

THE CHARLES

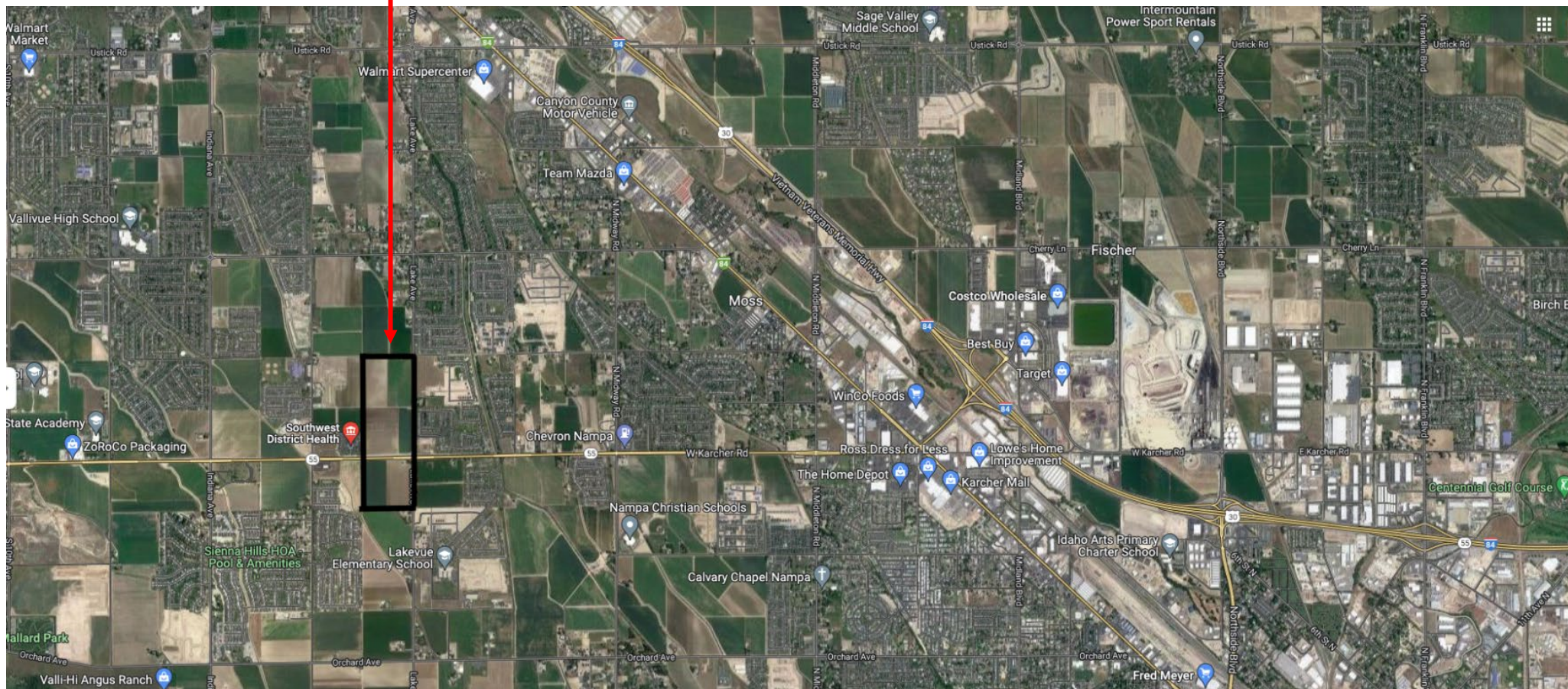
- LAKE AVE TOWNHOMES & APARTMENTS -

INFO@TRIPLEDOTDEV.COM

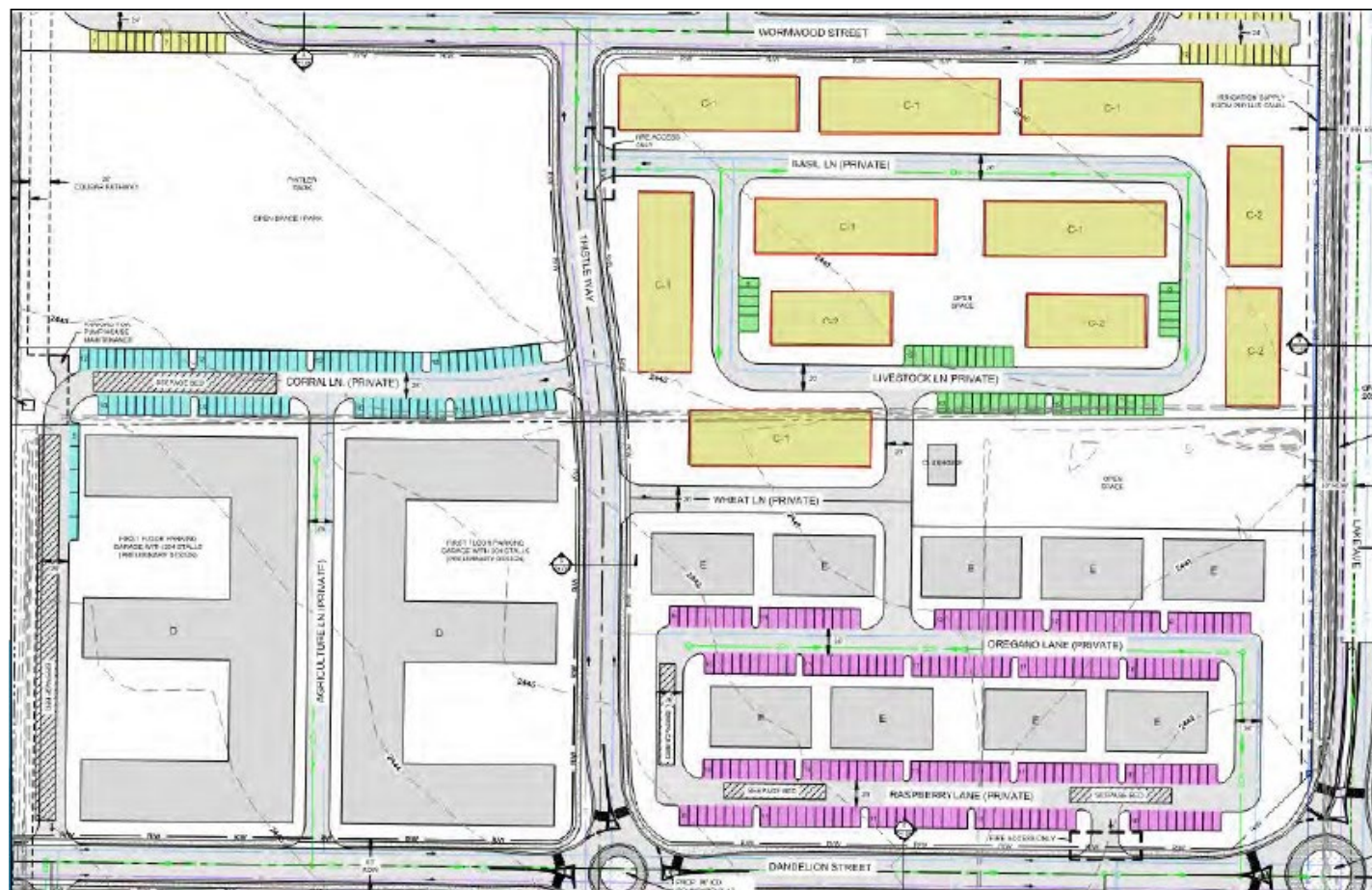
TR:PLEDOT

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.







THE
CHARLES

SAMPLE RENDERING

LAKE AVE TOWNHOMES



Open Space: 3.35 AC

Amenities:

