

FOR SALE

**NEW PRICE

NAISelect



(CONCEPTUAL RENDERING)

SUNSET LANDING

ENTITLED MULTI-FAMILY DEVELOPMENT LAND

TBD SUNSET AVE
CALDWELL, ID 83605

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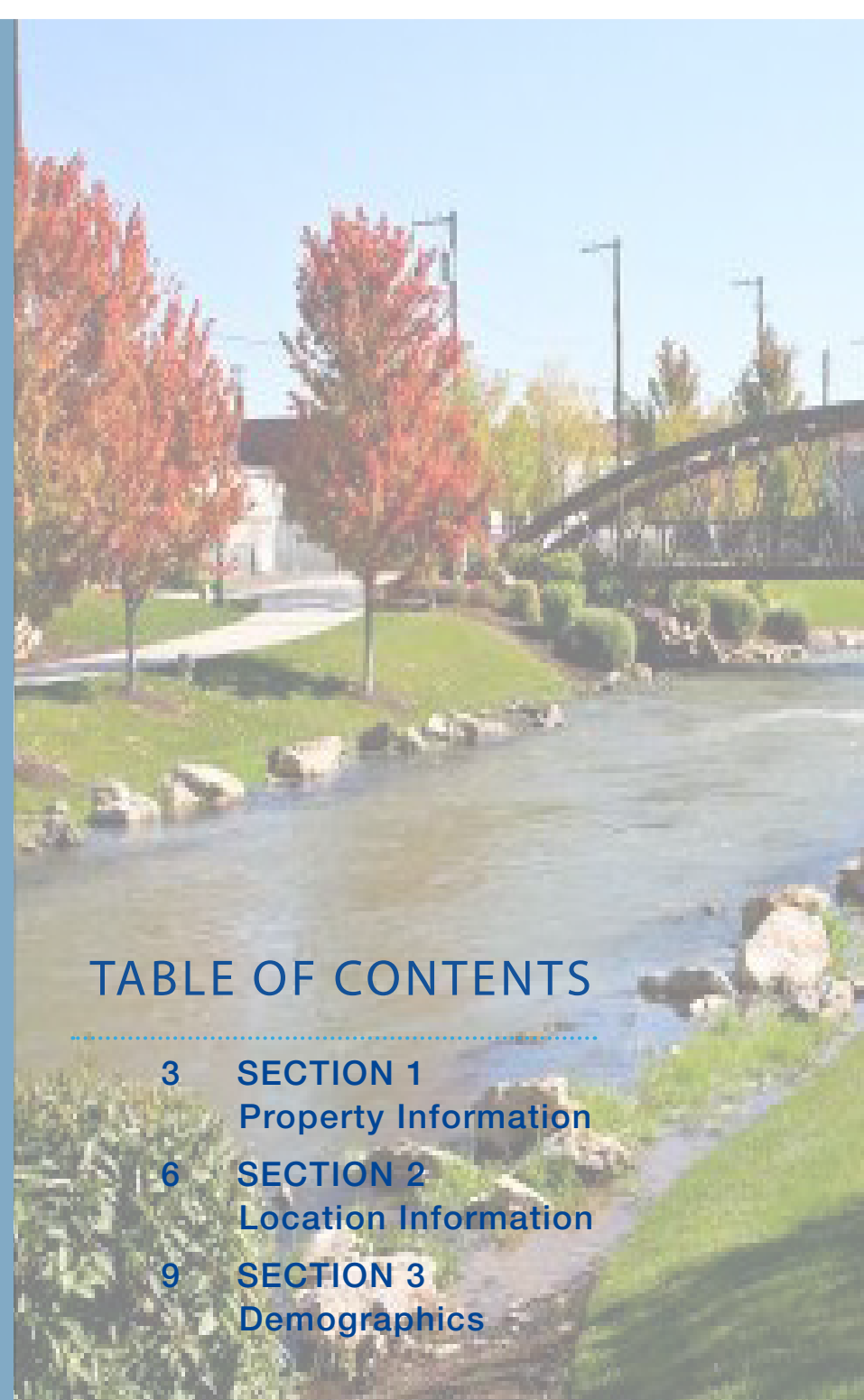


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Property Overview



NAI Select is pleased to offer exclusively For Sale, Sunset Landing, a ±3.319 acre parcel already approved for multi-family development through a Special Use Permit in the heart of Caldwell. The project sits near the corner of Logan Street and S. Kimball Avenue in Caldwell, Idaho.

