STATE BOARD OF LAND COMMISSIONERS
November 21, 2017
Regular Agenda

SUBJECT
Final Approval – 2017 Commercial Property Disposition

BACKGROUND
At its August 15, 2017 Regular Meeting, the State Board of Land Commissioners (Land Board) approved the Idaho Department of Lands' (Department) recommendation to dispose of ten commercial properties, including three parking lots, as specified in the business plans (Plan) prepared by the Land Board's Commercial Real Estate Advisor, CenturyPacific, LLLP (CenturyPacific) (Attachment 1). With that approval, the Department agreed to update the Land Board prior to the auction and provide the Land Board with additional information concerning the properties, including information from Callan's Small Endowment Study.

Since the August meeting, Thornton Oliver Keller (TOK), the Land Board's Real Estate Broker, has been marketing the properties. The marketing has included local and national electronic media, as well as print advertising and direct marketing (Attachment 2).

Included with the marketing, TOK has created a "client portal" where anyone who is interested in the properties can access property information, appraisals, building inspections, environmental assessments, surveys, leases, preliminary title commitments and auction and transaction documents. The Idaho Attorney General's Office, as a member of the Disposition Team, participated in the preparation of the auction and administration documents for the sale. The culmination of the aforementioned due diligence and auction documents can be accessed through a link on the Department's website1 or directly at TOK's website2.

DISCUSSION
Currently, the following ten properties are ready to be offered for sale at auction:

1. Parking Lot, 211 N. Fifth St., Boise
2. Parking Lot, 401 W. Bannock St., Boise
3. Parking Lot, 417 W. Jefferson St., Boise
4. Office Building, 590 W. Washington St., Boise
5. Commercial Buildings, 961-965 E. Lincoln Rd., Idaho Falls
6. Office Building, 595 University Blvd., Idaho Falls
7. Commercial Building Lot, 800 E. Watertower St., Meridian
8. Commercial Building Lot, 860 E. Watertower St., Meridian
9. Commercial Building Lot, 920 E. Watertower St., Meridian
10. Commercial Building Lot, 970 E. Watertower St., Meridian

1 https://www.idl.idaho.gov/real-estate/commercial/index.html
The following is an outline of the schedule of events and dates:

❖ Land Board’s final approval for sale: November 21, 2017
  • Live, Public Auction: December 6, 2017, from 2:00- 4:00 PM at the Courtyard Marriott, Meridian (1789 S. Eagle Road, Meridian, ID 83642)
    o Auction will be held in Ada County by Downs Auctions
    o Starting bid will be no less than appraised value
    o Bidders will be required to post a nonrefundable bid deposit equal to the greater of 3% of the appraised value or $10,000
    o A buyer’s premium of 3% will be added to the successful bid price
    o There will be no contingencies
    o Buyer is responsible for all closing costs and title insurance
  • Closing – within 60 days after close of auction

RECOMMENDATION

Direct the Department to offer the ten properties for sale at auction in Ada County on December 6, 2017.

BOARD ACTION

A motion was made by Attorney General Wasden to adopt the Department Recommendation to direct the Department to offer the ten properties for sale at auction in Ada County on December 6, 2017, excluding the property listed as Office Building, 595 University Blvd., Idaho Falls. The motion failed for lack of a second.

A motion was made by Controller Woolf that the Board adopt the Department recommendation to direct the Department to offer the ten properties for sale at auction in Ada County on December 6, 2017. The motion failed for lack of a second.

Controller Woolf repeated his motion to adopt the Department recommendation to direct the Department to offer the ten properties for sale at auction in Ada County on December 6, 2017. Secretary of State Denney seconded the motion. The motion carried on a vote of 4-1. Attorney General Wasden cast the opposing vote.

ATTACHMENTS

1. 2017 Commercial Property Maps
2. 2017 Commercial Property Marketing Packages
3. 2017 Commercial Property Registration/Interest Report
COMMERCIAL PORTFOLIO
PUBLIC AUCTION
IDAHO DEPARTMENT OF LANDS

DECEMBER 6, 2017
[10] COMMERCIAL PROPERTIES AVAILABLE

Leased to a strong national tenant
On the Idaho National Laboratory Campus. Ample parking.

Downtown Boise location with parking
Single tenant property. Walk to Capitol and downtown core.

