

THORNTON

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COMMERCIAL REAL ESTATE

Experience Results.

Investment Offering Tablerock Business Center

A 5,016 SF Single-Tenant Office Building

941 Industry Way

Meridian, ID 83642



Presented By:

Peter J. Oliver, SIOR, CCIM & Michael T. Keller, SIOR, CCIM

SIGN AND RETURN VIA EMAL OR FAX TO:

- *Peter Oliver or Mike Keller* ▪
- *Thornton Oliver Keller Commercial, 250 S. 5th – 2nd Floor, Boise, ID 83702* ▪
- *Email: peter@tokcommercial.com or mtk@tokcommercial.com* ▪ *Fax: 208.947.0869* ▪

In connection with the offering of the single-tenant office building known as 941 S. Industry Way located in Meridian, Idaho (the "Property") for sale by Peter Oliver and Mike Keller, 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.

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: _____

Title: _____

Telephone: _____

Company: _____

Fax: _____

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.

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Financial Data

941 S. Industry Way
 Meridian, ID 83642

Offering Price:	\$828,000
2011 Income:	\$71,880
Less Expenses (NNN Lease):	-\$0
Less 5% Vacancy:	-\$3,594
Net Operating Income:	\$68,286
CAP Rate:	8.25

Proposed New Loan at 5.0%:	\$579,600
Equity Requirement (30%):	\$248,400
Loan Term:	25 Years
Monthly Payment:	\$3,388
Annual Payment:	\$40,659
Annual Cash Flow:	\$27,627
Cash On Cash Return (Yr 1):	11.12%
Principal Reduction (Yr 1):	\$11,951
Total Return (Yr 1):	\$39,577
Overall Return (Yr 1):	15.93%

Building Size:	5,016± SF
Acres:	0.17± AC
Occupancy:	100%
Tenants:	1

Tenant Description

941 S. Industry Way
Meridian, ID 83642

LOCHNER

LOCHNER - a recognized leader in providing innovative surface transportation solutions. Lochner strives to provide superior client service and exceed expectations by bringing significant experience and a focused approach tailored to each project. We recognize that the industry and the world itself are evolving. As a firm, we are excited about tomorrow and we're planning for it.

Lochner provides engineering, planning and consulting services to clients across the country, contributing toward building and improving infrastructure.

- + Highway & Roadway Design
- + Structural Design
- + Rail & Transit
- + Construction Management and CEI Services
- + Airport Planning & Design
- + Multi-Modal Planning & Design
- + Hydraulics and Drainage Design
- + Public-Private Partnership (P3) Services
- + Design-Build Services
- + Public Involvement
- + Context Sensitive Solutions
- + Planning & Environmental Services
- + Brownfields Services
- + Utility Coordination & Relocation
- + Traffic Engineering & Transportation Planning
- + Architecture
- + Landscape Architecture
- + Parks & Recreation Planning & Design
- + Mechanical/Electrical
- + Federal Services
- + Municipal Services