The Special Use Permit for the project consists of 76 units within the city's Hospital District. The development is designed to provide needed housing to support West Valley Medical Center, as well as the shortage of lower cost housing within city limits for professionals and families. With proximity to employment and amenities the development will afford residents a high degree of walk-ability to help reduce traffic as well as provide convenience.

Sunset Landing has a mix of 4, 8 and 12 unit buildings with walking paths, open space and recreation areas for the community. Unit configurations are open to the end user's desired plan, but are anticipated to range from 1 to 3 bedrooms with most being 2 bedroom, 2 bath. The project affords sufficient parking within the complex to support the residents, with ratios exceeding city requirements. Sunset Avenue provides excellent access to the project from both north and south for ingress and egress, which also relieves further pressure on Kimball as there is no access to Kimball required. Sunset Landing nicely fills the community's desire for a well planned residential development.

PARCEL SIZE	± 3.319 acres
ADDRESS	TBD Sunset Ave, Caldwell, Idaho
APPROVED UNIT COUNT	76
ZONING	HD - HOSPITAL DISTRICT APPROVED SPECIAL USE PERMIT
PRICING	\$850,000

Approved General Site Layout



Approved Concept Plan



Investment Proforma*



PROJECTED INCOME		Year 1	Year 2	Year 3	Year 4	Year 5
Gross Rent Revenues	3.0%	\$ 1,048,800	\$ 1,101,240	\$ 1,156,302	\$ 1,214,117	\$ 1,274,823
Vacancy Loss	4.0%	\$ (41,952)	\$ (44,050)	\$ (46,252)	\$ (48,565)	\$ (50,993)
Other		\$ -	\$ -	\$ -	\$ -	\$ -
Operating Income =		\$ 1,006,848	\$ 1,057,190	\$ 1,110,050	\$ 1,165,552	\$ 1,223,830
Rent per Unit =		\$ 1,150	\$ 1,208	\$ 1,268	\$ 1,331	\$ 1,398
Total Rent Per Unit =		\$ 13,800	\$ 14,490	\$ 15,215	\$ 15,975	\$ 16,774

PROJECTED EXPENSES		Year 1	Year 2	Year 3	Year 4	Year 5
Cleaning & Maintenance	3.0%	\$ 30,205	\$ 31,112	\$ 32,045	\$ 33,006	\$ 33,996
Insurance	3.0%	\$ 30,205	\$ 31,112	\$ 32,045	\$ 33,006	\$ 33,996
Management Fee	6.0%	\$ 60,411	\$ 62,223	\$ 64,090	\$ 66,013	\$ 67,993
Taxes	[a]	\$ 157,586	\$ 162,313	\$ 167,183	\$ 172,198	\$ 177,364
Site Maintenance	5.0%	\$ 50,342	\$ 51,853	\$ 53,408	\$ 55,010	\$ 56,661
Operating Expenses =	32.7%	\$ 328,750	\$ 338,612	\$ 348,771	\$ 359,234	\$ 370,011

