

INVESTMENT OPPORTUNITY



MEDICAL OFFICE BUILDING

MULTI-TENANT MEDICAL CLINIC
AND ADJACENT .95 ACRE IMPROVED PARKING LOT
1151 HOSPITAL WAY, BUILDING A, POCA TELLO, IDAHO 83201

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

DAVID McDONALD, CCIM, BROKER

mobile: (208) 720-2000 · david@icbre.com

950 West Bannock Street, Suite 420 · Boise, Idaho 83702 · (208) 343-9300 · icbre.com

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INVESTMENT HIGHLIGHTS



1151 HOSPITAL WAY, BUILDING A POCATELLO, IDAHO 83201

PRICE	\$ 3,900,000
STABILIZED NOI	\$ 263,250
OCCUPANCY	100%
YEAR BUILT	2001
CAPITALIZATION RATE	6.75%

LOCATION

- 1151 Hospital Way, Building A, Pocatello, ID 83201 with adjacent parking lot
- .25 miles from Portneuf Medical Center Hospital
- Hwy 15 visibility

MEDICAL BUILDING SITE .93 ACRES

- 2 story
- 13,022 Gross SF
- Main level, 6,511 SF: Surgery center and medical offices
- Basement level, 6,511 SF: Multi-practitioner medical offices
- 27 parking spaces onsite

ADDITIONAL ADJACENT IMPROVED PARKING LOT .95 ACRES

- 51 parking spaces: leased separately

INVESTOR PROFORMA & LEASE SUMMARY



INVESTOR PROFORMA

OFFERING PRICE	\$ 3,900,000
CAP RATE	6.75%
INVESTOR CASH EQUITY (25%)	\$ 975,000
NEW MORTGAGE (75%)	\$ 2,925,000
<i>(4.25% Interest, 25 Yr Amortization)</i>	
NET OPERATING INCOME	\$ 263,250
ANNUAL MORTGAGE PMT	\$ 190,150
ANNUAL CASH FLOW	\$ 73,100
CASH ON CASH RETURN	75%
CASH ON CASH RETURN W/ MORTGAGE PAY-DOWN	14.3%

NOI INCLUDES ADDITIONAL RENTAL INCOME FROM THE PARKING LOT.

LEASE SUMMARIES

USE	Medical Office Building
SIZE	13,022 GSF on .93 acres
TENANTS	Portneuf ASC, LLC: PHS MD #2, LLC
RENT ESCALATION	1% Annually
TYPE OF LEASE	NNN
TERM	10 years, expires 2027

USE	Parking Lot
SIZE	.95 acres, 51 parking spaces
TENANTS	Portneuf ASC, PHS MD #2, Pocatello Hospital
RENT ESCALATION	2% Annually
TYPE OF LEASE	NNN
TERM	10 years, expires 2027

