

FOR SALE OR LEASE

2121 Caldwell Boulevard, Nampa, Idaho



\$900,000 (\$20/sf)

- 44,953 +/- SF Building
- Service/Retail Building
- 228 parking spaces
- 7 handicap spaces
- Fresh parking lot striping
- Building built in 2005 (\$2.5M)
- 5+/- acres total
- 1+/- acre pad @ NW corner
- Available immediately
- Located near the Midland/I-84 interchange
- Land lease must be assumed

**Bank Owned Property
Priced Below Recent Appraisal!**

**\$2.5 Million construction
cost 5 years ago.**



Building Lease Rate: \$4.50/sf/yr/NNN

Ground Lease Details:

Land Size: 5+/- Acres

Duration
w/ extensions: Through
3-1-2045

Current Amount: \$7,000 per
month

Nancy Lemas

KW Commercial-Commercial Northwest

(208) 344-0288 phone (208) 344-0287 fax

(208) 250-3376 mobile (208) 344-6275 direct

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Investment Analysis

Sale Price	\$ 900,000.00
Proforma Rent/sf (NNN)	\$ 4.50
Total Rent	\$ 202,288.50
Less: Land Lease Pmt	\$ (84,000.00)
Proforma NOI	\$ 118,288.50
CAP Rate	13.14%



With potential sub-lease income from pad site	
Income	
Rent (\$4.50/sf NNN)	\$ 202,288.50
Pad Rent (\$1.25/sf NNN)	\$ 54,450.00
Total Income	\$ 256,738.50
Owner Expenses	
Land Lease Payment	\$ 84,000.00
Total Expenses	\$ 84,000.00
Proforma Net Operating Income (NOI)	\$ 172,738.50
Proforma CAP RATE (With pad leased)	19.19%

Lease User Analysis

	Proforma	
	Monthly	Annual
Ground Lease	\$ 7,000	\$ 84,000
Lease Rate	\$ 0.38	\$ 4.50
Square Feet	44,953	44,953
Building Rent	\$ 16,857	\$ 202,289
Plus Ground Lease	\$ 7,000	\$ 84,000
Total Rent	\$ 23,857	\$ 286,289
Per Square Foot	\$ 0.53	\$ 6.37

	Proforma	
	Monthly	Annual
Expenses		
Property Taxes	\$ 2,500	\$ 30,000
Property Insurance	\$ 833	\$ 10,000
Utilities	\$ 1,250	\$ 15,000
Maintenance	\$ 833	\$ 10,000
Total Expenses	\$ 5,417	\$ 65,000
Per sf	\$ 0.12	\$ 1.45
Total Cost	\$ 29,274	\$ 351,289
Per sf (FSEJ Equiv.)	\$ 0.65	\$ 7.81



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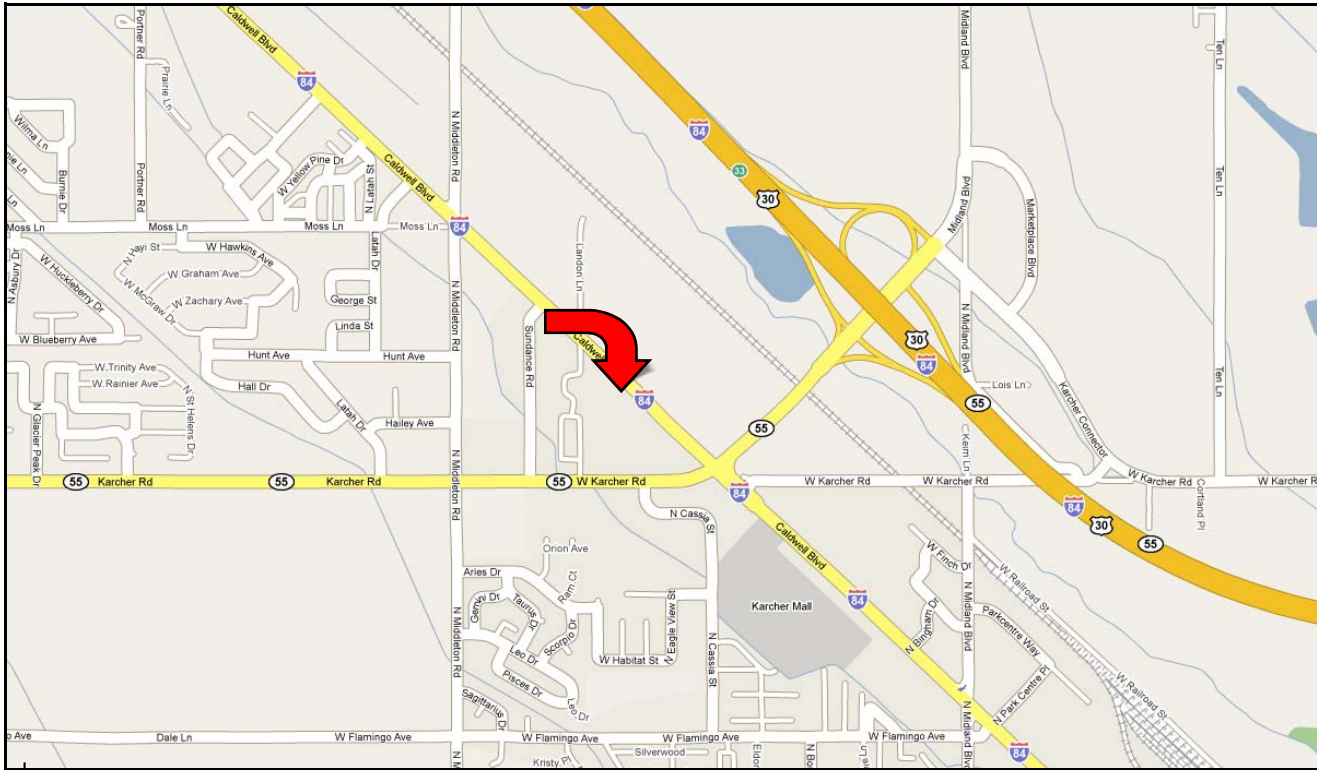
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Demographic Information Summary

