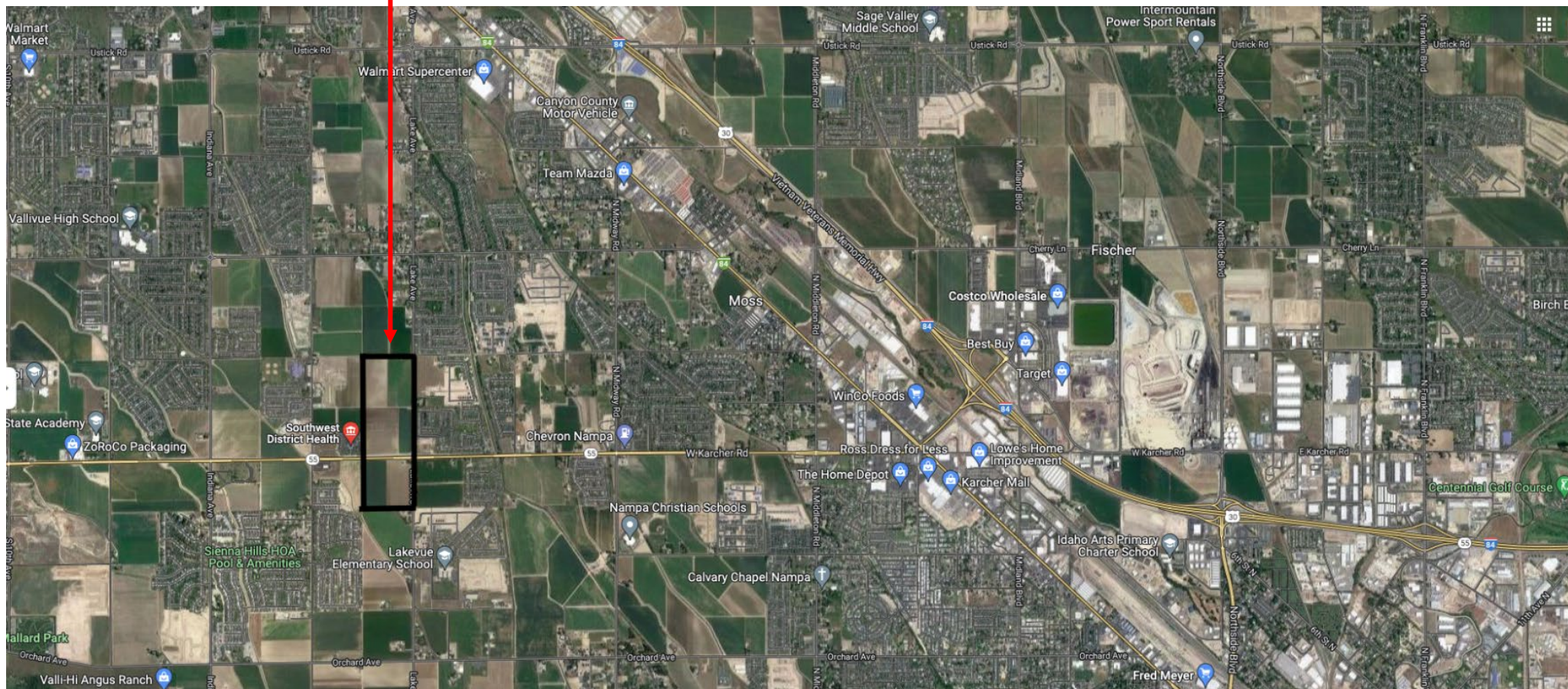


THE CHARLES

- LAKE AVE APARTMENTS -

SITE LOCATION

- LOCATED IN ONE OF THE FASTEST GROWING CITIES, IN ONE OF THE FASTEST GROWING STATES.
- 30 MINS TO BOISE AIRPORT.
- LOCATED ALONG IDAHO'S WINE COUNTRY.
- HIGHWAY 55 BEING WIDENED IN 2024.
- PLANS FOR NATIONAL GROCER IN DEVELOPMENT.
- WALKING DISTANCE TO RETAIL.