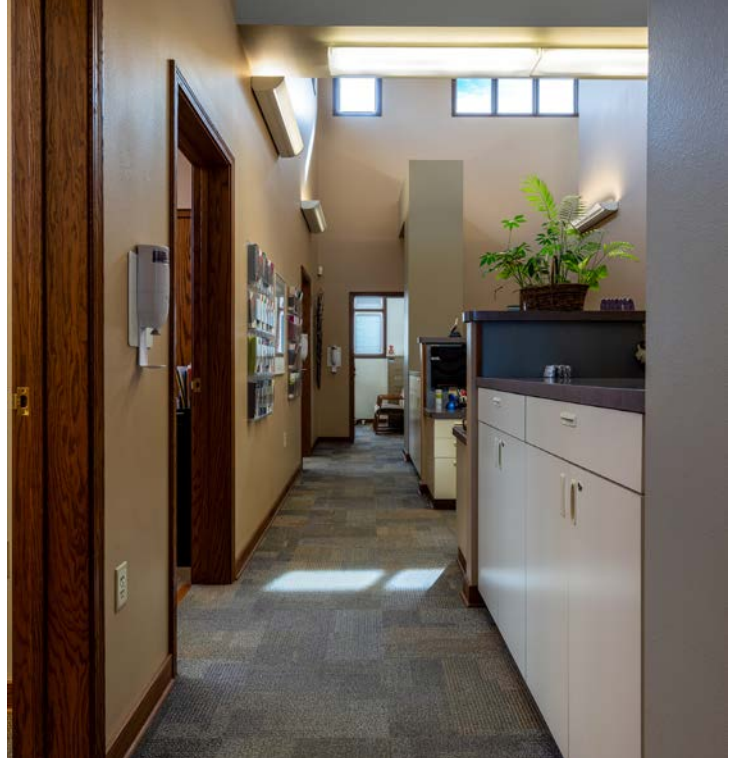
ICB IDAHO COMMERCIAL BROKERAGE

PHOTOGRAPHS



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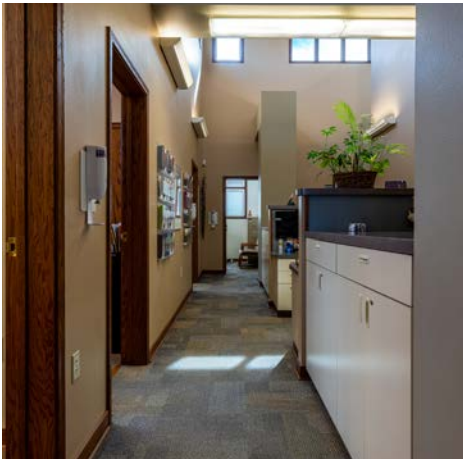
INTERIOR PHOTOGRAPHS