www.hwlochner.com



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Property Photographs

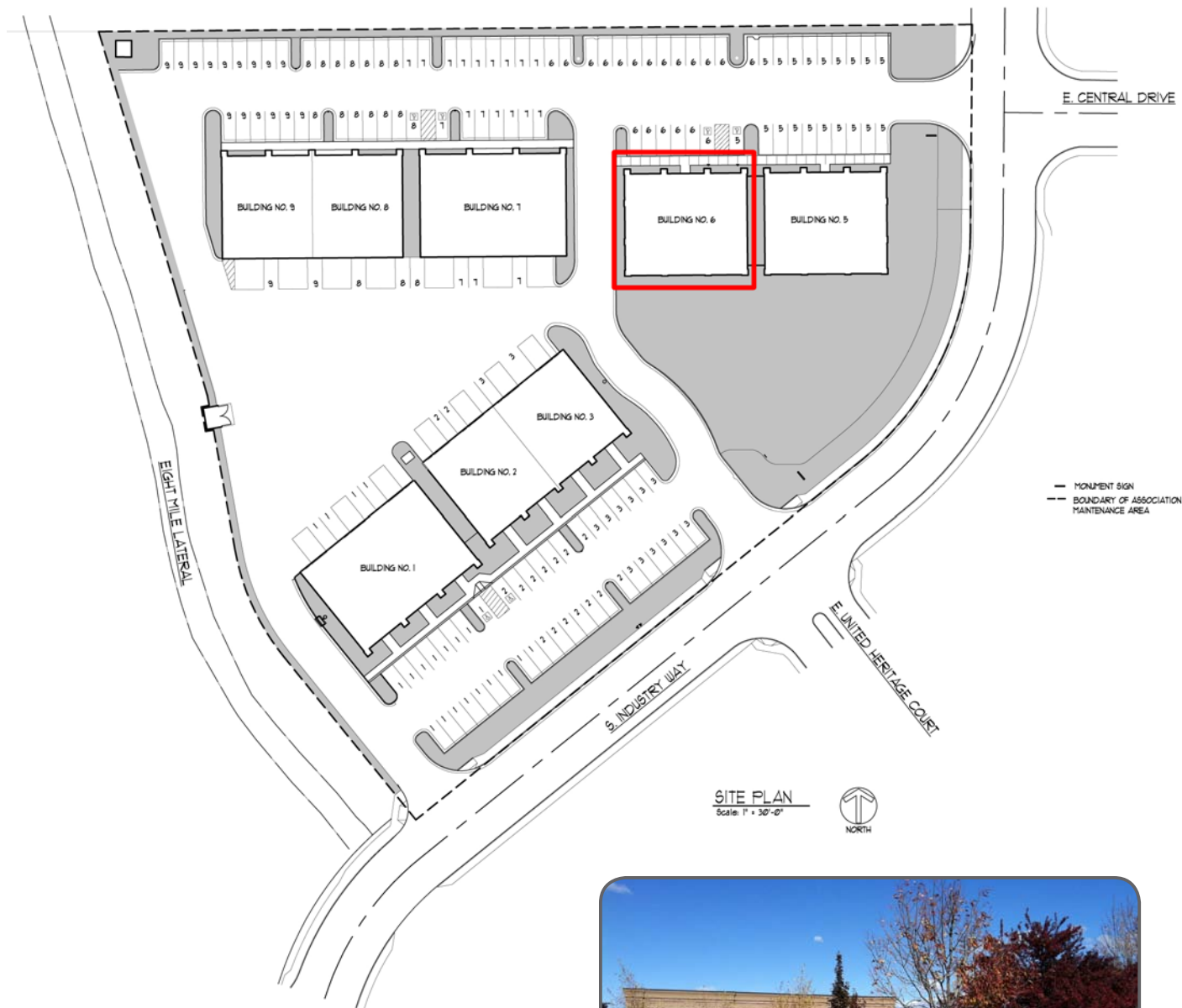
941 S. Industry Way
Meridian, ID 83642



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Site Plan

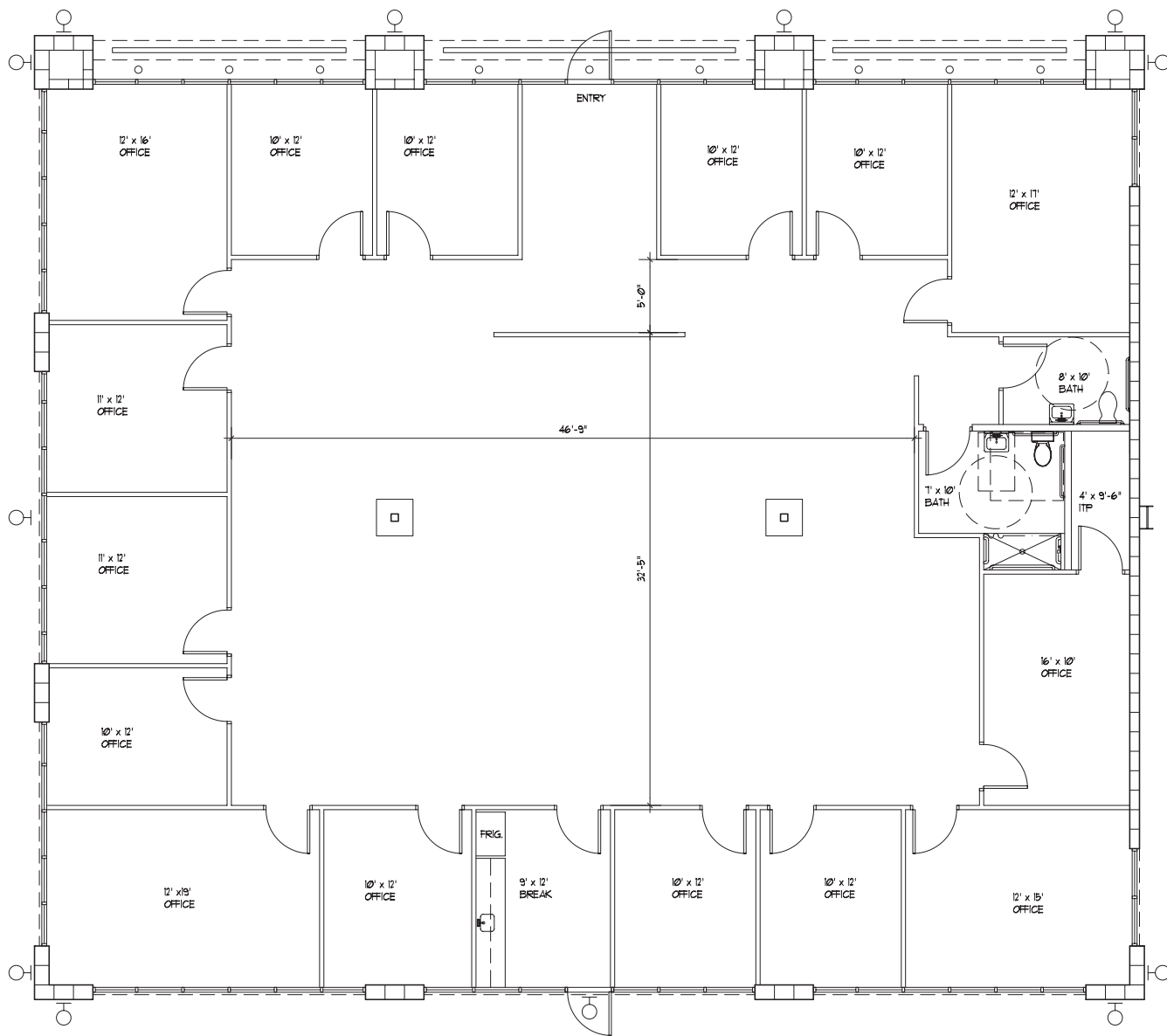
941 S. Industry Way
Meridian, ID 83642



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Floor Plan

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Meridian, ID 83642



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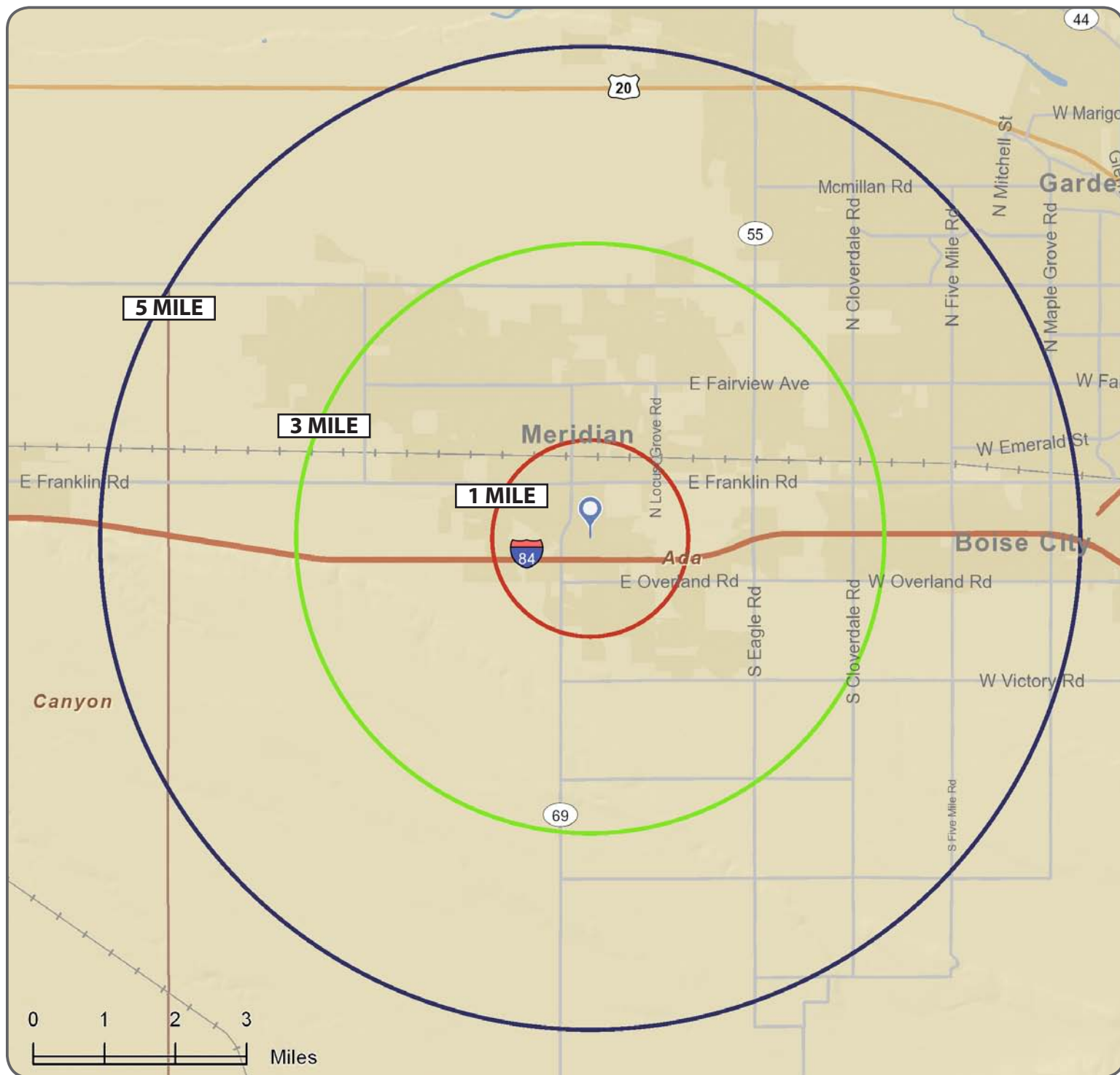


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Demographics

941 S. Industry Way
Meridian, ID 83642