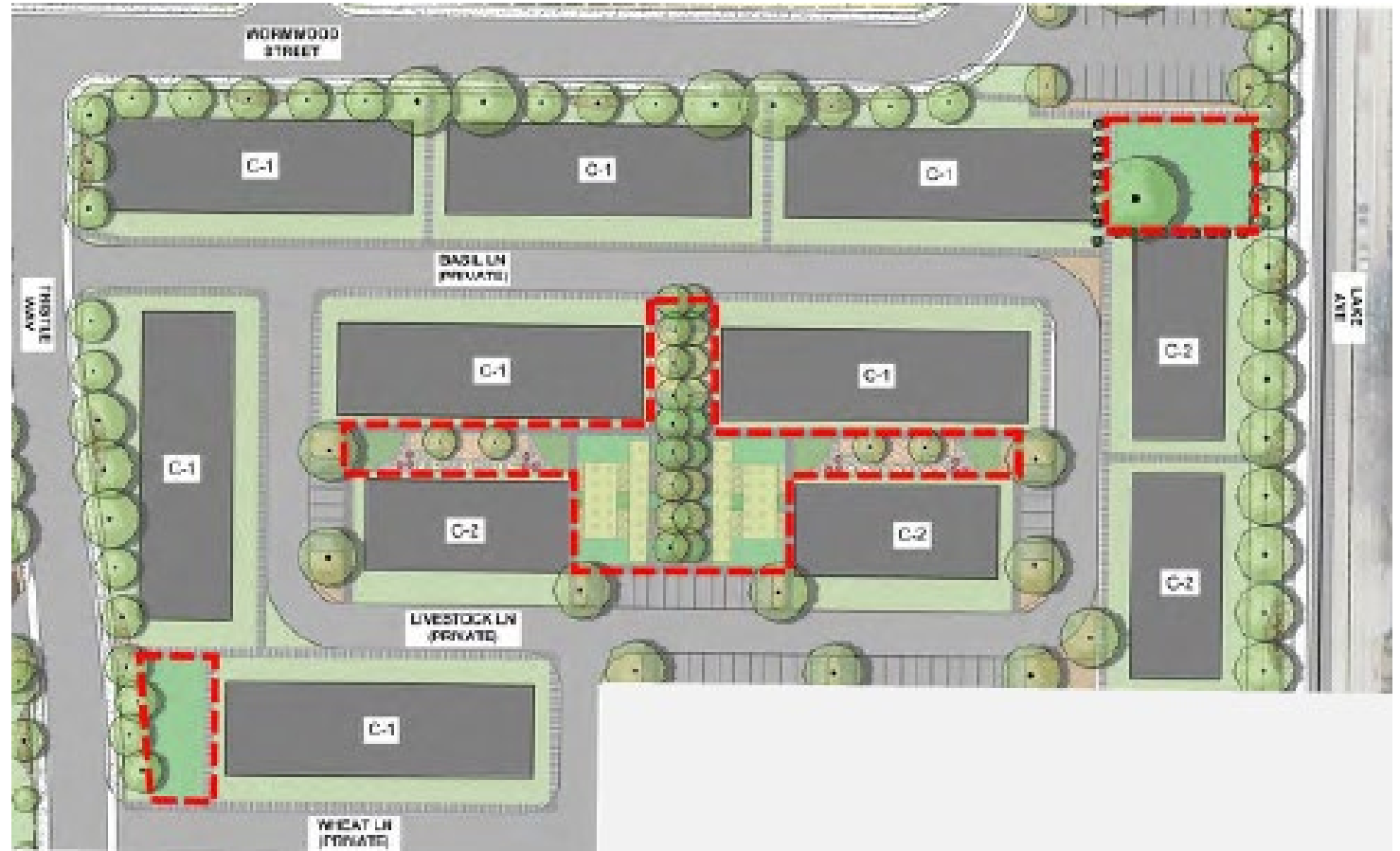






SITE PLAN

LAKE AVE TOWNHOMES

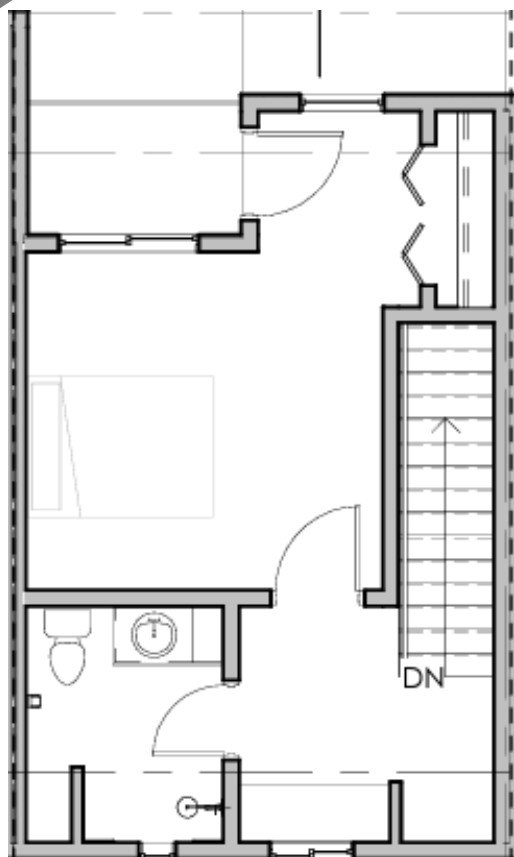


THE
CHARLES

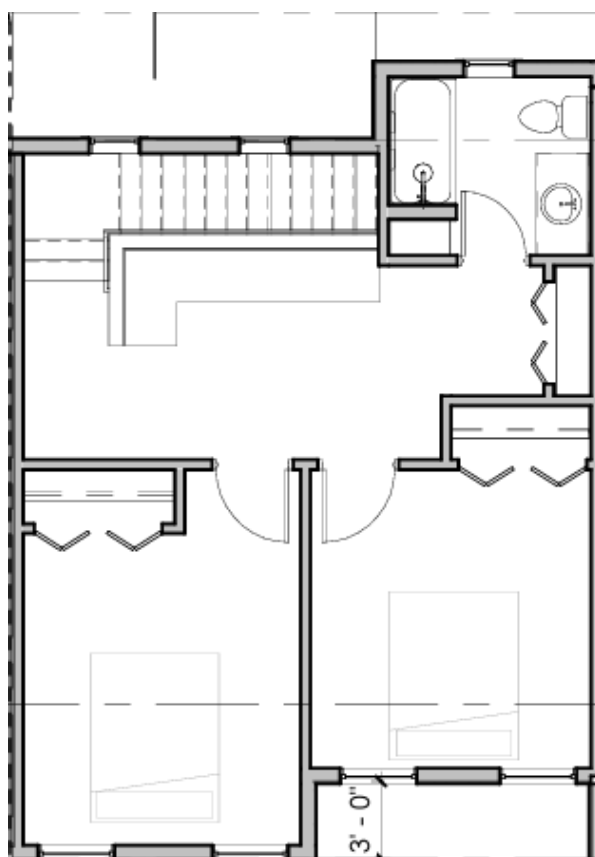