FOR MORE DETAILS AND TO VIEW ALL PROPERTIES BEING AUCTIONED - REGISTER NOW!
www.IdahoDisposition.com

208.378.4600 | tokcommercial.com
INVESTMENT OFFERING
211 N. 5th Street
PARKING LOT
BOISE, ID 83702

AVAILABLE AT
Public Auction
December 6, 2017

ATTACHMENT 2

Mike Greene, SIOR, CCIM  208.947.0835  mikeg@tokcommercial.com
Peter Oliver, SIOR, CCIM  208.947.0816  peter@tokcommercial.com
**211 N. 5TH STREET**

**Offering Overview**

**SUMMARY:**

- Minimum Bid: Appraised Value: $355,000
- Required Deposit: $10,650 (Cashier’s check day of auction)
- Terms: Cash at closing
- Buyer’s Premium: 3% of winning bid amount

**HIGHLIGHTS:**

- Current use is a permit parking lot with 18 spaces.
- Excellent location just outside downtown core.
- Rare downtown purchase opportunity.

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**211 N. 5TH STREET**

**Property Overview**

**SUMMARY:**

- Property Name: 211 N. 5th Street
- Property Address: 211 N. 5th Street
  Boise, Idaho 83702
- Current Use: Permit Parking Lot
- Total Parcel Size: 0.14 Acres
- Zoning: City of Boise-C-5DD
- C-5 Zoning:

  The C-5 Central Business Zone addresses the City’s Central Business District needs, and provides for activities conducive to a compact and concentrated urban downtown commercial center. Lands may be classified C-5 where contiguous to existing C-5 designated lands.

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**ALL SHOWINGS SHALL BE COORDINATED THROUGH THE LISTING AGENT. PLEASE DO NOT VISIT THE PROPERTY WITHOUT AN APPOINTMENT.**

The information presented has been obtained from sources believed reliable. You are responsible for confirming its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on many factors which should be evaluated through investigation by your advisors.

tokcommercial.com
INVESTMENT OFFERING

401 W. Bannock

PARKING LOT
BOISE, ID 83702

AVAILABLE AT
Public Auction
December 6, 2017

CONTACT:
Mike Greene, SIOR, CCIM  208.947.0835  mikeg@tokcommercial.com
Peter Oliver, SIOR, CCIM  208.947.0816  peter@tokcommercial.com
### 401 W. BANNOCK

#### Offering Overview

**SUMMARY:**

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<th>Minimum Bid:</th>
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<tr>
<td>Buyer’s Premium:</td>
<td>3% of winning bid amount</td>
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**HIGHLIGHTS:**

- Current use is a permit parking lot with 24 spaces.
- Excellent location just outside downtown core.
- Rare downtown purchase opportunity.

#### Property Overview

**SUMMARY:**

<table>
<thead>
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<th>Property Name:</th>
<th>401 W. Bannock</th>
</tr>
</thead>
</table>
| Property Address: | 401 W. Bannock  
Boise, Idaho 83702 |
| Current Use: | Permit Parking Lot |
| Total Parcel Size: | 0.14 Acres |
| Zoning: | City of Boise-C-5DD |

The C-5 Central Business Zone addresses the City’s Central Business District needs, and provides for activities conducive to a compact and concentrated urban downtown commercial center. Lands may be classified C-5 where contiguous to existing C-5 designated lands.
INVESTMENT OFFERING

417 W. Jefferson

PARKING LOT
BOISE, ID 83702

AVAILABLE AT
Public Auction
December 6, 2017

CONTACT:
Mike Greene, SIOR, CCIM  208.947.0835  mikeg@tokcommercial.com
Peter Oliver, SIOR, CCIM  208.947.0816  peter@tokcommercial.com
417 W. JEFFERSON
Offering Overview

SUMMARY:
Minimum Bid: Appraised Value: $230,000
Required Deposit: $10,000 (Cashier’s check day of auction)
Terms: Cash at closing
Buyer’s Premium: 3% of winning bid amount

HIGHLIGHTS:
• Current use is a permit parking lot with 16 spaces.
• Excellent location just outside downtown core.
• Rare downtown purchase opportunity.