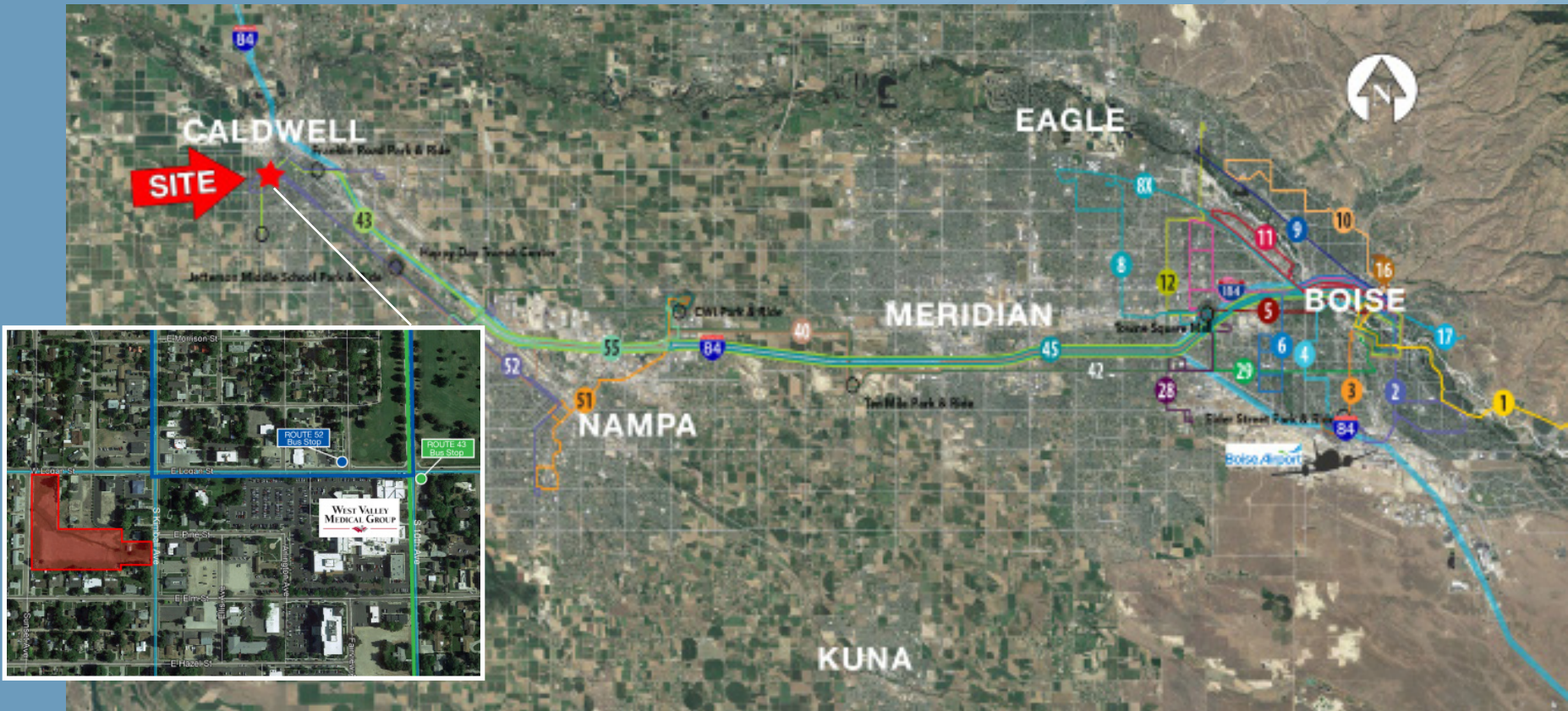
INCOME ANALYSIS		Year 1	Year 2	Year 3	Year 4	Year 5
Net Operating Income		\$ 678,098	\$ 718,578	\$ 761,279	\$ 806,319	\$ 853,819
Mortgage Payment		\$ 467,525	\$ 467,525	\$ 467,525	\$ 467,525	\$ 467,525
Improvements		\$ -	\$ -	\$ -	\$ -	\$ -
Cash Flow =		\$ 210,573	\$ 251,053	\$ 293,754	\$ 338,793	\$ 386,294
Cap Rate (Purchase Price)		7.07%	7.49%	7.94%	8.41%	8.90%
Cap Rate (Market Value)		6.07%	6.13%	6.18%	6.23%	6.29%
Cash on Cash Return		8.13%	9.70%	11.35%	13.09%	14.92%
Return on Equity		5.08%	5.15%	5.21%	5.26%	5.30%