Center Point: 941 S. Industry Way, Meridian, ID 83642



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Executive Summary

Latitude: 43.596158
 Longitude: -116.386915

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	5,892	56,359	146,906
Male Population	48.5%	49.0%	49.4%
Female Population	51.5%	51.0%	50.6%
Median Age	33.4	32.2	33.3
2010 Income			
Median HH Income	\$79,112	\$73,435	\$71,723
Per Capita Income	\$30,921	\$28,566	\$29,032
Average HH Income	\$91,006	\$82,392	\$82,758
2010 Households			
Total Households	1,946	19,143	51,401
Average Household Size	3.01	2.92	2.84
2010 Housing			
Owner Occupied Housing Units	76.2%	75.2%	75.7%
Renter Occupied Housing Units	17.0%	18.6%	17.8%
Vacant Housing Units	6.8%	6.2%	6.5%
Population			
1990 Population	1,580	15,170	47,301
2000 Population	4,539	38,091	92,070
2010 Population	5,892	56,359	146,906
2015 Population	6,995	65,976	170,717
1990-2000 Annual Rate	11.13%	9.64%	6.89%
2000-2010 Annual Rate	2.58%	3.9%	4.66%
2010-2015 Annual Rate	3.49%	3.2%	3.05%

In the identified market area, the current year population is 146,906. In 2000, the Census count in the market area was 92,070. The rate of change since 2000 was 4.66 percent annually. The five-year projection for the population in the market area is 170,717, representing a change of 3.05 percent annually from 2010 to 2015. Currently, the population is 49.4 percent male and 50.6 percent female.

