



NEWS RELEASE

FOR IMMEDIATE RELEASE
December 6, 2017

Idaho auctions five commercial properties for \$8,490,000

(BOISE) – The Idaho Department of Lands (IDL) sold five commercial properties today for \$8,490,000 at an auction in Meridian.

All bids totaled \$1,585,000 above the appraised price of the properties. There was competitive bidding on all properties that sold.

A full list of the auctioned properties and winning bids and bidders is attached.

Highlights from today's auction include:

- Three parking lots in downtown Boise – 211. N. 5th St., 401 W. Bannock St., and 417 W. Jefferson St. – sold for a combined amount of \$1,590,000, or \$670,000 above the appraised price.
- A commercial building in Idaho Falls, located at 595 University Blvd., sold for \$5,300,000, or \$125,000 above the appraised price.
- A commercial building in downtown Boise, located at 590 W. Washington St., sold for \$1,600,000, or \$790,000 above the appraised price.
- Five other properties were offered for auction but received no bids. The properties that did not sell include commercial buildings located at 961-965 E. Lincoln Road in Idaho Falls and four commercial lots located at 800, 860, 920, and 970 E. Watertower St. in Meridian.

Approximately 60 people attended the auction and there were 19 registered bidders.

The Idaho Constitution requires a public auction for the disposal of state endowment trust lands, and IDL can accept no less than the appraised value of the properties.

BACKGROUND

More than 2.4 million acres of endowment land are managed under a constitutional mandate to maximize long-term financial returns to the trust beneficiaries, the largest of which is Idaho's public school system. The State Board of Land Commissioners (Land Board) – comprised of Idaho's governor, secretary of state, attorney general, state controller and superintendent of public instruction – provides direction to IDL on the daily management of endowment lands.

Endowment lands, including commercial property, are assigned by law to specific beneficiaries. The commercial properties auctioned today are owned by the endowment funds that support State Hospital South, the University of Idaho, and teacher education programs at Lewis-Clark State College and Idaho State University.

The Land Board voted in 2016 to auction most IDL commercial properties. The decision was based on a business plan prepared by Land Board's commercial real estate advisor, which pointed to current market conditions and also the challenges and limitations IDL faces in efficiently owning and operating commercial real estate as reasons to divest most of the IDL commercial properties. The Land Board's general investment consultant also did not recommend ownership of single commercial real estate properties for the endowment. Additional information is available on the IDL website [here](#).

Proceeds from the sale of the properties may be used to purchase other lands in Idaho – such as timberland or farmland – to improve long-term returns for the endowed beneficiaries, or they may be directed to the permanent fund.

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NEWS MEDIA CONTACT:

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IDAHO DEPARTMENT OF LANDS Commercial Property Auction - December 6, 2017							
PROP #	STREET ADDRESS	Endowments	TYPE	APPRAISED VALUE	UPBID AMOUNT	WINNING BID AMOUNT	Bidder's Name
1	211 N 5th St., Boise, ID 8383702	51% Hospital South 49% Normal School	Parking Lot	\$ 355,000	\$ 257,150	\$ 612,150	Dan Geiger
2	417 W Jefferson St., Boise, ID 83702	51% Hospital South 49% Normal School	Parking Lot	\$ 230,000	\$ 167,500	\$ 397,500	Dan Geiger
3	401 W Bannock St., Boise, ID 83702	51% Hospital South 49% Normal School	Parking Lot	\$ 335,000	\$ 245,350	\$ 580,350	Dan Geiger
4	961-965 E Lincoln Road Idaho Falls, ID 83401	100% Normal School	Commercial Buildings	\$ 762,000			
5	595 University Blvd Idaho Falls, ID 83402	77.8% University 22.2% Normal School	Office Building	\$ 5,175,000	\$ 125,000	\$ 5,300,000	Gary Voigt
6	800 E Watertower St., Meridian, ID 83642	100% Normal School	Commercial Lot	\$ 211,000			
7	860 E Watertower St., Meridian, ID 83642	100% Normal School	Commercial Lot	\$ 194,000			
8	920 E Watertower St., Meridian, ID 83642	100% Normal School	Commercial Lot	\$ 194,000			
9	970 E Watertower St., Meridian, ID 83642	100% Normal School	Commercial Lot	\$ 194,000			
10	590 W Washington St., Boise, ID 83702	96% University 4% Hospital South	Office Building	\$ 810,000	\$ 790,000	\$ 1,600,000	Idaho Farm Bureau
TOTALS				\$ 8,460,000	\$ 1,585,000	\$ 8,490,000	