* Assumes a 75% loan to cost @ 4.25% interest

Close Aerial



Accessibility from Caldwell



Immediate (within 2 miles) access to:

- Interstate
- Highway 20/26
- Highway 19
- Union Pacific Railroad
- Treasure Valley Community College-Caldwell Campus
- The College of Idaho
- Idaho Department of Labor
- University of Idaho Food Technology Center



ROUTES

ADA COUNTY

- 1 Harris Ranch via Parkcenter
- 2 Broadway
- 3 Vista
- 4 Roosevelt
- 5 Emerald
- 6 Orchard
- 7 Fairview (Routes 7A • 7B)
- 8 Five Mile
- 9 Five Mile • Chinden
- 10 State Street
- 11 Hill Road
- 12 Garden City
- 13 Maple Grove
- 14 VA • Hyde Park
- 15 Warm Springs
- 16 Cole • Victory
- 17 Overland

INTERCOUNTY

- 40 Nampa • Meridian Express
- 42 Happy Day Transit Center • Towne Square Mall
- 43 Caldwell Express
- 45 BSU Express

CANYON COUNTY

- 51 East Nampa
- 52 Caldwell Blvd
- 55 CWI Shuttle

PARK & RIDES

	ROUTES
JEFFERSON MIDDLE SCHOOL 3311 10th Avenue Caldwell	43
TEN MILE Overland Road & Ten Mile Road Meridian	40
COLLEGE OF WESTERN IDAHO E. Tena Linda Way Nampa	40, 42
HAPPY DAY TRANSIT CENTER 5207 Cleveland Blvd. Caldwell	40, 42, 52
TOWNE SQUARE MALL By Oldland's	5, 7B, 8, 8x, 12, 28, 29, 42
BOISE STATE Elder Street & Vista Avenue Boise	3, 4
FRANKLIN ROAD Between Michigan Avenue & 21st Avenue Caldwell	43, 52

Caldwell's proximity to:

Boise Airport	28 miles
College of Western Idaho (Nampa)	10 miles
Highway 95	12 miles
Boise State University	28 miles
Treasure Valley Marketplace (Nampa)	5 miles
Downtown Boise	25 miles
SunnySlope Wine Trail	10 miles
Bogus Basin Ski Resort	35 miles
The Village at Meridian	22 miles
Table Rock (Boise Foothills)	33 miles
Ontario, OR	30 miles

City Living with a Country Lifestyle



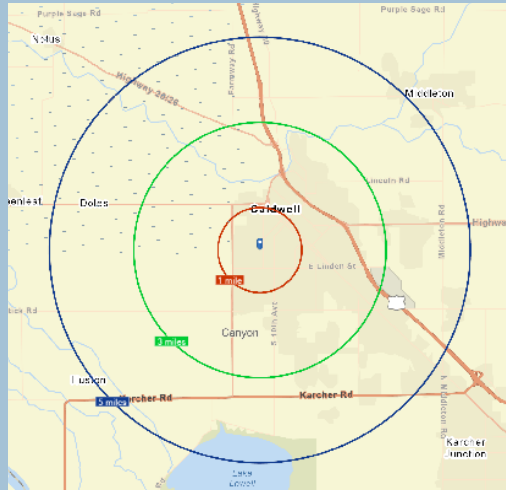
The City of Caldwell is located on the western edge of the Treasure Valley. Located in close proximity to Idaho's largest metropolitan area, Boise, it provides its residents with all of the benefits of being a short drive from a big city with the quiet appeal of a smaller community. Caldwell's rich agricultural history supports its modern tourist attractions such as the Sunnyslope Wine country, destination AgVenture trails and farm-to-fork dining experiences.