417 W. JEFFERSON
Property Overview

SUMMARY:
Property Name: 417 W. Jefferson
Property Address: 417 W. Jefferson
         Boise, Idaho 83702
Current Use: Permit Parking Lot
Total Parcel Size: 0.13 Acres
Zoning: City of Boise- R-OD
R-O Zoning: The R-O Zone provides for an urban transitional buffer between high intensity commercial areas and adjacent higher density residential areas, with an emphasis on high quality urban design and pedestrian-orientation.
INVESTMENT OFFERING

590 W. Washington St.

100% LEASED OFFICE BUILDING
BOISE, ID 83702

AVAILABLE AT
Public Auction
December 6, 2017

CONTACT:
Mike Greene, SIOR, CCIM  208.947.0835  mikeg@tokcommercial.com
Peter Oliver, SIOR, CCIM  208.947.0816  peter@tokcommercial.com

Experience Results.
The Offering

590 W. WASHINGTON STREET
Offering Overview

SUMMARY:
Minimum Bid: Appraised Value: $810,000
Required Deposit: $24,300 (Cashier’s check day of auction)
Buyer’s Premium: 3% of winning bid amount
Terms: Cash at closing

HIGHLIGHTS:
• Abundantly parked downtown location with 25 spaces and parking ratio of 4.82 : 1,000.
• Well-maintained with no deferred maintenance.
• Fully-leased single tenant property near the State Capitol Building.
• Walking distance to the Capitol campus, restaurants, shopping and other professional services.

590 W. WASHINGTON STREET
Property Overview

SUMMARY:
Property Name: 590 W. Washington Street
Property Address: Boise, Idaho 83702
Property Description: Single Tenant Office Building
Gross Building Size: 5,326 SF
Parcel Size: 0.46 Acres

ALL SHOWINGS SHALL BE COORDINATED THROUGH THE LISTING AGENT. PLEASE DO NOT VISIT THE PROPERTY WITHOUT AN APPOINTMENT.

The information presented has been obtained from sources believed reliable. You are responsible for confirming its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on many factors which should be evaluated through investigation by your advisors.
590 W. Washington Street is located just blocks from the State Capitol. This well-built centrally located property offers easy access, ample parking, and timeless architecture. Remodeled in 2009, the property is well-positioned as a long-term investment opportunity.

The Property is entirely occupied by one tenant, Travis Jeffries, PA, an accounting firm. The property was originally constructed as a bank with a drive up teller. The current owner leases 12 of the 25 parking spaces on a permit basis.

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INVESTMENT OFFERING

961-965 E. Lincoln Road

100% LEASED COMMERCIAL BUILDINGS
IDAHO FALLS, ID 83401

AVAILABLE AT
Public Auction
December 6, 2017

CONTACT:
Mike Greene, SIOR, CCIM 208.947.0835 mikeg@tokcommercial.com
Peter Oliver, SIOR, CCIM 208.947.0816 peter@tokcommercial.com
Brent Wilson, CLS 208.881.1108 brent@tokcommercial.com
The Offering

961-965 E. LINCOLN ROAD
Offering Overview

SUMMARY:
Minimum Bid: Appraised Value: $762,000
Required Deposit: $22,860 (Cashier’s check day of auction)
Buyer’s Premium: 3% of winning bid amount
Terms: Cash at closing

HIGHLIGHTS:
• Great exposure on Lincoln Road
• 4.02 acre parcel with 5 commercial buildings totaling 13,814 SF
• 100% leased with 2 well-established tenants:
  Auto Image Auto Sales
  SERVPRO of Idaho Falls
• Zoning is HC - 1 (Limited Business Zone)

961-965 E. LINCOLN ROAD
Property Overview

SUMMARY:
Property Address: 961-965 E. Lincoln Road
Idaho Falls, Idaho 83401
Property Description: Commercial Sales/Service
Parcel Size: 4.02 Acres Total
Building 1: 1,853 SF (Auto Image)
Building 2: 853 SF (Unused)
Building 3: 8,520 SF (SERVPRO)
Building 4: 2,420 SF (SERVPRO)
Building 5: 168 SF (Auto Image)

ALL SHOWINGS SHALL BE COORDINATED THROUGH THE LISTING AGENT. PLEASE DO NOT VISIT THE PROPERTY WITHOUT AN APPOINTMENT.
Property Summary

961-965 E. LINCOLN ROAD
Property Description

Property Name: 961-965 E. Lincoln Road
Address: 961-965 E. Lincoln Road
Idaho Falls, Idaho 83401
Property Type: Commercial Sales/Service
Gross Building Area: 13,814 SF (All 5 Buildings)
Parcel Size: 4.02 Acres
Zoning: HC - 1
Parking: Ample Tenant and Client

961-965 E. LINCOLN ROAD
Property Narrative

This 4.02 acre parcel contains five commercial buildings. Four of the buildings are occupied by two tenants. The property has great exposure on one of Idaho Falls major thoroughfares - Lincoln Road.