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2009 Total Population	5,483	38,940	105,151
2009 Median HH Income	\$ 39,378	\$ 47,733	\$ 48,951
2009 Households	2,220	14,200	37,255
2009 Consumer Spending (Apparel)	\$ 2,478,804	\$ 19,009,358	\$ 51,995,142
2009 Consumer Spending (Entertainment)	\$ 4,913,277	\$ 35,703,340	\$ 96,236,934
2009 Consumer Spending (Food)	\$ 11,625,262	\$ 86,275,645	\$ 233,941,034
2009 Consumer Spending (Transportation-vehical purchase)	\$ 7,540,762	\$ 54,332,986	\$ 146,334,437
2009 Consumer Spending (Household-child care)	\$ 554,287	\$ 5,040,247	\$ 14,155,056
Projections			
2014 Total Population	6,710	46,591	124,475
Annual Percent Change	4.48%	3.93%	3.68%
2014 Median HH Income	\$ 41,563	\$ 51,160	\$ 51,855
Annual Percent Change	1.11%	1.44%	1.19%
2014 Households	2736	17063	44217
Annual Percent Change	4.65%	4.03%	3.74%

*a full demographic report is available upon request.

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SAMPLE SBA-504 LOAN SCENARIO

44,953	Bldg SF
\$20.02	Price / SF
\$900,000	Sale Price
10%	Down Pmt %
(\$90,000)	Down Payment
\$810,000	Total Amount Financed
<i>50% Purchase price financed by bank loan</i>	
\$450,000	Amount Financed through bank
6.750%	Bank Interest Rate (20 Year Amrt)
(\$3,422)	Monthly P/I Pmt
<i>40% Purchase price financed by SBA loan</i>	
\$360,000	Amount Financed through SBA
5.400%	SBA Interest Rate (20 Year Amrt)
(\$2,456)	Monthly P/I Pmt
(\$70,533)	Total Annual P/I Payment (Both Loans)
\$3.35	Estimate of Building Expenses per square foot
(\$159,583)	Estimated Annual Cost of Bldg. Expenses (Sq. Ftg. of Bldg. X P/SF Expenses)
\$0	Estimated Annual Rental Income (additional income from rental portion of building)
(\$230,116)	TOTAL Cost Per Year (P/I + Bldg. Expenses)
(\$5.12)	Total Per SF occupancy cost - Compare to Full Service Lease (Equivalency)
\$40,500	Average Annual Principal Paydown (owner's equity)
(\$189,616)	Cost Per Year Less Principal Paydown
(\$4.22)	Per SF occupancy cost full service less principal paydown
(\$30,033)	Average Annual Interest Expense
30%	Tax Bracket
(\$9,010)	Annual Tax Effect of Interest Expense at stated tax bracket
(\$180,606)	Cost Per Year Less Principal Paydown and Interest Benefit
(\$4.02)	Per SF occupancy cost - full service less principal paydown and interest benefit
100%	Percentage of total Value for Improved Portion of Property (Remainder of 100% is for land value)
(\$23,077)	Annual Depreciation (Uses Improved Property value as depreciable portion divided by 39 years)
30%	Tax Bracket
(\$6,923)	Annual Tax Effect of Depreciation at stated tax bracket
(\$173,683)	TOTAL Effective Annual Cost of Ownership
(\$3.86)	Effective Annual After-Tax Cost P/SF of Ownership, after principal paydown, interest deduction, & depreciation <i>(Compare to TOTAL cost P/SF of Leasing, including expenses)</i>
(\$3.86)	P/SF- When TOTAL Effective Annual After-Tax Cost of Ownership applied only to Owner Occupied Portion

NOTE:

All Interest rates and loan information are estimated. Loan program may not be available as described. Though amortized over a period of 20 years, the 50% LTV loan from the bank is rate-adjusted in 5 years and due in less than 20 years. All information regarding the after-tax effects are estimated in good faith, but are not guaranteed. They should be verified by your accountant. Average Annual Principal Paydown and Interest Expense are derived from the average of 240 monthly payments (20 years x 12 months). * When comparing a purchase under this SBA program to the cost of leasing it should be noted that the cost of leasing for a business are also likely to be tax deductible. Buyer to verify all information.



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