

LEASED INVESTMENT STORAGE CONDOS FOR SALE  
2007 S. SATURN WAY | BLDG. 4  
Boise, ID 83709



### OFFERING SUMMARY

Sale Price:	\$1,540,615.20
Cap Rate:	5%
NOI:	77,030.76
Total Units:	6
Unit 412:	1,135 SF   Leased
Unit 410:	1,135 SF   Leased
Unit 407:	1,135 SF   Leased
Unit 408:	1,135 SF   Leased
Unit 405:	1,135 SF   Seller Guarantee
Unit 403:	1,135 SF   Seller Guarantee
Year Built:	2023

### PROPERTY OVERVIEW

This is a unique investment opportunity to own a cash flowing, professionally managed Storage in a high-quality project adjacent to Costco in Boise, Idaho. The project was built in 2023 and boasts a Clubhouse with full amenities. The project is gated, private and has security cameras for tenants and owners. Each unit is air conditioned and heated, has shared WIFI and is fully insulated with finished interior walls. Each unit has LED lighting, ample power, a human door and automatic oversized roll up door. Tenants benefit from extra-wide drive isles for easy maneuvering, an RV Dump Station, Air Station and Potable Water filling station onsite. Falcon Storage Condos is a leading developer of Storage Projects throughout the West and has a reputation of building high quality, investment grade, storage solutions.

### PROPERTY HIGHLIGHTS

- Fiber reinforced concrete floors
- Heating & cooling
- Separately metered units
- Private facility with protective covenants
- Furnished clubhouse with TV, WIFI, restrooms, & showers
- RV dump, air station, water

Shane Jimenez, CFO | Principal  
shanej@leeidaho.com  
C 208.602.4500

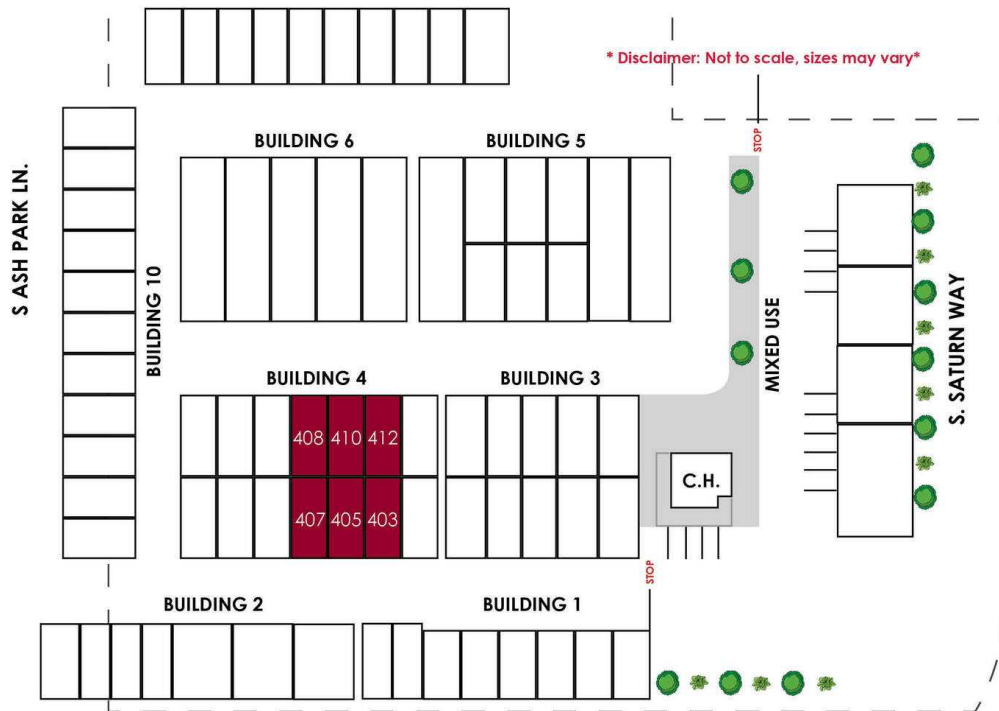
Jesse Young | Associate  
jessey@leeidaho.com  
C 208.890.7020

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.

# LEASED INVESTMENT STORAGE CONDOS FOR SALE

## 2007 S. SATURN WAY | BLDG. 4

Boise, ID 83709



### DESCRIPTION

SUITE	SIZE (SF)	LEASE TYPE	LEASE STATUS
Unit 412	1,135 SF	Modified Gross	Leased
Unit 410	1,135 SF	Modified Gross	Leased
Unit 407	1,135 SF	Modified Gross	Leased
Unit 408	1,135 SF	Modified Gross	Leased
Unit 405	1,135 SF	Modified Gross	Seller Guarantee
Unit 403	1,135 SF	Modified Gross	Seller Guarantee

Shane Jimenez, CFO | Principal  
shanej@leeidaho.com  
C 208.602.4500

Jesse Young | Associate  
jessey@leeidaho.com  
C 208.890.7020

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.