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



AMENITIES

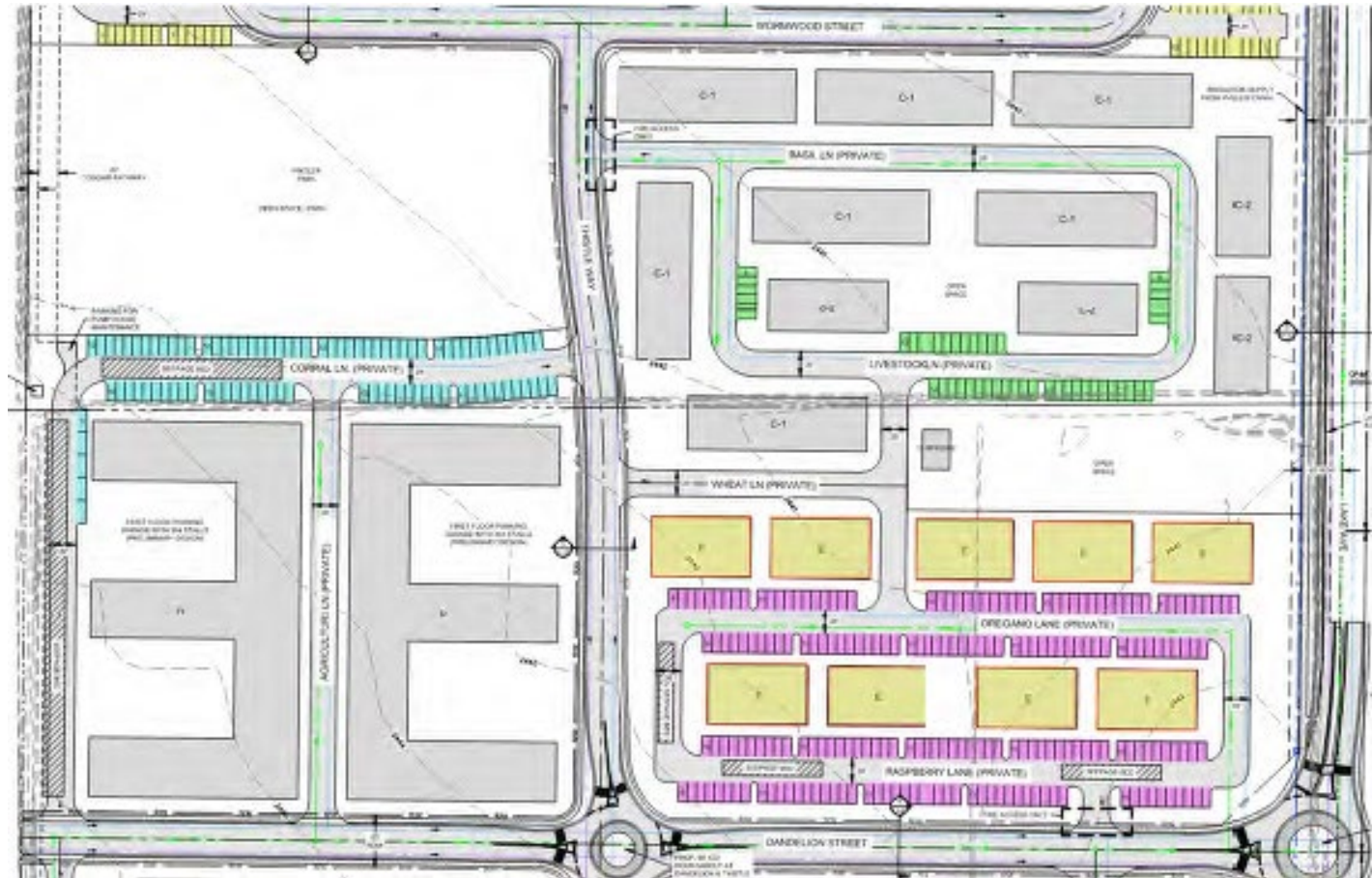
PINTLER PARK &
COUGAR PATHWAY



INCLUDES

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

LAKE AVE APARTMENTS



THE
CHARLES

SAMPLE RENDERING

LAKE AVE APARTMENTS



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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

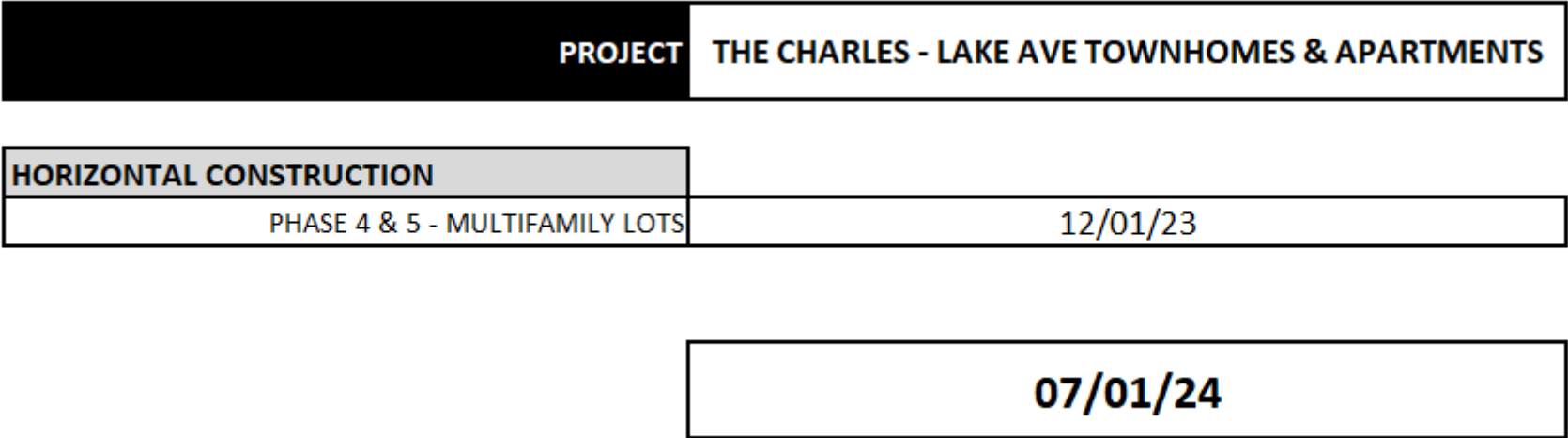
UNIT COUNT	UNIT TYPE
22	TOWNHOME – 1 BED / 1 BATH
44	TOWNHOME – 2 BED / 2 BATH
22	TOWNHOME – 3 BED / 2.5 BATH
1	TOWNHOMES CLUBHOUSE

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



PROJECT TIMELINE

HORIZONTAL TIMELINE





ANNUAL PROPERTY OPERATING DATA

PROJECT NAME

THE CHARLES

LAKE AVE TOWNHOMES
& 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.