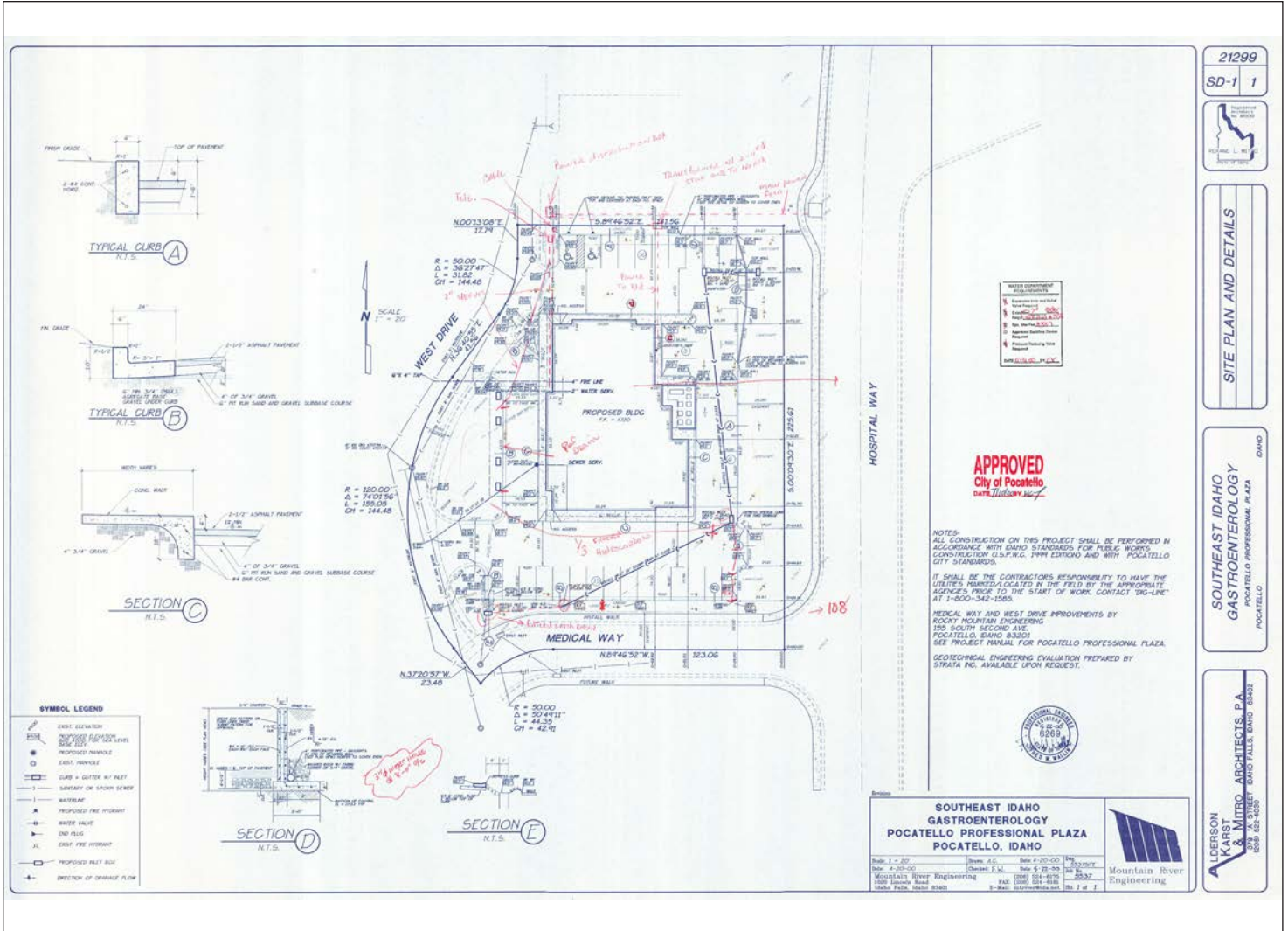
INTERIOR PHOTOGRAPHS



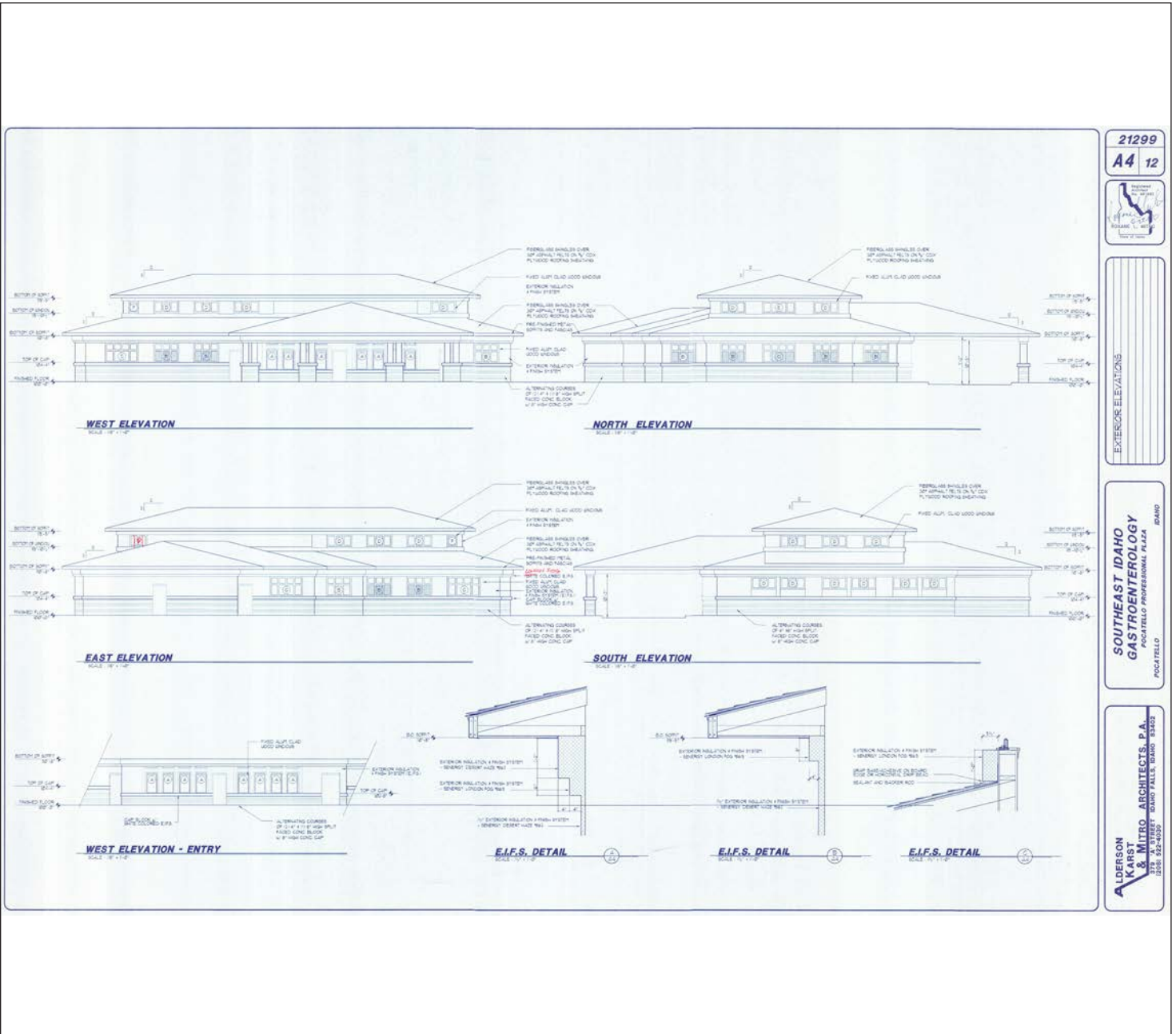
INTERIOR PHOTOGRAPHS



SITE PLAN



EAST / WEST ELEVATIONS



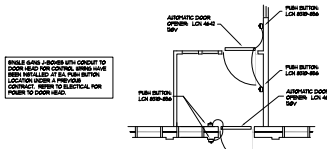
FLOOR PLAN, BASEMENT (RENOVATED IN 2015 TO ADD ELEVATOR)

PARTITION TYPES:						
MARK	PARTITION	FRUSTRING MEMBERS	GYP. BD. & HEIGHT	SOAC/ROOFING MEMBRANE	SOAC/THERMAL INSULATION	FINISH & TEXTURE
PT-1	2x4 STUDS @ 16" OC	NO	5/8" GYP. BOARD @ 8' HIGH	NO	ELGIN-11 PERIMETER INSULATION	LEVEL 4 BRICK LTH LVT FINISH. SEE FINISH SCHEDULE FOR CEILING, WALLS & FLOOR FINISHES.
PT-2	2x4 STUDS @ 16" OC	NO	5/8" GYP. BOARD @ 8' HIGH	NO	ELGIN-11 PERIMETER INSULATION	LEVEL 4 BRICK LTH LVT FINISH. SEE FINISH SCHEDULE FOR CEILING, WALLS & FLOOR FINISHES.