**LEASED INVESTMENT STORAGE CONDOS FOR SALE**  
**2007 S. SATURN WAY | BLDG. 4**  
 Boise, ID 83709

## RENT ROLL

TENANT	MONTHLY RENT	ANNUAL RENT	LEASE START	LEASE END
Tenant Unit 412	\$1,400	\$16,800	9/16/2025	9/15/2026
Tenant Unit 410	\$1,400	\$16,800	11/15/2025	11/14/2026
Tenant Unit 407	\$1,400	\$16,800	7/1/2025	12/31/2026
Tenant Unit 408	\$1,400	\$16,800	6/15/2025	6/30/2026
Tenant Unit 405	\$1,400	\$16,800	12 Month Seller Guarantee	
Tenant Unit 403	\$1,400	\$16,800	12 Month Seller Guarantee	
<b>TOTAL</b>	<b>\$8,400</b>	<b>\$100,800</b>		



Shane Jimenez, CFO | Principal  
 shanej@leeidaho.com  
 C 208.602.4500

Jesse Young | Associate  
 jessey@leeidaho.com  
 C 208.890.7020

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
 No liability of any kind is to be imposed on the broker herein.

LEASED INVESTMENT STORAGE CONDOS FOR SALE  
**2007 S. SATURN WAY | BLDG. 4**  
Boise, ID 83709

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



Shane Jimenez, CFO | Principal  
shanej@leeidaho.com  
C 208.602.4500

Jesse Young | Associate  
jessey@leeidaho.com  
C 208.890.7020

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.

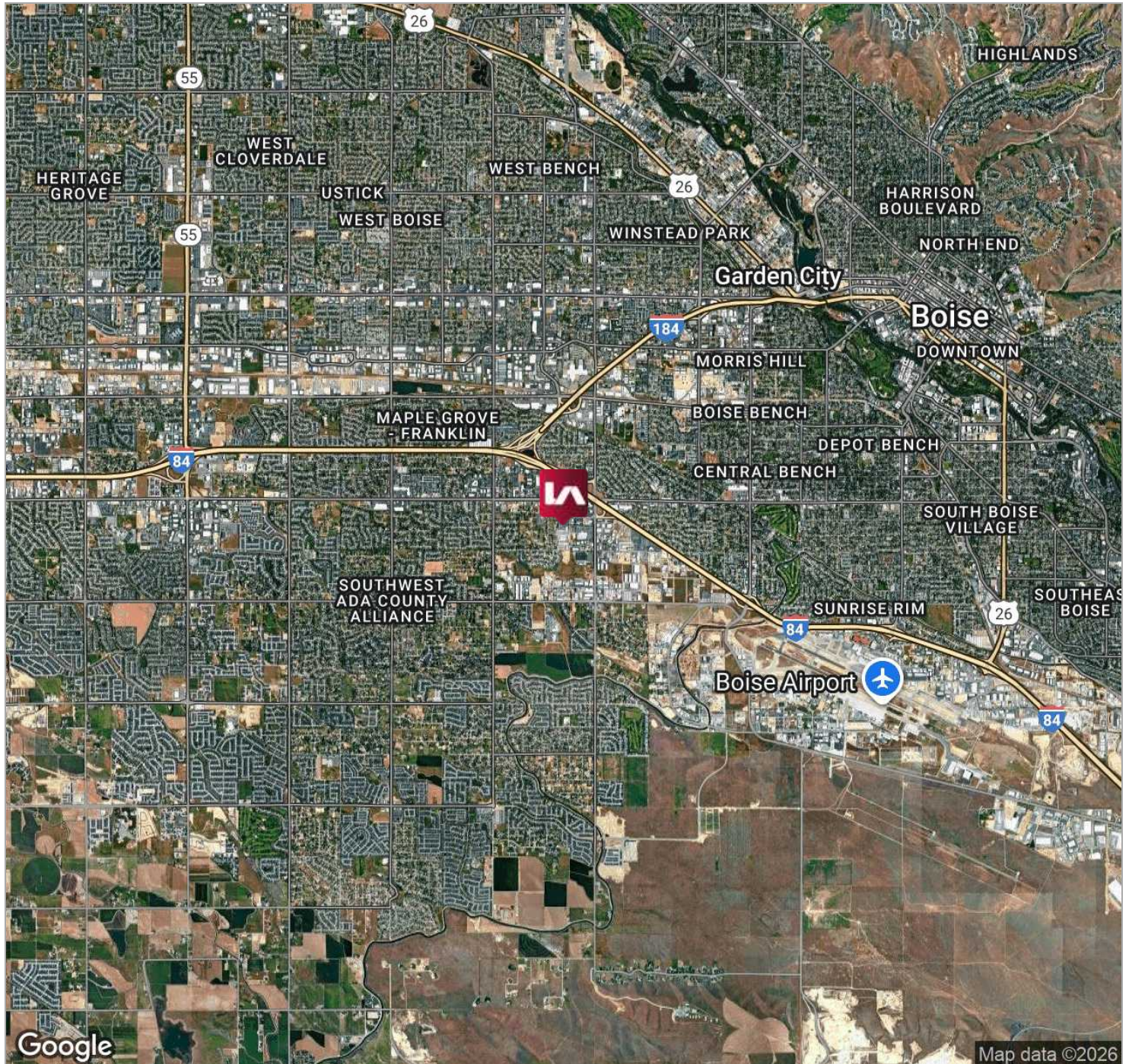


# LEASED INVESTMENT STORAGE CONDOS FOR SALE

## 2007 S. SATURN WAY | BLDG. 4

Boise, ID 83709

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



Shane Jimenez, CFO | Principal  
shanej@leeidaho.com  
C 208.602.4500

Jesse Young | Associate  
jessey@leeidaho.com  
C 208.890.7020

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.



