

West Bench, Idaho

Industrial: \$.78 – \$1.00/SF | Weighted Average: \$.90/SF | NNN

Office: \$7 – \$20.50/SF | Weighted Average: \$14.14/SF | FS

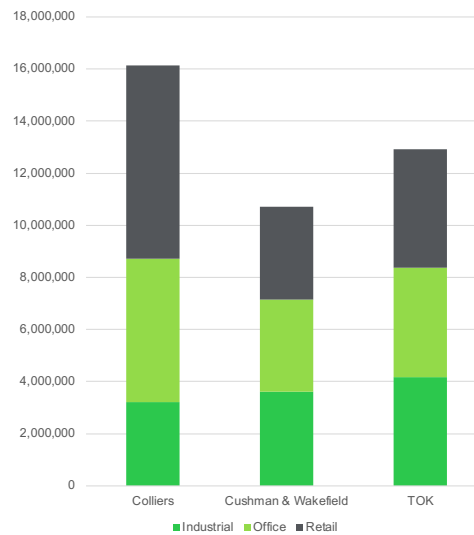
Retail: \$8 – \$28/SF | Weighted Average: \$13.15/SF

LOCAL DEMOGRAPHIC PROFILE

Residents in this large, growing segment are older, with nearly half of all householders aged 55 or older; many still live in the suburbs where they grew up. Most “Comfortable Empty Nesters” are professionals working in government, health care, or manufacturing. These Baby Boomers are earning a comfortable living and benefiting from years of prudent investing and saving. Their net worth is well above average (Index 314). Many are enjoying the transition from child rearing to retirement. They value their health and financial well-being.

Source: ESRI Tapestry Report

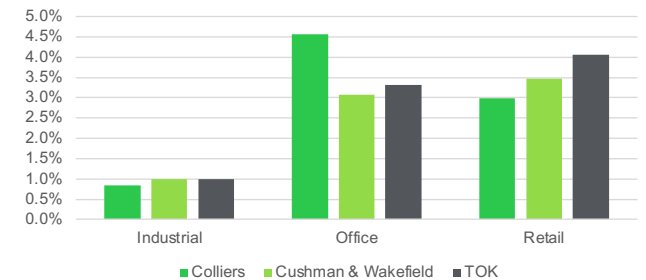
DISTRIBUTION OF INVENTORY



Source: Colliers, Cushman & Wakefield, TOK

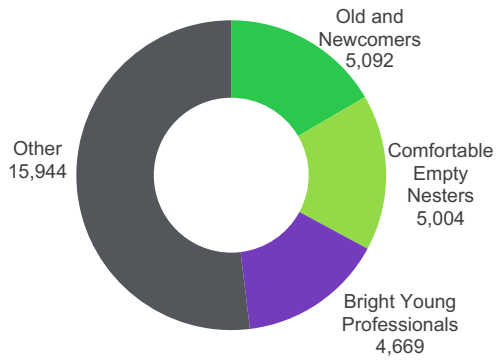


VACANCY BY PROPERTY TYPE IN %

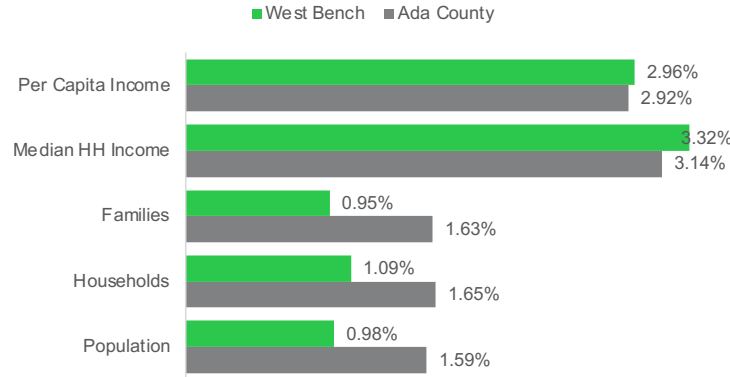


Source: Colliers, Cushman & Wakefield, TOK

HOUSEHOLD SEGMENTATION



ANNUAL GROWTH RATES 2022-2027 (IN%)

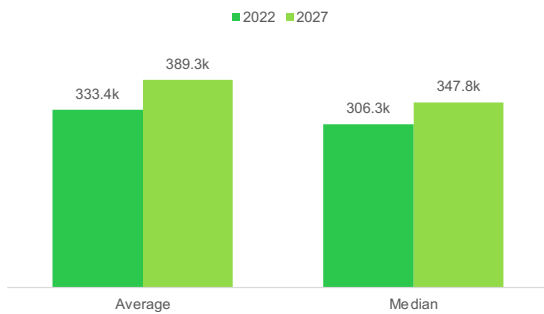


TOP 5 SECTORS

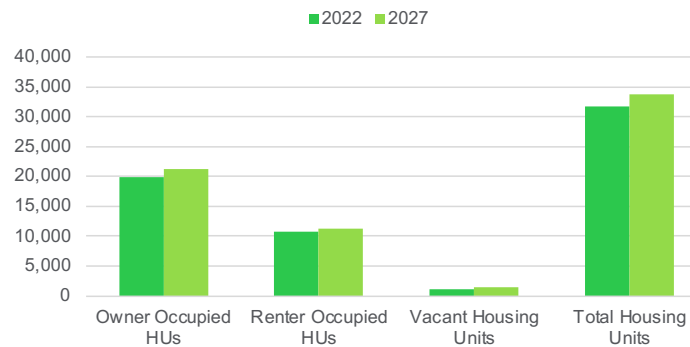
EMPLOYEES

1. Retail Trade	11,629
2. Healthcare & Social Assistance	7,675
3. Accommodation & Food Service	4,724
4. Food Service & Drinking Venues	4,494
5. Other Services Excl Public Admin	2,429