PT-3	2x4 STUDS @ 16" OC	NO	5/8" GYP. BOARD @ 8' HIGH	NO	ELGIN-11 PERIMETER INSULATION	LEVEL 4 BRICK LTH LVT FINISH. SEE FINISH SCHEDULE FOR CEILING, WALLS & FLOOR FINISHES.
PT-4	2x4 STUDS @ 16" OC	NO	5/8" GYP. BOARD @ 8' HIGH	NO	ELGIN-11 PERIMETER INSULATION	LEVEL 4 BRICK LTH LVT FINISH. SEE FINISH SCHEDULE FOR CEILING, WALLS & FLOOR FINISHES.
PT-5	2x4 STUDS @ 16" OC	NO	5/8" GYP. BOARD @ 8' HIGH	NO	ELGIN-11 PERIMETER INSULATION	LEVEL 4 BRICK LTH LVT FINISH. SEE FINISH SCHEDULE FOR CEILING, WALLS & FLOOR FINISHES.

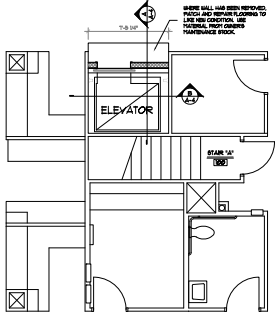
NOTES:
PARTITIONS:
 1. WALL SHALL BE CONSTRUCTED TO A POINT 6" ABOVE ADJACENT CEILING UNLESS NOTED OTHERWISE.
 2. WHERE WALLS ARE NOTED TO RECEIVE CERAMIC TILE FINISH USE 1/2" TILE BACKER BOARD INSTEAD OF GYP. DETAIL.

