

INVESTMENT OPPORTUNITY

Sterling Savings Bank Condominium

420 WEST MAIN STREET BOISE, ID

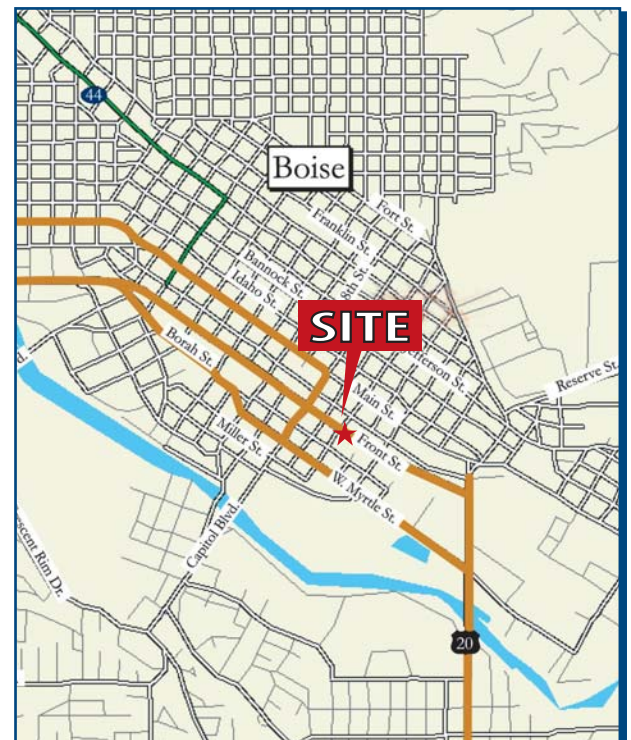


Property Profile

- > Stable, long-term occupancy with nationally-affiliated bank
- > Superior quality and credit tenant
- > Limited capital reserves required, due to new construction condominium unit
- > Absolute NNN

Offering Summary

> Price:	\$1,850,000
> Gross Rent:	\$154,200
> Vacancy:	3% (\$4,626)
> NOI:	\$149,574
> Cap Rate:	8.09%



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