

Southwest, Idaho

Office: \$14 – \$31/SF | Weighted Average: \$20.13/SF | FS

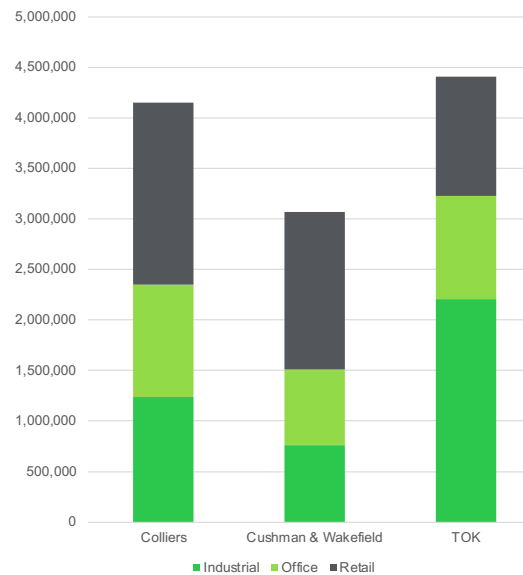
Retail: \$12 – \$23/SF | Weighted Average: \$15.25/SF

LOCAL DEMOGRAPHIC PROFILE

“Up and Coming Families” is a market in transition—residents are younger and more mobile than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. This is one of the fastest-growing markets in the country.

Source: ESRI Tapestry Report

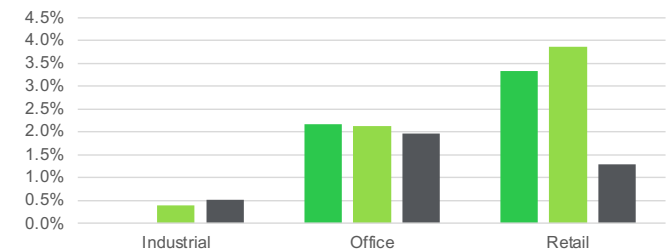
DISTRIBUTION OF INVENTORY



Source: Colliers, Cushman & Wakefield, TOK

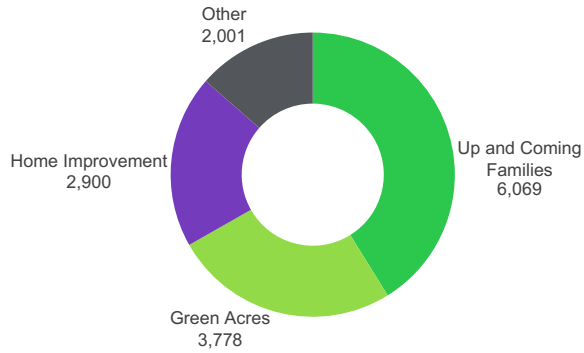


VACANCY BY PROPERTY TYPE IN %

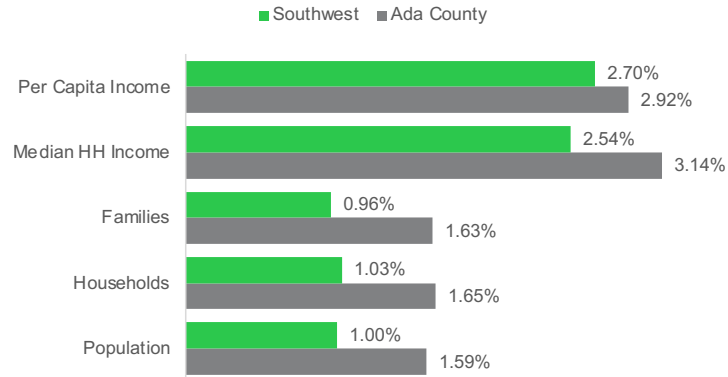


Source: Colliers, Cushman & Wakefield, TOK

HOUSEHOLD SEGMENTATION



ANNUAL GROWTH RATES 2022-2027 (IN%)

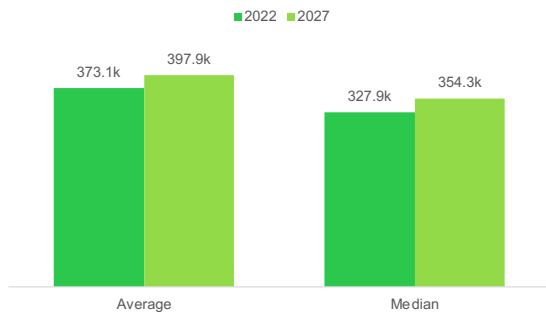


TOP 5 SECTORS

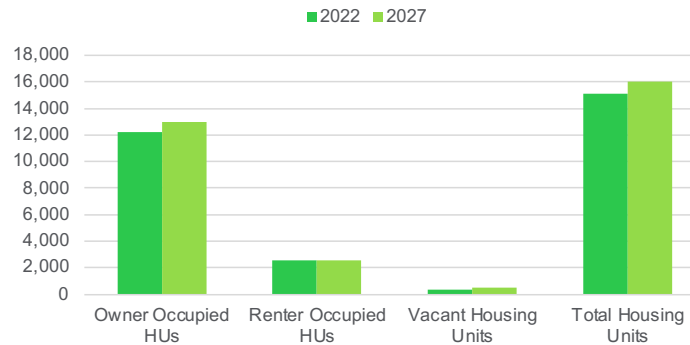
EMPLOYEES

1. Retail Trade Businesses	2,182
2. Accommodation & Food Service	1,531
3. Food Service & Drinking Venues	1,352
4. Professional, Scientific & Tech Serv	1,060
5. Healthcare & Social Assistance	1,056