# LEASED INVESTMENT STORAGE CONDOS FOR SALE 2007 S. SATURN WAY | BLDG. 4

Boise, ID 83709

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



Shane Jimenez, CFO | Principal  
shanej@leeidaho.com  
C 208.602.4500

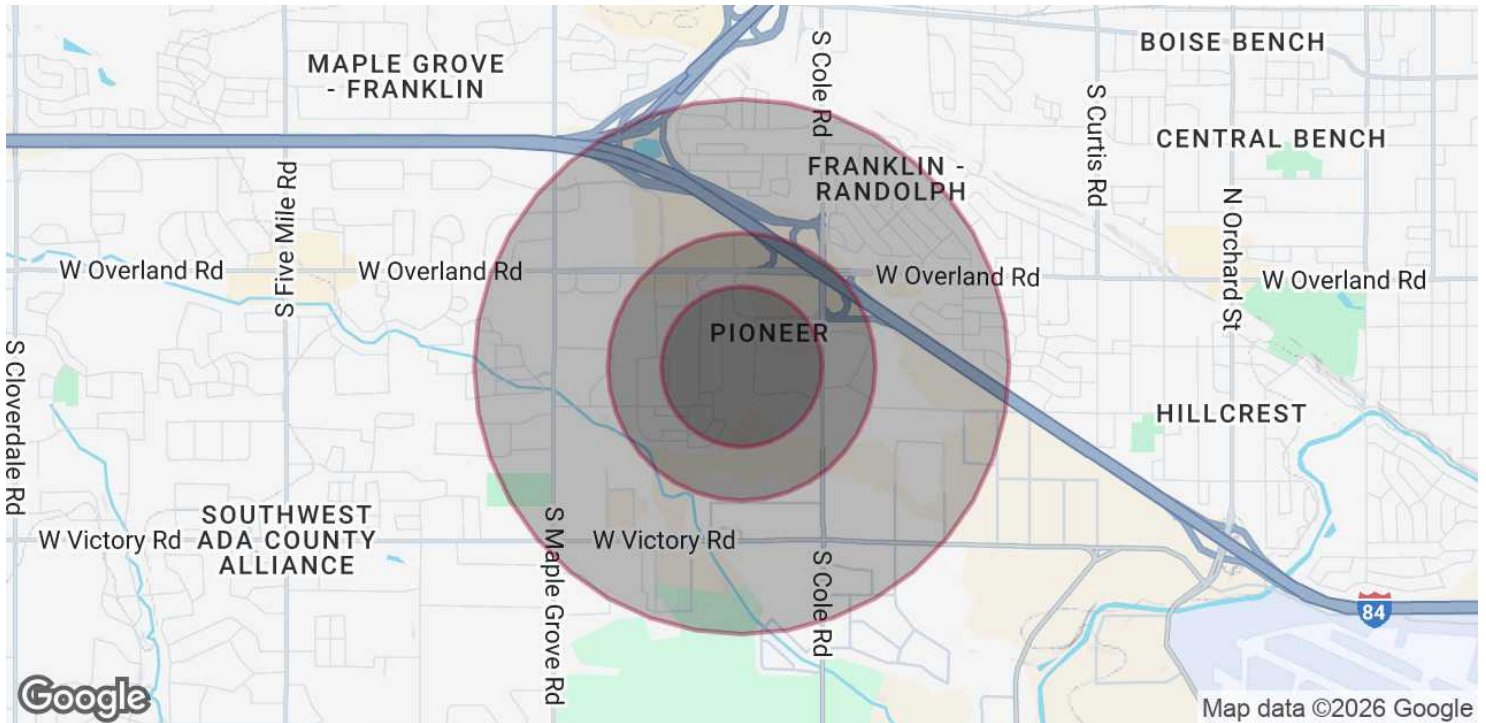
Jesse Young | Associate  
jessey@leeidaho.com  
C 208.890.7020

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.

# LEASED INVESTMENT STORAGE CONDOS FOR SALE

## 2007 S. SATURN WAY | BLDG. 4

Boise, ID 83709



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	430	874	6,015
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	40	41	41

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	148	302	2,260
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$104,617	\$104,226	\$104,718
Average House Value	\$575,980	\$571,115	\$503,428

Demographics data derived from AlphaMap

Shane Jimenez, CFO | Principal  
shanej@leeidaho.com  
C 208.602.4500

Jesse Young | Associate  
jessey@leeidaho.com  
C 208.890.7020

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.