GENERAL NOTES

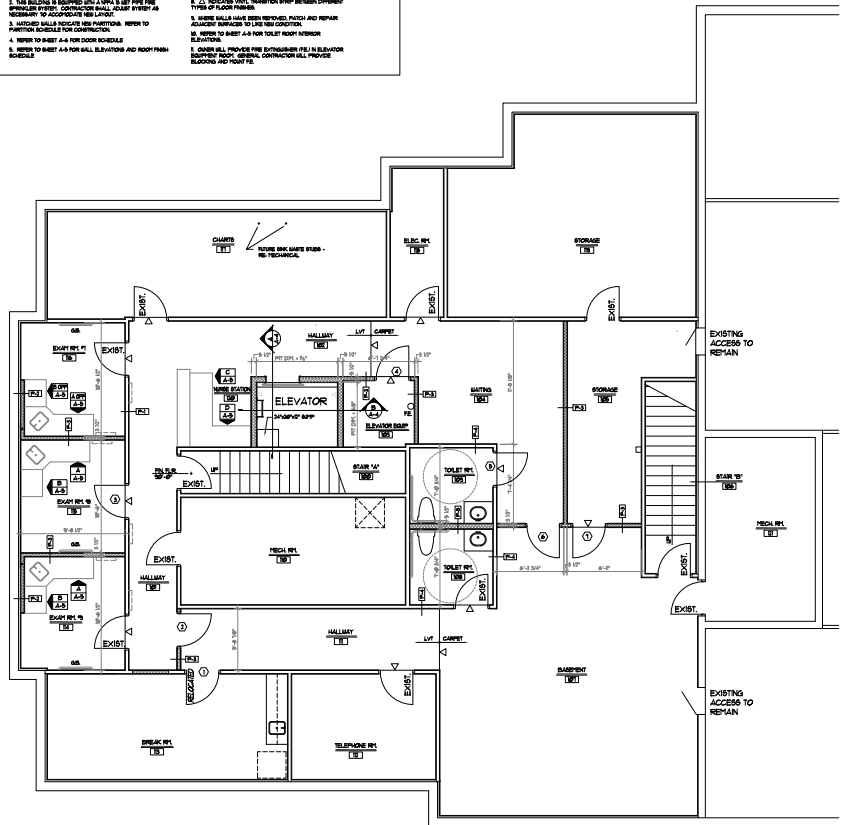
- ALL SYSTEM WALLS HAVE BEEN ORIGINALLY DESIGNED AS PERVIOUS CONTACT WITH OIL, BURNING OILS, LIQUIDS SHALL BE SCHEDULED TO BE FINISHED CONTRACTOR'S RESPONSIBILITY TO VERIFY FINISHES NECESSARY TO ACCOMMODATE THIS LOAD.
- WHERE WALLS REQUIRE NEW PARTITION, REFER TO PARTITION SCHEDULE FOR CONSTRUCTION.
- REFER TO SHEET A-6 FOR DOOR SCHEDULE.
- REFER TO SHEET A-8 FOR ALL ELEVATOR AND ROOM FINISH SCHEDULE.
- ELEVATOR EQUIPMENT ROOM FINISHES TO BE 1/2" 15-MESH GYP. BOARD FINISHES PER SCHEDULE.
- REFER TO SHEET A-2 FOR FINISH SCHEDULE.
- REFER TO SHEET A-3 FOR FINISH SCHEDULE.
- REFER TO SHEET A-4 FOR FINISH SCHEDULE.
- REFER TO SHEET A-5 FOR FINISH SCHEDULE.
- REFER TO SHEET A-7 FOR FINISH SCHEDULE.
- REFER TO SHEET A-9 FOR FINISH SCHEDULE.
- REFER TO SHEET A-10 FOR FINISH SCHEDULE.
- REFER TO SHEET A-11 FOR FINISH SCHEDULE.
- REFER TO SHEET A-12 FOR FINISH SCHEDULE.
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- REFER TO SHEET A-14 FOR FINISH SCHEDULE.
- REFER TO SHEET A-15 FOR FINISH SCHEDULE.
- REFER TO SHEET A-16 FOR FINISH SCHEDULE.
- REFER TO SHEET A-17 FOR FINISH SCHEDULE.
- REFER TO SHEET A-18 FOR FINISH SCHEDULE.
- REFER TO SHEET A-19 FOR FINISH SCHEDULE.
- REFER TO SHEET A-20 FOR FINISH SCHEDULE.



