

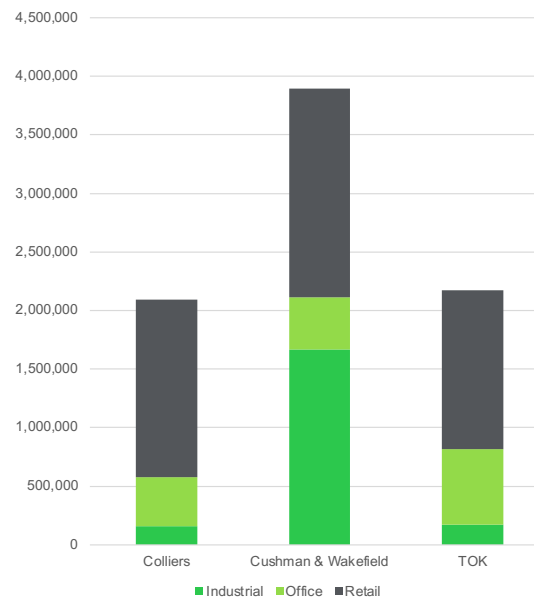
Northwest, Idaho

LOCAL DEMOGRAPHIC PROFILE

Middleburg neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, as the housing boom spread beyond large metropolitan cities. Residents are traditional, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.

Source: ESRI Tapestry Report

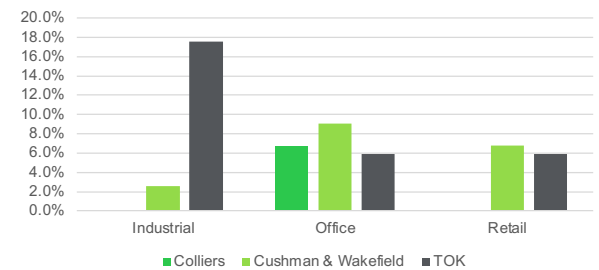
DISTRIBUTION OF INVENTORY



Source: Colliers, Cushman & Wakefield, TOK

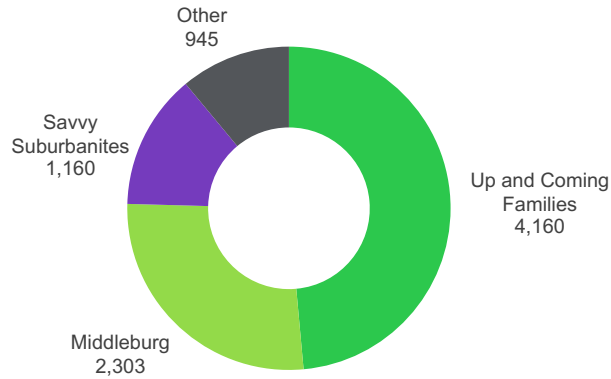


VACANCY BY PROPERTY TYPE IN %

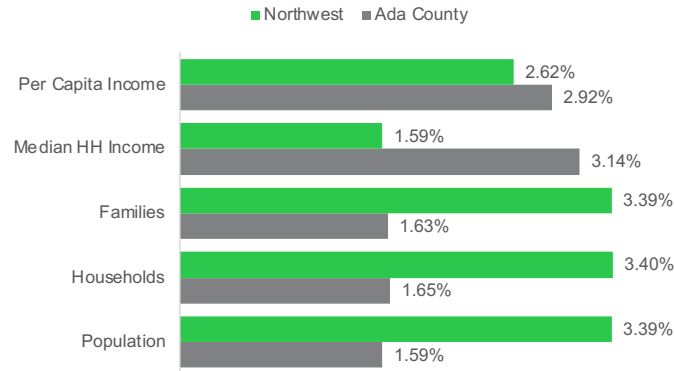


Source: Colliers, Cushman & Wakefield, TOK

HOUSEHOLD SEGMENTATION



ANNUAL GROWTH RATES 2022-2027 (IN%)

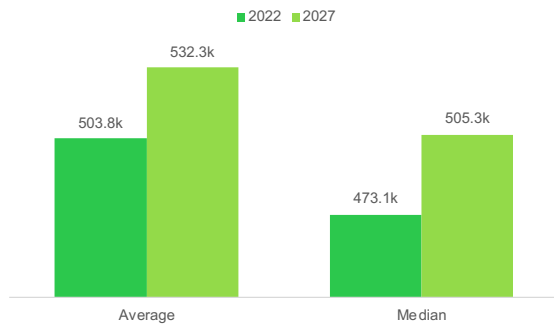


TOP – 5 SECTORS

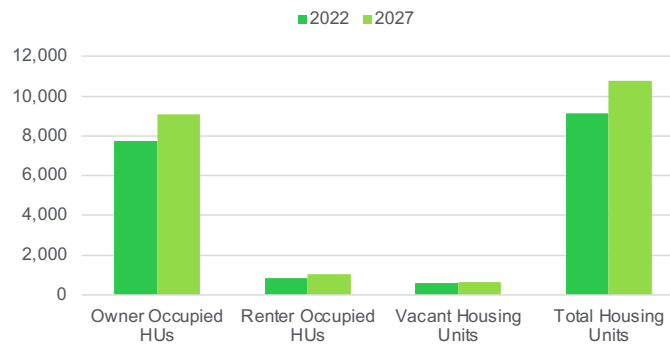
EMPLOYEES

1. Retail Trade Businesses 218
2. Accommodation/Food Service Bus 186
3. Food Service/Drinking Estab Bus 186
4. Construction Businesses 149
5. Prof/Scientific/Tech Service Bus 125