SAMPLE RENDERING

LAKE AVE TOWNHOMES

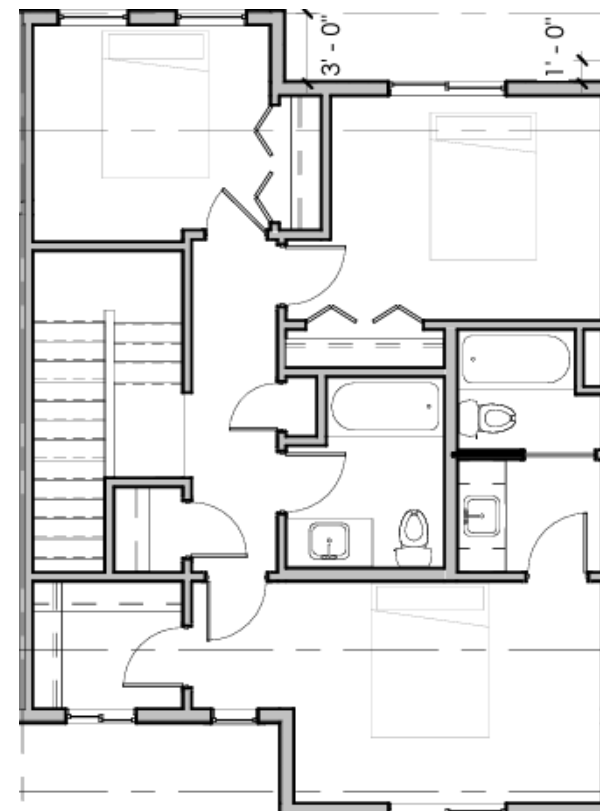




1 BED / 1 BATH



2 BED / 2 BATH



3 BED / 2 BATH

Open Space: 3.35 AC

Amenities:

- Open Lawn Areas
- 5' Micro Pathways
- Amphitheater
- Playground
- Basketball Courts
- Frisbee Golf Course
- Cougar Corridor Pathway



AMENITIES

PINTLER PARK &
COUGAR PATHWAY



INCLUDES

CLUBHOUSE WITH GYM, POOL, DOG PARK, OUTDOOR LOUNGE AREAS, BBQ, FIRE PIT, PICKLEBALL COURTS, BOCCE COURTS, & WALKING DISTANCE TO DINING & SHOPPING



SITE PLAN

LAKE AVE APARTMENTS



THE
CHARLES

SAMPLE RENDERING

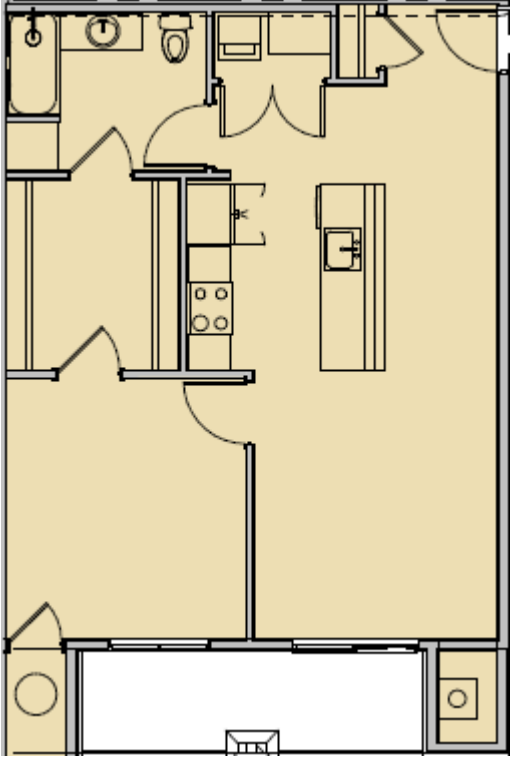
LAKE AVE APARTMENTS



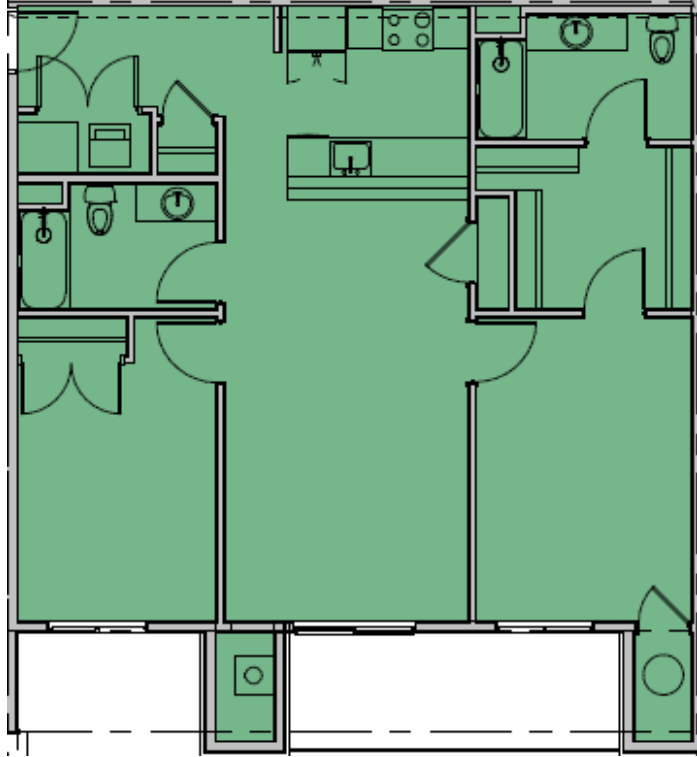


FLOOR PLANS

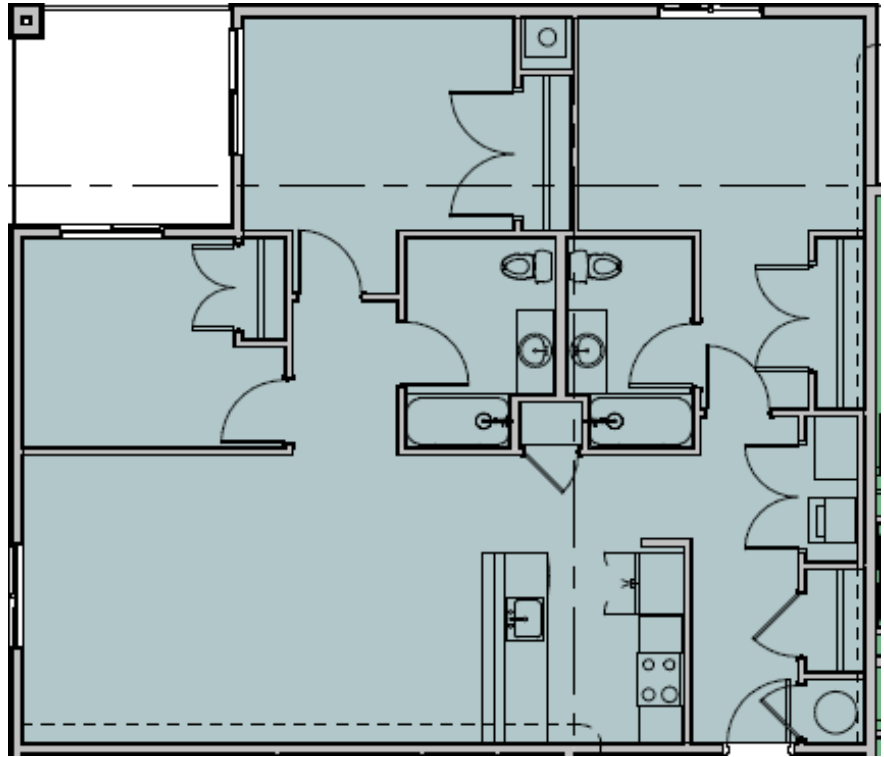
LAKE AVE APARTMENTS



1 BED / 1 BATH



2 BED / 2 BATH



3 BED / 2 BATH

Open Space: 3.35 AC

Amenities:

- Open Lawn Areas
- 5' Micro Pathways
- Amphitheater
- Playground
- Basketball Courts
- Frisbee Golf Course
- Cougar Corridor Pathway



AMENITIES

PINTLER PARK &
COUGAR PATHWAY



INCLUDES

CLUBHOUSE, OUTDOOR LOUNGE AREAS, BBQ, FIRE PIT, PICNIC SHELTER, TABLES, PLAYGROUND, OPEN LAWN AREAS, & WALKING DISTANCE TO DINING & SHOPPING



PROJECT BREAKDOWN