MAIN BUILDING ENTRANCE
1/4" = 1'-0"



MAIN LEVEL RENOVATION PLAN
1/4" = 1'-0"



BASEMENT LEVEL RENOVATION PLAN
1/4" = 1'-0"

20315
A-2 6



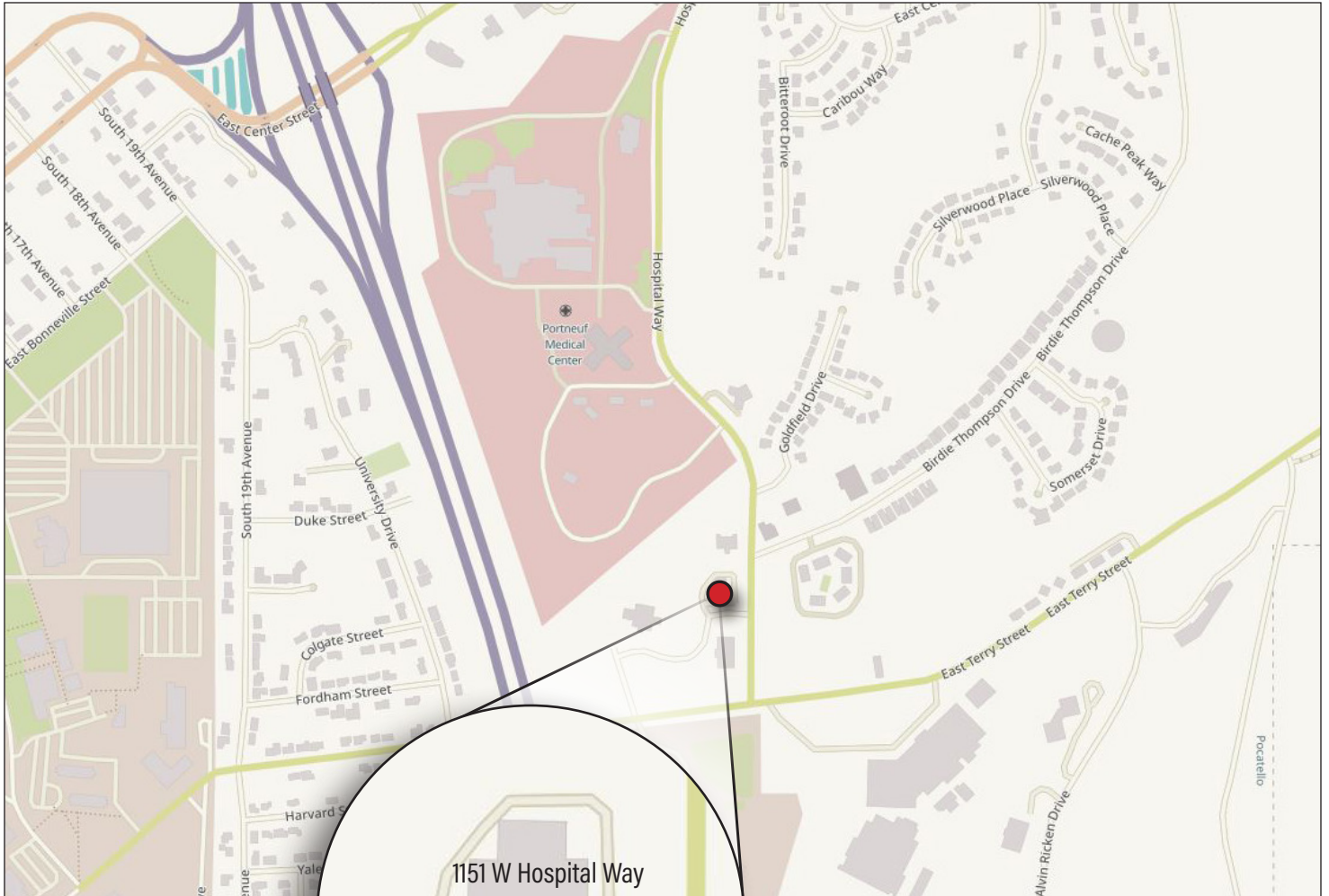
2015 INTERIOR REMODEL OR FOR SOUTHEAST IDAHO UNIVERSITY SOUTHEAST IDAHO UNIVERSITY BUILDING 14
FOOTCILLS, BOARD