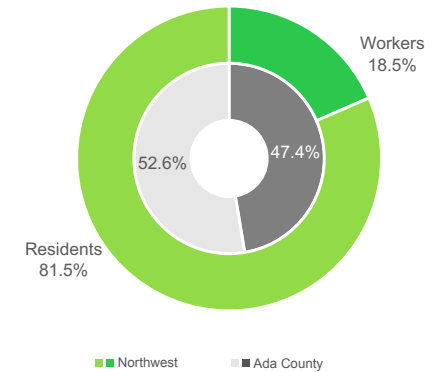
HOME VALUES



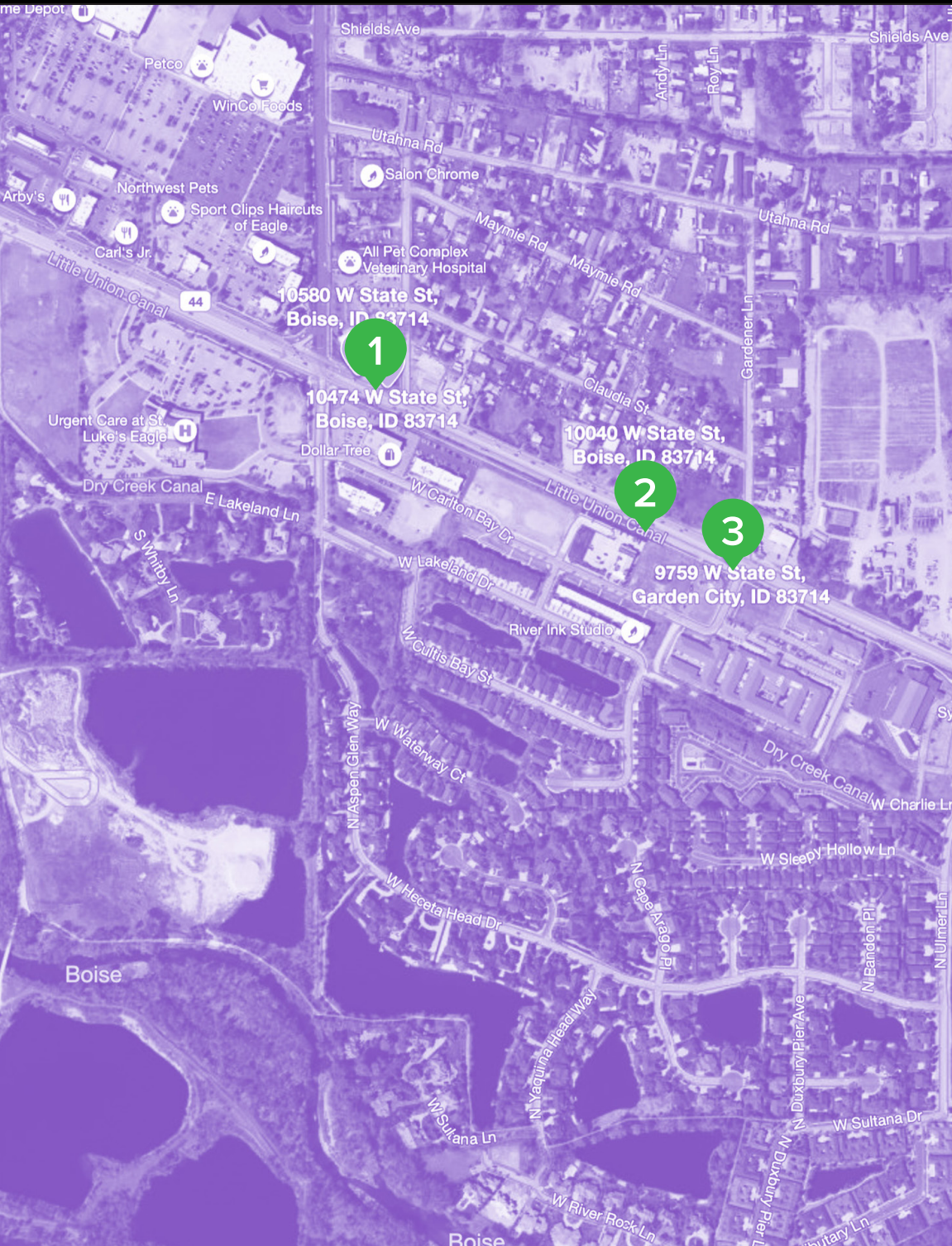
HOUSING UNITS



DAYTIME POPULATION COMPARED TO MSA



SPOTLIGHT: NORTHWEST Pipeline Highlights



1 MCDONALD'S, DICKEY'S, AND DOMINO'S PIZZA
PROPERTY TYPE | Retail - Restaurants
COMPLETION | 2022
Address: 10474 & 10580 W State St, Boise, ID 83714

2 O'REILLY AUTO PARTS
PROPERTY TYPE | Retail
COMPLETION | 2022
Address: 10040 W State St, Boise, ID 83714

3 THE VILLAGE AT HERON RIVER
PROPERTY TYPE | Retail
COMPLETION | 2024
Address: 9759 W State St, Boise, ID 83714