Listing Comments:

Fully leased multi-tenant freestanding flex building located in the Troutner Business Park.

Sale Terms:

Sale Price: \$815,000.00 (\$90.00/SF)
Cap Rate: 7.5%
NOI: \$60,925.00

Contact:

Grove T. Hummert

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www.tokcommercial.com

Jerry Van Engen

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www.tokcommercial.com

Complete package available upon completion of attached Confidentiality Agreement.

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Confidentiality Agreement

SIGN AND RETURN VIA FACSIMILE TO:

Thornton Oliver Keller Commercial, 250 S. 5th - 2nd Floor, Boise, ID 83702 (Fax: 208.947.0869)

In connection with the offering of the property known as the _____ (the "Property") for sale by _____, 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 by _____, or its Agent.

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.

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.

Date: _____

Address: _____

By: _____

Print Name: _____

Telephone: _____

Title: _____

Fax: _____

Company: _____

Email: _____

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