

Eagle, Idaho

Industrial: \$.92 – \$1.25/SF | Weighted Average: \$1.09/SF | NNN

Office: \$29 – \$31/SF | Weighted Average: \$30.81/SF | FS

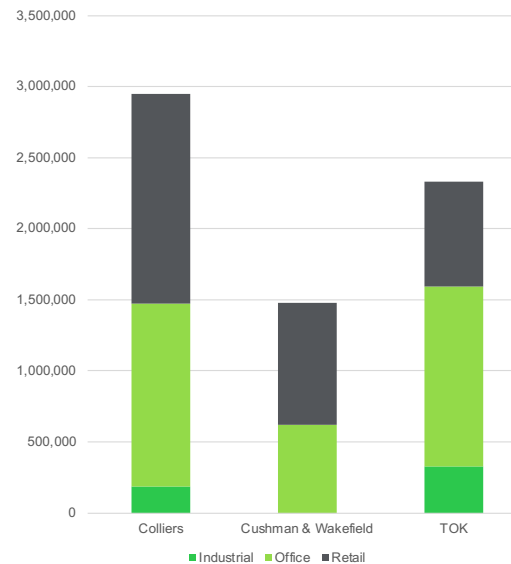
Retail: \$19.50 – \$42/SF | Weighted Average: \$32.43/SF

LOCAL DEMOGRAPHIC PROFILE

“Professional Pride” consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal-oriented couples work, often commuting far and working long hours. However, their schedules are finetuned to meet the needs of their school-age children. They are financially savvy; they invest wisely and benefit from interest and dividend income. So far, these established families have accumulated an average of US\$1.6 million dollars in net worth, and their annual household income runs at more than twice the US level. They take pride in their newer homes and spend valuable time and energy upgrading. Their homes are furnished with the latest in home trends, including finished basements equipped with home gyms and in-home theaters.

Source: ESRI Tapestry Report

DISTRIBUTION OF INVENTORY



Source: Colliers, Cushman & Wakefield, TOK

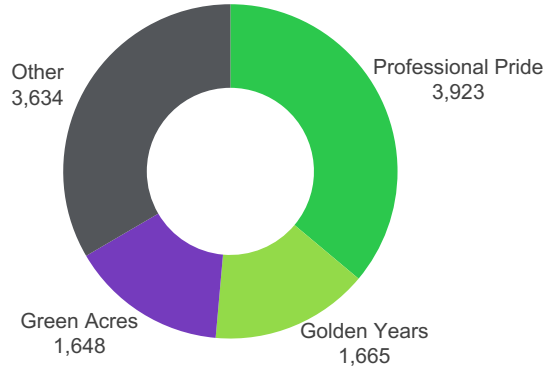


VACANCY BY PROPERTY TYPE IN %

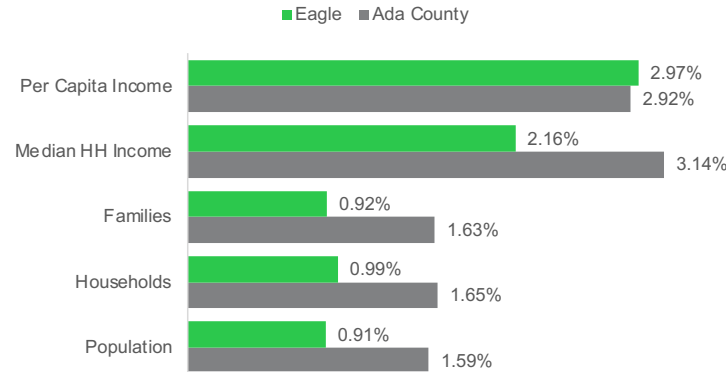


Source: Colliers, Cushman & Wakefield, TOK

HOUSEHOLD SEGMENTATION



ANNUAL GROWTH RATES 2022-2027 (IN%)

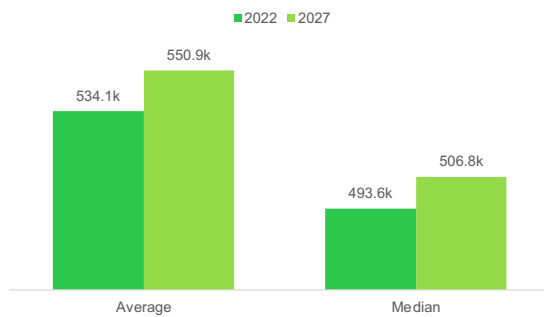


TOP – 5 SECTORS

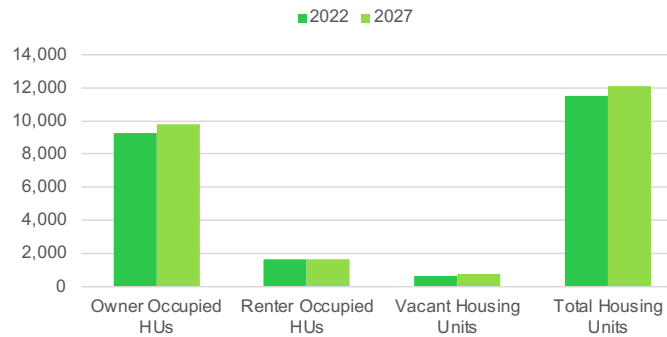
EMPLOYEES

1. Other Services Excl Public Admin	1,597
2. Healthcare & Social Assistance	1,434
3. Retail Trade Businesses	1,133
4. Accommodation & Food Service	1,106
5. Food Service & Drinking Venues	1,050