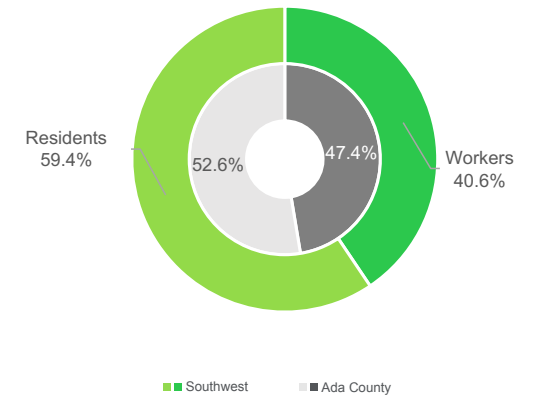
HOME VALUES

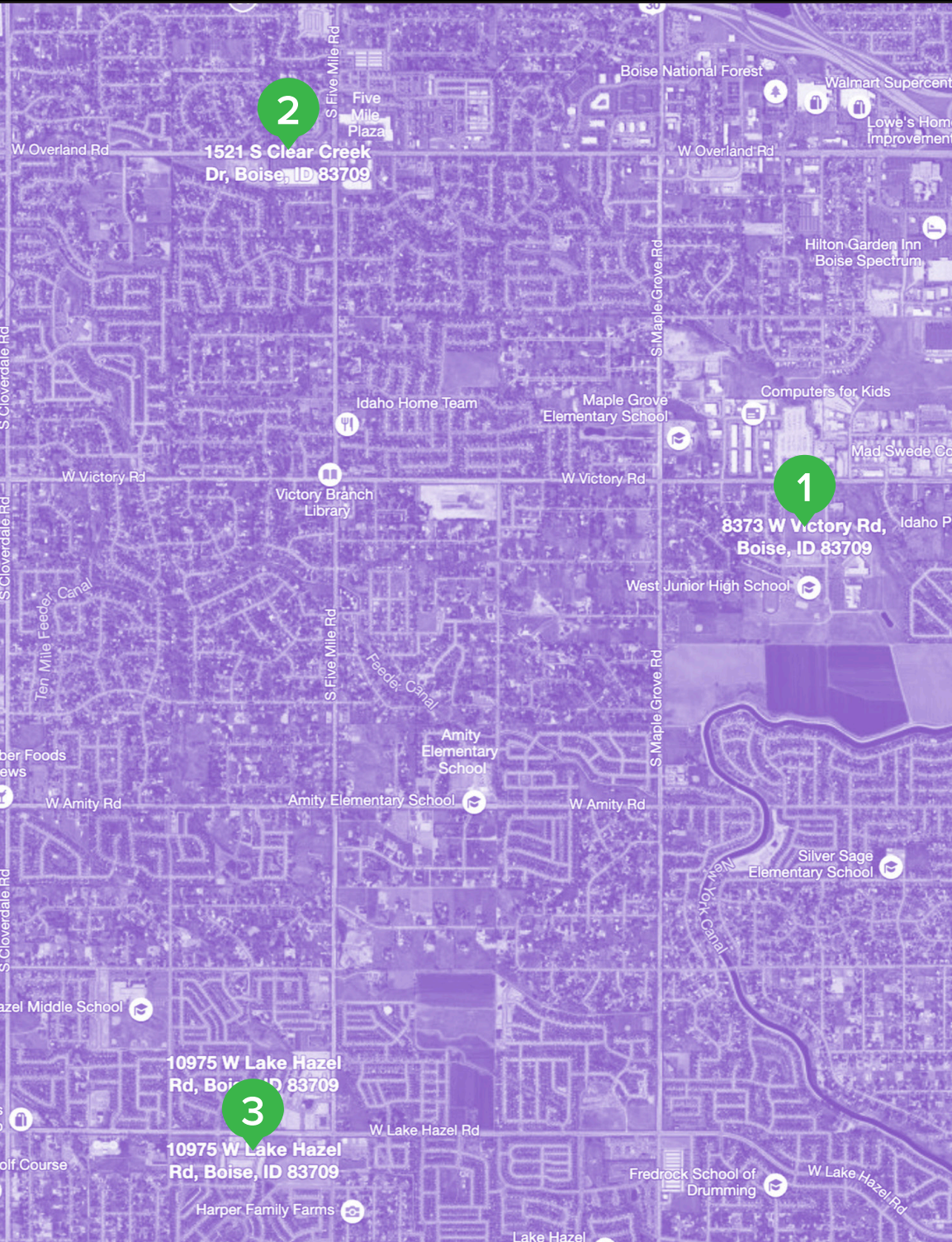


HOUSING UNITS



DAYTIME POPULATION COMPARED TO MSA





- 1 VICTORY FLATS**
PROPERTY TYPE | Multi-family
COMPLETION | 2023-2024
SIZE&UNITS | 136 apartments (158,235 SF)
144 townhomes (388,348 SF) and SFH
PROJECT | Welltower
Address: 8373 W Victory Rd, Boise, ID
- 2 CLEAR CREEK APARTMENTS**
PROPERTY TYPE | Multi-family
COMPLETION | 2023
SIZE&UNITS | 12 apartments (11,568 SF)
PROJECT | Gray Works LLC
Address: 1521 S Clear Creek, Boise, ID
- 3 HAZELWOOD VILLAGE SUBDIVISION**
PROPERTY TYPE | Subdivision
COMPLETION | 2023
SIZE&UNITS | 32 units
PROJECT | Peg Companies
Address: 10975 W Lake Hazel Rd, Boise, ID