alderson kars & miller
ARCHITECTS, P.A.
1000 WEST BANNOCK STREET, SUITE 420
BOISE, IDAHO 83702
PHONE: (208) 343-9300
WWW.ALDERSONKARS.COM

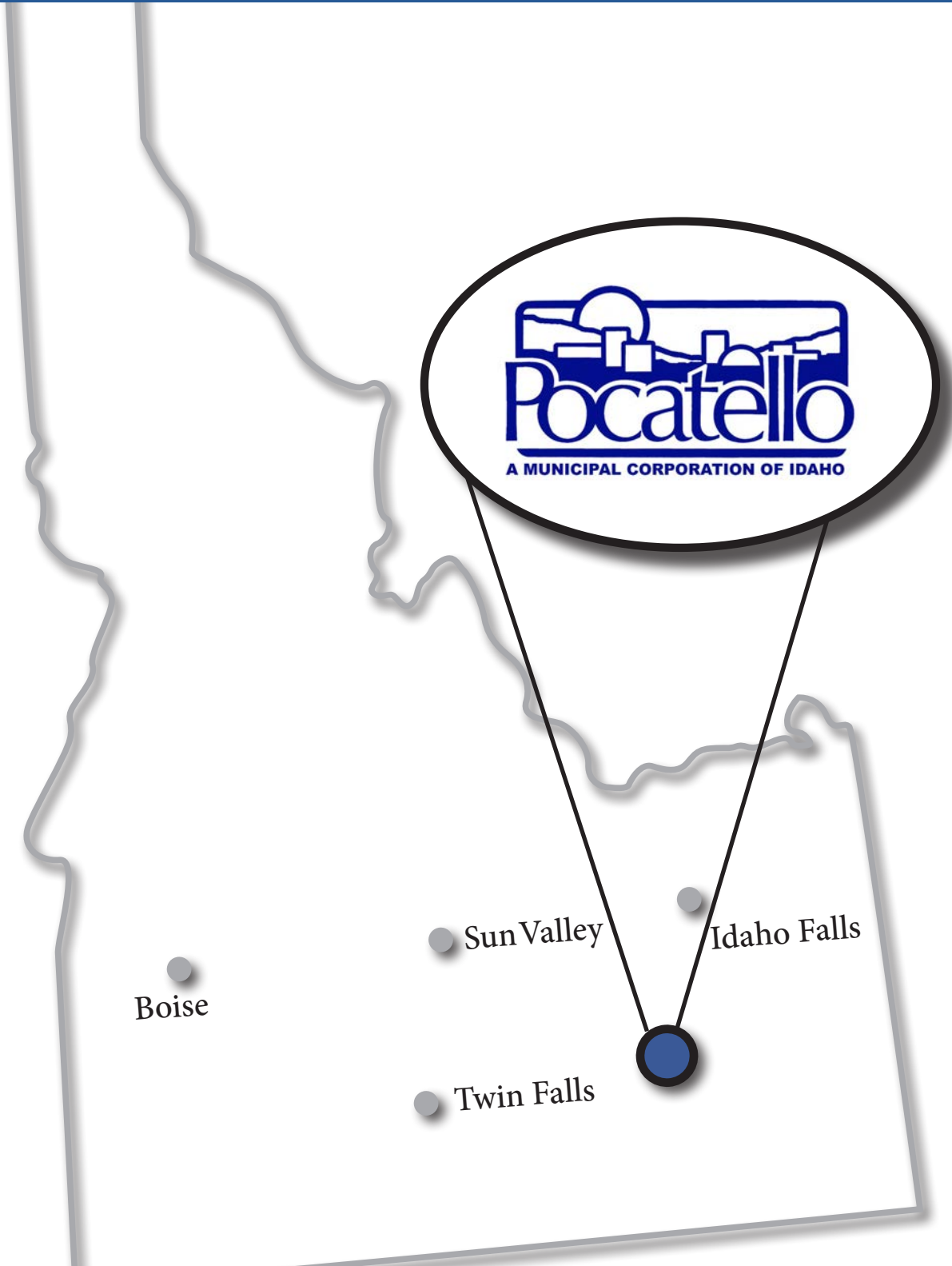
AERIAL MAP



STREET MAP



LOCATION OVERVIEW



LOCATION OVERVIEW



POCATELLO, IDAHO

BANNOCK COUNTY

COUNTY POPULATION, 2017: 85,269

POCATELLO POPULATION, 2017: 55,193

LAND AREA, SQ MILES: 32.67

Considered the "Gateway to the Northwest," the city of Pocatello was founded in 1889. Originally a trade center and transportation junction on the Oregon Trail, Pocatello is the fifth largest city in Idaho.

Pocatello's metro area offers abundant employment opportunities. Recognized by Forbes as a "Best Small Place for Business" 6 years in a row, Pocatello residents main sources of income are education, manufacturing, mining, transportation, agriculture, high-tech and nuclear research.

Top employers in Pocatello include Idaho State University, Portneuf Medical Center, Convergys Business Services, ON Semiconductor and Bannock County Government. The major employment sectors in Pocatello are education, healthcare, manufacturing, government and finance/insurance.

Known for its outdoor recreation appeal, residents also love the city's wide range of spectator and other sports such as ISU's college level sports, youth and amateur sports, motorsports racing, rodeos and winter athletic activities.

DEMOGRAPHICS

RADIUS	1 Mile	3 Mile	5 Mile
POPULATION			
2024 Projection	5,602	42,835	68,746
2019 Estimate	5,548	41,858	66,762
Growth 2019-2024	.97%	2.33%	2.97%
HOUSEHOLDS			
2019 Total Households	1,880	16,313	25,221
HH Growth 2019-2024:	.27%	2.38%	2.99%
HOUSING			
Median Home Value	\$156,907	\$136,140	\$144,654
Median Year Built	1972	1966	1973
2019 Avg Household Income	\$52,137	\$41,290	\$45,583





DAVID MCDONALD

Broker, CCIM
(208) 720-2000
david@icbre.com

REAL ESTATE PRACTICES

Hard work, perseverance and integrity have made David McDonald a leader in the commercial investment field. David specializes in consulting and brokerage of investment properties including apartments, industrial, office and retail.