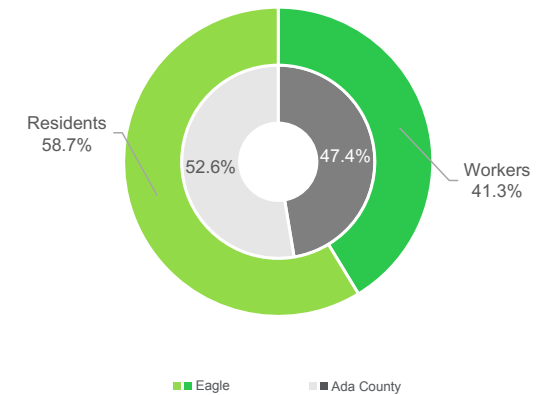
HOME VALUES



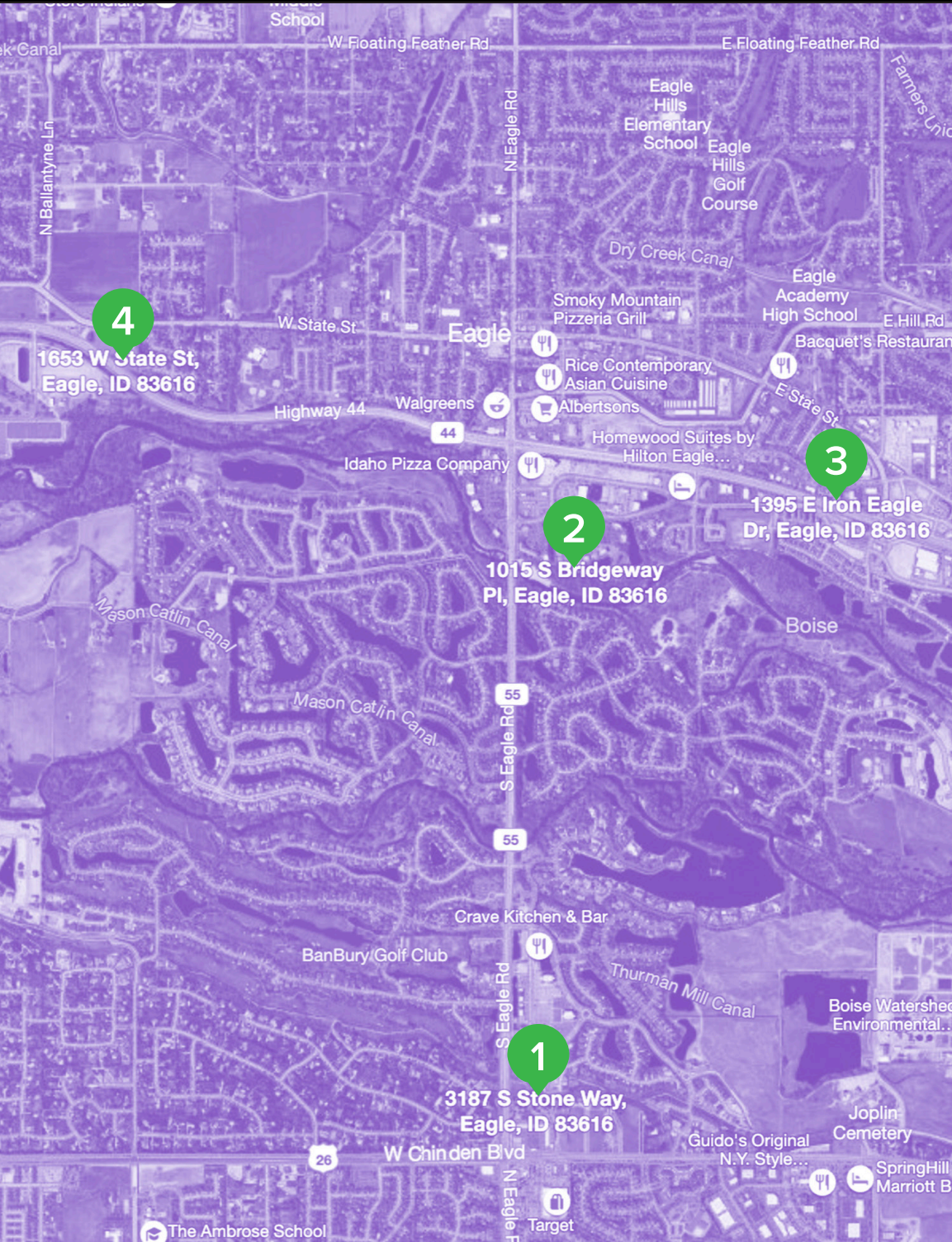
HOUSING UNITS



DAYTIME POPULATION COMPARED TO MSA



SPOTLIGHT: EAGLE Pipeline Highlights



- 1 EAGLE GATE**
PROPERTY TYPE | Office
COMPLETION | 2023
SIZE&UNITS | 48,000 SF
PROJECT | UNK
Address: 3187 S Stone Way, Eagle 83616, ID
- 2 HIGHLAND EXECUTIVE OFFICES**
PROPERTY TYPE | Office
COMPLETION | 2022
SIZE&UNITS | 614,161 SF
PROJECT | Highland Homes
Address: 1015 S Bridgeway PI, Eagle 83616, ID
- 3 BALMSHOT FLEX OFFICE SPACE**
PROPERTY TYPE | Flex Space
SIZE&UNITS | 6,600 SF
PROJECT | UNK
Address: 1395 E Iron Eagle Dr, Eagle 83616, ID
- 4 PREMIER STORAGE**
PROPERTY TYPE | Self-Storage
SIZE&UNITS | 6.41 ACRES
PROJECT | UNK
Address: 1653 W State St, Eagle 83616, ID