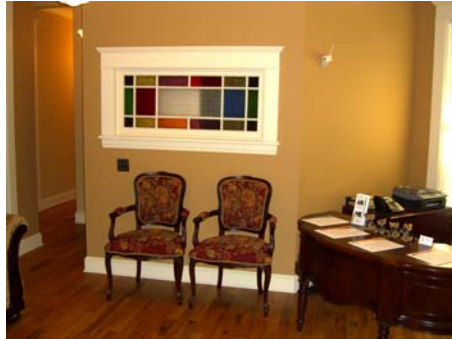


FOR SALE REMODELED NORTHEAST OFFICE BUILDING

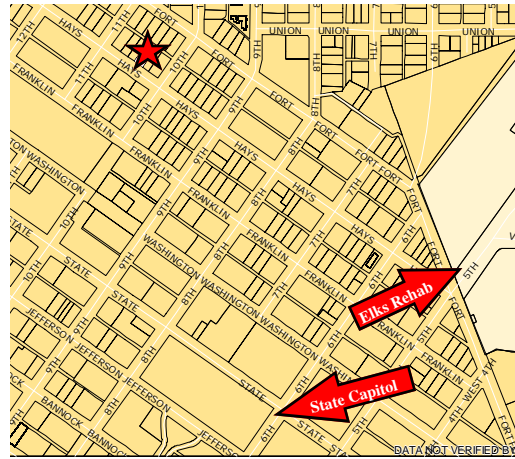
1010 W. Hays Street— Boise, Idaho



Building Description:

1,720 Square Feet

- Main floor approximately 1,220 sf
- Second floor approximately 500 sf
- Completely restored historic building
- Desirable Northend Boise location
- Blocks from Ada County Court House, State Capitol, & Elk's Rehabilitation Center
- Antique hardwood floors and mouldings
- Leaded/stained glass
- Private parking in rear
- CAT-5 wiring throughout
- Alarm system in place



Financing Info:

- \$284,000 existing tax credit loan
- **4.4% interest** (3-1/2 years remaining)
- 25% down (\$97,000)
- \$6.63 per sf effective occupancy cost (see reverse for details)

ZONED: R-3HD/CD

Price Reduced!

~~\$425,000~~

~~\$400,000~~

PRICE:

\$381,000

Nancy Lemas

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Email: nancy@commercialnw.com

COMMERCIAL
NORTHWEST



A FULL SERVICE COMMERCIAL
REAL ESTATE COMPANY

512 W Idaho Street, Boise, ID 83702 www.commercialnw.com

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.

1010 Hays Street

Assumption of Tax Credit Financing

1/27/2009

1,720	Bldg SF
\$ 221.51	Price / SF
\$ 381,000	Sale Price
25.5%	Down Pmt %
(\$97,000)	Down Payment
\$284,000	Total Amount Financed (Assume Existing Tax Credit Financing--Must qualify with bank)
4.4%	Interest Only
(\$12,496)	Annual Interest Only Payment
(\$5,000)	Expenses Estimated
(\$17,496)	Cost Per Year
(\$10.17)	Per SF Occupancy Cost
\$12,496.00	Average Annual Interest Expense
30%	Tax Bracket
\$3,748.80	Annual Tax Effect of Interest Expense at 30% tax bracket
(\$13,747.20)	Cost Per Year Less Interest Benefit
(\$7.99)	Per SF occupancy cost less interest benefit
\$7,815.38	Annual Depreciation
30%	Tax Bracket
\$2,344.62	Annual Tax Effect of Depreciation at 30% tax bracket
(\$11,402.58)	Effective Annual Cost of Ownership Per Year
(\$6.63)	Effective Annual Cost of Ownership per square foot less interest & depreciation
NOTE: All Interest rates and loan information are estimated. Loan program may not be available. Buyer to verify all information.	
As Prepared by:	Nancy K. Lemas
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