WORK HISTORY

In a career spanning more than 21 years of real estate experience in Idaho, David has established himself as a powerful force in the real estate community having successfully completed over 500 transactions. He is continually ranked among the top 1% of agents in Idaho for total sales production and was ranked number one in sales at his previous brokerage firm, Thornton Oliver Keller Commercial.

In November 2002, David founded Idaho Commercial Brokerage with the simple mission of providing superior representation and investment advising services to his clients. With uncompromising integrity, concise market knowledge and extensive experience, David continues to be a leader in his field.

Between 2006 and 2010, David developed over 50 million dollars of residential vacation property in the Sun Valley area.

Growing with the changing demands of the market, David has built strong business relationships within the banking community. He has created one of the most comprehensive approaches to developing business and creative loan solutions in the currently ever-changing financial markets.

PROFESSIONAL ACCREDITATION

- CCIM designation
- Vice President of the Boise Chapter of the Commercial Investment Real Estate Institute from 2001-2003
- Member of the National Association of Realtors and the Commercial Investment Real Estate Institute (CCIM)

PERSONAL

David is a life-long Idaho resident. He grew-up in the Wood River Valley and moved to Boise in 1991. He has been married to his wife Rain for 24 years and they have three children, Gavin (21), Makena (17) and Savanna (8).

David spends much of his free-time in the Sawtooth Valley where he and his family raise organic Angus cattle on the Salmon River. When he's not in the mountains, he's flying over them. In 2006 David earned his pilot's license and now spends time in the air flying his Scout in the back country of Idaho and the beaches of Mexico.