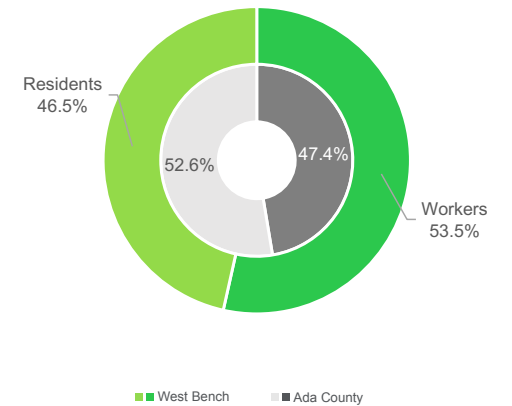
HOME VALUES

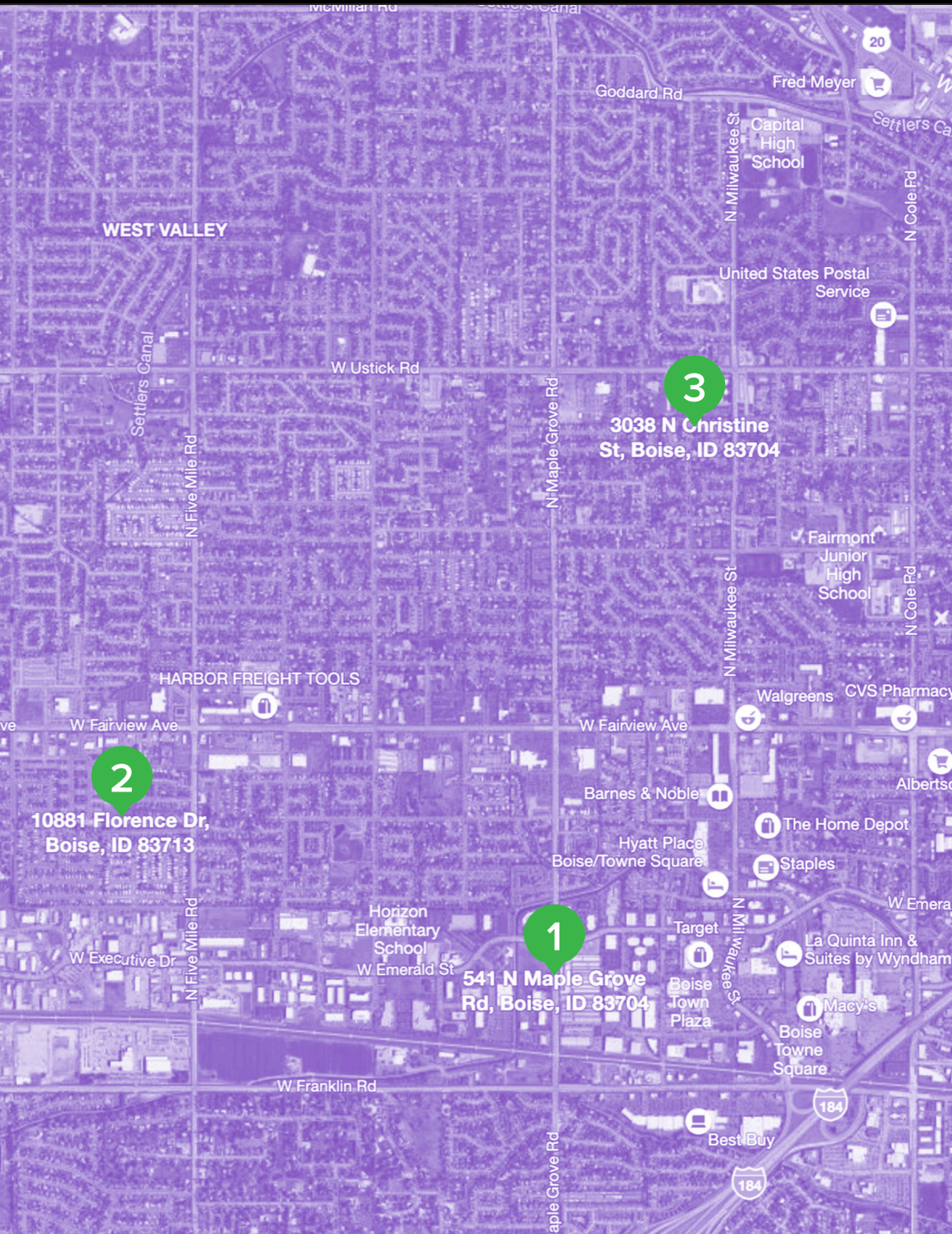


HOUSING UNITS



DAYTIME POPULATION COMPARED TO MSA





1 TELLURIDE RESIDENTIAL APARTMENTS

PROPERTY TYPE | MULTI-FAMILY

COMPLETION | 2023

SIZE&UNITS | 102 units

PROJECT | JBI Elemental LLC

Address: 541 N Maple Grove Rd, Boise, ID

2 CELEBRATION ACRES

PROPERTY TYPE | MULTI-FAMILY

COMPLETION | 2022

SIZE&UNITS | 28 units (31,722 SF)

PROJECT | El Ada Community Action Partnership

Address: 10881 S Florence St, Boise, ID

3 LATITUDE 40 APARTMENTS

PROPERTY TYPE | MULTI-FAMILY

SIZE&UNITS | 40 units (61,000 SF)

PROJECT | FSONE LLC

Address: 3038 N Christine St, Boise, ID