The property is 100% leased by SERVPRO of Idaho Falls and Ryan Carter, dba Auto Image Auto Sales.

961-965 E. LINCOLN ROAD
Leasing Status

Current Occupancy: 100%
Tenants: Auto Image Auto Sales
SERVPRO of Idaho Falls
Rent Rates: Auto Image $1,969.64 to 11/30/17
SERVPRO $2,521.00 to 10/26/17
$2,585.00 to 10/26/18

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INVESTMENT OFFERING
595 University Blvd - Battelle Energy
Single-Tenant Office/R&D Building
INL CAMPUS, IDAHO FALLS, ID 83401

FOR MORE INFORMATION, CONTACT:
Mike Greene, SIOR, CCIM 208.947.0835 mikeg@tokcommercial.com
Peter Oliver, SIOR, CCIM 208.947.0816 peter@tokcommercial.com
Brent Wilson, CLS 208.881.1108 brent@tokcommercial.com

AVAILABLE AT
Public Auction
December 6, 2017
The Offering

595 UNIVERSITY BLVD - BATTELLE ENERGY
Offering Overview

SUMMARY:
Minimum Bid: $5,175,000
Required Deposit: $155,250 (Cashier’s check day of auction)
Buyer’s Premium: 3% of winning bid amount
Terms: Cash at closing

HIGHLIGHTS:
• 133 parking stalls (4.14 : 1,000 SF).
• Built in 2007 with 2009 renovations.
• Located near the Idaho Falls ISU Campus.
• Located on City of Idaho Falls fiber optic network.
• Leased to strong national tenant with lease expiration of 2/28/20.
• Building is part of the Idaho National Laboratory’s growing Idaho Falls Energy Research and Education Campus.
• Well located near Interstate 15, US Highway 20, the Snake River and public park, and has Willow Creek frontage.

595 UNIVERSITY BLVD - BATTELLE ENERGY
Property Overview

SUMMARY:
Property Address: 595 University Boulevard
Idaho Falls, Idaho 83401
Property Description: Office/R & D Building
Building Size: 32,138 SF
Parcel Size: 3.14 Acres

595 UNIVERSITY BLVD - BATTELLE ENERGY
Leasing Status

Current Occupancy: 100%
Tenant: Battelle Energy Alliance
Lease Rate: $17.62/SF Gross; $16.75/SF Net
Expiration: 2/28/20

ALL SHOWINGS SHALL BE COORDINATED THROUGH THE LISTING AGENT. PLEASE DO NOT VISIT THE PROPERTY WITHOUT AN APPOINTMENT.
The subject property is a high-bay concrete tilt up flex/office facility leased to Battelle Energy Alliance. Constructed in 2008, the property features excellent parking, loading/delivery access, modern IT infrastructure and a strategic location at the Idaho National Laboratory (INL) Idaho Falls Energy Research and Education Campus.

The Research and Education Campus is the collective name for INL's administrative, educational, technical support and computer facilities in Idaho Falls, as well as in-town laboratories where researchers work on a wide variety of advanced scientific research and development projects. The campus name reflects the lab's connection to university and energy research. INL is transforming infrastructure at the R&E Campus to support its mission by providing robust science and engineering capabilities.

The landscape of this Idaho Falls-based campus has already evolved markedly with the completion of the Center for Advanced Energy Studies, new National and Homeland Security office and engineering facilities, and a new business office. An expansive new 92,000 SF Energy Systems Laboratory was constructed in 2011.

Facilities already in place and those planned for the future are accelerating INL's development into a distinctively capable research laboratory.
LAND OFFERING
Watertower Lots
COMMERCIAL LAND
MERIDIAN, ID 83642

AVAILABLE AT
Public Auction
December 6, 2017

CONTACT:
Mike Greene, SIOR, CCIM 208.947.0835 mikeg@tokcommercial.com
Peter Oliver, SIOR, CCIM 208.947.0816 peter@tokcommercial.com
WATERTOWER LOTS
Offering Overview

SUMMARY:

Minimum Bid (Appraised Value): 
Lot 6 - 800 E. Watertower St. $211,000 ($5.51/SF) 
Lot 7 - 860 E. Watertower St. $194,000 ($5.01/SF) 
Lot 8 - 920 E. Watertower St. $194,000 ($5.01/SF) 
Lot 9 - 970 E. Watertower St. $194,000 ($5.01/SF) 