UNIT COUNT	UNIT TYPE
22	TOWNHOME – 1 BED / 1 BATH
44	TOWNHOME – 2 BED / 2 BATH
22	TOWNHOME – 3 BED / 2.5 BATH
1	TOWNHOME CLUBHOUSE

UNIT COUNT	UNIT TYPE
32	APARTMENT – 1 BED / 1 BATH
54	APARTMENT – 2 BED / 2 BATH
22	APARTMENT – 3 BED / 2 BATH



RENTAL BREAKDOWN

PROJECTED RENTAL INCOME

UNIT COUNT	UNIT TYPE	DETAIL	UNIT SQ FT	RENT PER SQ FT	RENT PER UNIT	TOTAL RENT
14	TOWNHOME A	1 BED / 1 BATH	780	\$1.95	\$1,525	\$21,350
44	TOWNHOME B	2 BED / 2 BATH	1085	\$1.70	\$1,845	\$81,180
30	TOWNHOME C	3 BED / 2.5 BATH	1338	\$1.60	\$2,145	\$64,350
20	APARTMENT A	1 BED / 1 BATH	812	\$1.85	\$1,505	\$30,100
27	APARTMENT B	2 BED / 2 BATH	950	\$1.80	\$1,710	\$46,170
27	APARTMENT C	2 BED / 2 BATH	1050	\$1.75	\$1,840	\$49,680
34	APARTMENT D	3 BED / 2 BATH	1200	\$1.68	\$2,020	\$68,680
					TOTAL	\$361,510



ANNUAL PROPERTY OPERATING DATA

PROJECT NAME

THE CHARLES
LAKE AVE APARTMENTS

* INCLUDES FULLY APPROVED PROJECT AND SITE. FINANCIAL DATA BASED ON COMPLETED PROJECT.

ADDRESS

TBD LAKE AVE
CALDWELL, ID 83607

* FULL PROFORMA AVAILABLE UPON REQUEST.