Households

1990 Households	568	5,385	15,705
2000 Households	1,526	12,918	31,392
2010 Households	1,946	19,143	51,401
2015 Households	2,317	22,537	60,152
1990-2000 Annual Rate	10.39%	9.14%	7.17%
2000-2010 Annual Rate	2.4%	3.91%	4.93%
2010-2015 Annual Rate	3.55%	3.32%	3.19%

The household count in this market area has changed from 31,392 in 2000 to 51,401 in the current year, a change of 4.93 percent annually. The five-year projection of households is 60,152, a change of 3.19 percent annually from the current year total. Average household size is currently 2.84, compared to 2.91 in the year 2000. The number of families in the current year is 40,237 in the market area.

Housing

Currently, 75.7 percent of the 54,971 housing units in the market area are owner occupied; 17.8 percent, renter occupied; and 6.5 percent are vacant. In 2000, there were 32,561 housing units - 80.8 percent owner occupied, 15.6 percent renter occupied and 3.6 percent vacant. The rate of change in housing units since 2000 is 5.24 percent. Median home value in the market area is \$187,879, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.92 percent annually to \$227,673. From 2000 to the current year, median home value changed by 3.87 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

Executive Summary

929 S Industry Way, Meridian...

Latitude: 43.596158

Longitude: -116.386915

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$29,792	\$29,111	\$34,673
2000 Median HH Income	\$60,740	\$53,162	\$53,743
2010 Median HH Income	\$79,112	\$73,435	\$71,723
2015 Median HH Income	\$86,192	\$79,857	\$78,820
1990-2000 Annual Rate	7.38%	6.21%	4.48%
2000-2010 Annual Rate	2.61%	3.2%	2.86%
2010-2015 Annual Rate	1.73%	1.69%	1.91%
Per Capita Income			
1990 Per Capita Income	\$12,790	\$12,182	\$13,402
2000 Per Capita Income	\$23,760	\$21,292	\$21,758
2010 Per Capita Income	\$30,921	\$28,566	\$29,032
2015 Per Capita Income	\$33,935	\$31,692	\$32,269
1990-2000 Annual Rate	6.39%	5.74%	4.97%
2000-2010 Annual Rate	2.6%	2.91%	2.85%
2010-2015 Annual Rate	1.88%	2.1%	2.14%
Average Household Income			
1990 Average Household Income	\$36,288	\$34,316	\$39,821
2000 Average Household Income	\$70,653	\$61,799	\$63,142
2010 Average HH Income	\$91,006	\$82,392	\$82,758
2015 Average HH Income	\$99,241	\$90,913	\$91,391
1990-2000 Annual Rate	6.89%	6.06%	4.72%
2000-2010 Annual Rate	2.5%	2.85%	2.67%
2010-2015 Annual Rate	1.75%	1.99%	2%
Households by Income			
Current median household income is \$71,723 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$78,820 in five years. In 2000, median household income was \$53,743, compared to \$34,673 in 1990.			
Current average household income is \$82,758 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$91,391 in five years. In 2000, average household income was \$63,142, compared to \$39,821 in 1990.			
Current per capita income is \$29,032 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$32,269 in five years. In 2000, the per capita income was \$21,758, compared to \$13,402 in 1990.			
Population by Employment			
Total Businesses	586	2,539	5,038
Total Employees	7,871	27,244	50,672

Currently, 92.1 percent of the civilian labor force in the identified market area is employed and 7.9 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 93.3 percent of the civilian labor force, and unemployment will be 6.7 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 73.7 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.5 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 71.8 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 13.5 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 14.7 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 84.0 percent of the market area population drove alone to work, and 4.3 percent worked at home. The average travel time to work in 2000 was 20.3 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

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