Caldwell is the home of two magnificent golf courses, along with greenbelts and walking paths for your recreational needs. There are many parks providing opportunities for swimming, softball, soccer, volleyball, and playground equipment for the children. As the County seat for Canyon County, Caldwell hosts many highly attended events such as the The Canyon County Fair, the Caldwell Night Rodeo (a national top 5 ranked event) and the Buckaroo Breakfast.



The Idaho wine industry is an ever-growing attraction which simply cannot be missed! The Snake River Valley Appellation includes many top-ranked vineyards and wineries in the Pacific Northwest, including Ste. Chapelle, Sawtooth and Koenig.

City of Caldwell - Demographics



58,830

POPULATION



\$61,715

MEDIAN HH INCOME



16,204

HOUSEHOLDS



Employment

Agriculture continues to be a huge strength in and around Caldwell, but diversity of the business community is part of our growth. Proudly, Caldwell is also the foundation community of the J.R. Simplot Company. Today, the Simplot Company continues to be one of the world's largest processors and producers of frozen food products.

Top Employers in Caldwell:

1. Canyon County
2. Vallivue School District #132
3. Caldwell School District #132
4. West Valley Medical Center
5. The College of Idaho
6. Wal-Mart
7. J R Simplot Co
8. State of Idaho Department of Health & Welfare
9. City of Caldwell
10. Human Resource Management LLC



Medical



West Valley Medical Center's 150-bed, nationally accredited facility provides high-quality healthcare to Treasure Valley residents.



The Saint Alphonsus Medical Group in Caldwell provides convenient care close to home for Caldwell residents and surrounding communities. Our friendly providers and staff are committed to providing quality care for patients of all ages.



At St. Luke's Clinic - Idaho Cardiology Associates, our team has over 150 years of combined experience in the treatment of heart disease and offers you comprehensive cardiovascular care.



Education

THE COLLEGE OF IDAHO

The state's oldest private college, the campus with an average enrollment of 1,000 boasts seven Rhodes Scholars, 12 Truman & Goldwater Scholars, three Governors, and is ranked No. 1 among Idaho's colleges and universities on Forbes list of "America's Top Colleges."

TREASURE VALLEY COMMUNITY COLLEGE

A satellite campus of Oregon's TVCC has provided a progressively diverse range of courses to southwest Idaho residents since 2003. Students at the Caldwell Center are typically enrolled in courses leading to a degree, with the majority of students planning to transfer to a four-year college or university in Idaho or Oregon.

COLLEGE OF WESTERN IDAHO

Also, 10 miles away from Caldwell is the College of Western Idaho (CWI). One of the fastest-growing community colleges in the nation, CWI offers a 4-year track as well as professional and technical programs.

CALDWELL... an important part of the Boise Metro

CANYON COUNTY, IDAHO

The Treasure Valley continues to receive national accolades and acclaim as one of the preeminent cities nationwide to live, raise a family, start a business, work, and play. Boise leads the way for Treasure Valley, but over the last decade especially Caldwell has positioned itself as the shining star among the suburbs that make up the rest of the Boise metro. The city has made enormous investments in their downtown as well as city infrastructure, and Caldwell has quickly become the most business and development friendly city in the Treasure Valley. This is evidenced by the fact that in 2019 alone, 10 new businesses opened their doors to provide additional offerings in downtown Caldwell. The cultivation of growth is easily apparent to the visitor and has fostered an excitement and energy that has become a model for countless other communities.

Sunset Landing provides an opportunity to participate and invest in the enviable lifestyle and business opportunities afforded the residents not only of Caldwell, but the entire Treasure Valley. Sitting less than a mile from Indian Creek plaza in the heart of downtown, this project directly benefits from the astounding revitalization taking place in downtown, as well as the rampant new development surrounding the area. We invite a closer look at the phenomenon taking place here in Southwestern Idaho, and proudly present this offering for the developer looking to be a part of the unique and dynamic opportunity provided by Sunset Landing in Caldwell, ID.

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