

FOR SALE: OWNER OCCUPIED OPPORTUNITY BOISE RIVER

1401 Shoreline Dr.— Boise, Idaho

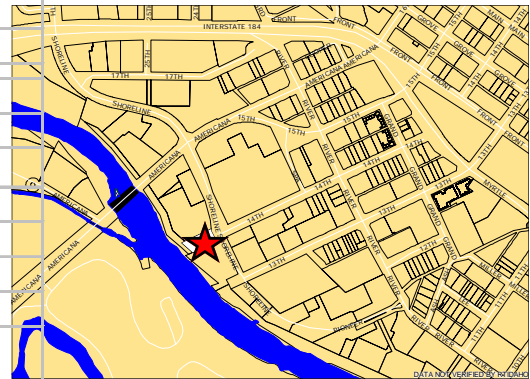


COMMERCIAL NORTHWEST REAL ESTATE WWW.COMMERCIALNW.COM

Financing Details:

9,372+/- Square Feet

\$ 1,400,000	Purchase price
\$ 140,000	Down payment (10%)
\$ 700,000	@ 6.5% Bank Financing
\$ 560,000	@ 5.25% SBA 504 program
New Loan Details:	
\$ 62,291	Annual P/I on 1st note
\$ 45,642	Annual P/I on 2nd note
\$ 107,933	Total annual debt service
Occupancy Cost Details:	
\$ 107,933	Total annual debt service
\$ 37,260	Estimated annual expenses (\$4.50/sf/yr)
\$ 145,193	Total annual occupancy cost
(\$45,570)	Tenant rent (2,940 sf @ \$15.50 F.S.)
\$ 99,623	Annual buyer occupancy cost
\$ 15.49	Total buyer occupancy cost per sf



- 9,372 GBA
- 8,280 GRA
- .513 Acres
- ~~\$170/sf~~
- Zoned: R-OD

**NOW ONLY
\$149/SF**

PRICE: \$1,400,000

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NORTHWEST



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