Required Deposit: 
Lot 6 - 800 E. Watertower St. $10,000 
Lot 7 - 860 E. Watertower St. $10,000 
Lot 8 - 920 E. Watertower St. $10,000 
Lot 9 - 970 E. Watertower St. $10,000 

Terms: Cash at closing

Buyer's Premium: 3% of winning bid amount

HIGHLIGHTS:

• Excellent freeway access.
• 4 parcels off Meridian Road.
• Adjacent to Idaho Department of Labor.
• Surrounded by professional office and light industrial.
• Lots will be auctioned individually and in a combination of one to four lots.

WATERTOWER LOTS
Property Overview

SUMMARY:

Property Name: Watertower Lots

Property Address: Meridian, Idaho 83642

Property Description: Commercial Lots

Lot 6: 0.879 Acres
Lot 7: 0.889 Acres
Lot 8: 0.889 Acres
Lot 9: 0.889 Acres

C-G Zoning: General retail & service commercial district (C-G)
- Largest scale and broadest mix of retail, office, service, and light industrial uses.

Minimum Bid (Appraised Value):
Lot 6 - 800 E. Watertower St. $211,000 ($5.51/SF) 
Lot 7 - 860 E. Watertower St. $194,000 ($5.01/SF) 
Lot 8 - 920 E. Watertower St. $194,000 ($5.01/SF) 
Lot 9 - 970 E. Watertower St. $194,000 ($5.01/SF)

Required Deposit: 
Lot 6 - 800 E. Watertower St. $10,000 
Lot 7 - 860 E. Watertower St. $10,000 
Lot 8 - 920 E. Watertower St. $10,000 
Lot 9 - 970 E. Watertower St. $10,000 

Terms: Cash at closing

Buyer's Premium: 3% of winning bid amount

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ALL SHOWINGS SHALL BE COORDINATED THROUGH THE LISTING AGENT. PLEASE DO NOT VISIT THE PROPERTY WITHOUT AN APPOINTMENT.
PARCEL 6
800 E. Watertower St.

Ada County Assessor

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<td><strong>REVIEW PERIOD</strong></td>
<td><strong>BUYER DUE DILIGENCE</strong></td>
<td><strong>PUBLIC AUCTION</strong></td>
<td><strong>CLOSING</strong></td>
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<td><strong>PROPERTIES AVAILABLE FOR AUCTION SUBJECT TO APPROVAL BY THE LAND BOARD.</strong></td>
<td><strong>PROSPECTIVE BUYERS MAY PERFORM ADDITIONAL DUE DILIGENCE AT THEIR OWN EXPENSE</strong></td>
<td><strong>AUCTION WILL TAKE PLACE IN ADA COUNTY NON-REFUNDABLE DEPOSIT, THE GREATER OF $10K OR 3% OF APPRAISED VALUE, REQUIRED OF WINNING BIDDER</strong></td>
<td><strong>UP TO 60 DAYS FOLLOWING PUBLIC AUCTION</strong></td>
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<td>AUGUST 2017 TO AUCTION DATE: DECEMBER 6, 2017</td>
<td>BUYER DUE DILIGENCE PERIOD: AUGUST 2017 TO AUCTION DATE: DECEMBER 6, 2017</td>
<td>ANTICIPATED AUCTION DATE: DECEMBER 6, 2017</td>
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PUBLIC AUCTION
DECEMBER 6, 2017

Auction Details:
Location: Courtyard Marriott, Meridian
Address: 1789 S. Eagle Road, Meridian, Idaho 83642
Date: December 6, 2017
Time: 2:00 - 4:00 pm [Doors open at 12:00 pm]
Registration: 12:00 - 2:00 pm

REQUIRED DOCUMENTS

Documents needed for participation in auction:
1. Commercial Property Auction Application
2. Bidder Registration Form – Bidder numbers to be provided day of auction
3. Real Estate Auction Terms and Conditions Agreement
4. Statement of Non-Collusion – signed and notarized
5. Endowment Land Affidavit – signed and notarized
6. Purchase and Sale Agreement with Agency Disclosure Brochure – signed and dated
7. Power of Attorney for Bidder's Agent – if any

Register at www.IdahoDisposition.com to receive due diligence, updates, and information through a secure portal.

FOR MORE INFORMATION, CONTACT:
Mike Greene 208.947.0835 mikeg@tokcommercial.com | Peter Oliver 208.947.0816 peter@tokcommercial.com

AUCTION PROPERTIES

The properties will be presented at auction in the following order:

1) 211 N. 5th Street
2) Lincoln Road Commercial
3) 417 Jefferson Street
4) 595 University
5) 401 Bannock
6) Watertower Lot 6
7) Watertower Lot 7
8) Watertower Lot 8
9) Watertower Lot 9
10) 590 Washington

Boise
Idaho Falls
Boise
Idaho Falls
Boise
Meridian
Meridian
Meridian
Boise
1. The auction for the described Property will be with a Reserve Amount equal to the appraised value of the property. All bids are subject to acceptance by IDL at close of bidding. The winning highest bid accepted by IDL (the “Successful Bid”) must be equal to or exceed the Reserve Amount.

2. All bidders at the auction must be citizens of the United States in accordance with Idaho Code § 58-313 (and if not citizens, must be pre-authorized to bid by IDL prior to the date of the auction); must be eighteen (18) years of age or older; of sound mind; and, legally competent to own and transfer real property in the State of Idaho.

3. The State of Idaho owns the Property in fee simple and will transfer the fee simple estate in the Property by State Deed to the successful bidder (“Successful Bidder”).

4. The Property shall be sold “AS IS”, subject to all existing reservations, easements or claims of easements, rights of way, protective covenants, encumbrances, zoning ordinances and applicable building codes, laws and regulations, encroachments, overlaps, boundary line disputes and all matters of any kind or nature, whether or not of record.

5. Upon registration on the day of the auction, all bidders shall be required to provide a bid deposit (“Bid Deposit”) for each property they intend to bid upon in the form of a cashier’s check(s) in the amount equal to the greater of three percent (3%) of the appraised value of the Property (“Reserve Amount”), or $10,000. The Bid Deposit shall be paid at the close of auction, and shall be applied to the purchase price of the Property(ies) at the close of escrow on the Real Estate Purchase and Sale Agreement for the Property (“PSA”). The Bid Deposit is nonrefundable in the event the Successful Bidder fails to execute the PSA at close of auction, or fails to close escrow for the PSA.

6. At the close of auction, the Successful Bidder shall execute a PSA with IDL, the form of which can be reviewed at http://tokcommercial.com/CommercialProperties/IDLDisposition2017.aspx

7. The total amount due and owing in the PSA shall be the sum of the amount of the Successful Bid for the Property, plus a Buyer’s Premium in the amount of three percent (3%) of the Successful Bid, and all amounts identified in the PSA, including, but not limited to, recordation, closing and escrow costs and fees.

8. Closing of the transaction, including recordation and closing of escrow, shall be established by IDL no more than sixty (60) days following the close of auction.

9. At close of escrow, after payment in full by the Successful Bidder on the PSA, the Successful Bidder will receive a State Deed, without warranty, conveying title to the Property. The form of the State Deed may be reviewed at http://tokcommercial.com/CommercialProperties/IDLDisposition2017.aspx

10. If the Successful Bidder fails to pay any or all amounts due and owing as required at the close of the auction or close of escrow, then all amounts paid by the Successful Bidder at the close of auction or thereafter, including, but not limited to, the Bid Deposit and application fee, if any, shall be retained by IDL and deemed to be liquidated damages without any further action required by IDL; the PSA shall be deemed terminated; and, IDL, at its sole discretion, shall be entitled to immediately place the Property for re-auction, or otherwise manage the Property.

11. IDL may cancel the auction for the Property at any time prior to IDL’s acceptance of a Successful Bid.

12. Additional information regarding this auction and the Properties, such as the complete legal description, maps, reports, leases, auction forms, and sample documents (including, but not limited to, the PSA and the State Deed), can be found online at http://tokcommercial.com/CommercialProperties/IDLDisposition2017.aspx

Prospective bidders and brokers are invited to contact Mike Greene at (208) 378-4600 or mikeg@tokcommercial.com for additional information and to schedule a showing of the Property.
Select the properties that interest you:

- 211 5th Street – BOISE: 61
- Lincoln Road – ID FALLS: 25
- 417 Jefferson – BOISE: 58
- 595 University – ID FALLS: 29
- 401 Bannock – BOISE: 61
- Watertower Lots – MERIDIAN: 35
- 590 Washington – BOISE: 63