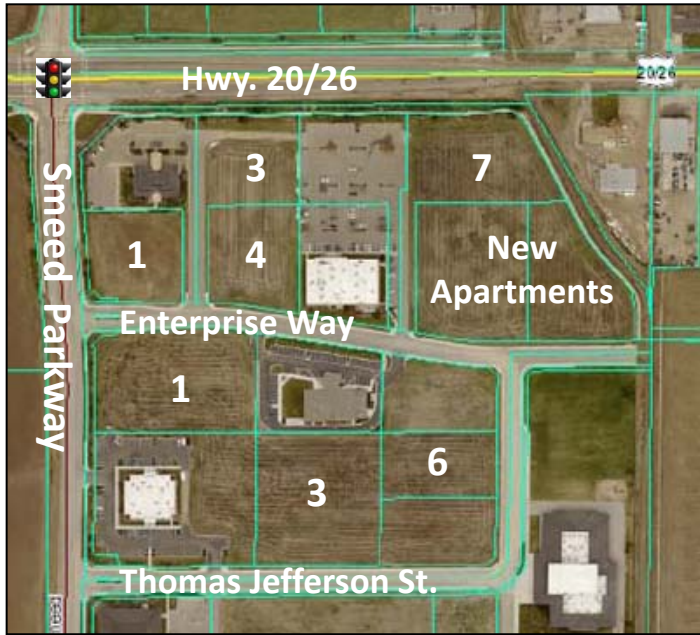


COMMERCIAL LOTS FOR SALE APARTMENT SITES +/- 20 UNITS/ACRE



Sky Ranch Business Center Lot Information:

Block 3, Phase 2

Lot No.	Area	Price/SF	Price
1	42,217/SF	\$6.00/SF	\$253,302.
3	52,780/SF	\$7.15/SF	\$377,377.
4	45,612/SF	\$6.83/SF	\$311,301.
7	69,454/SF	\$6.50/SF	\$451,451.

Block 4, Phase 2

Lot No.	Area	Price/SF	Price
1	82,620/SF	\$6.50/SF	\$537,030.
3	82,478/SF	\$5.85/SF	\$482,496.
6	38,049/SF	\$5.20/SF	\$197,854.

LOCATION: Sky Ranch Business Center
Hwy. 20/26 & Smeed Parkway
Caldwell, Idaho

FEATURES: Hwy. 20/26 Frontage
Signalized Intersection
Wide Streets/Landscaping/Sidewalks
Protective Covenants
All utilities on site
Zoning C - 3

Sky Ranch Business Center is located in the rapidly expanding East Caldwell Market Area, located just off Interstate 84, part of a Foreign Trade Zone and comprised of over 100 acres of industrial and commercial zoned development ground. Surrounding business include Crunch Fitness, Idaho Imaging Center, new apartment complex, Liberty Dialysis, Veterans Clinic and Thomas Jefferson Charter School.

Plats: See page 2.

Contact: _____
RFR Properties, LLC, PO Box 2579, Eagle, ID 83616
www.rfrproperties.com

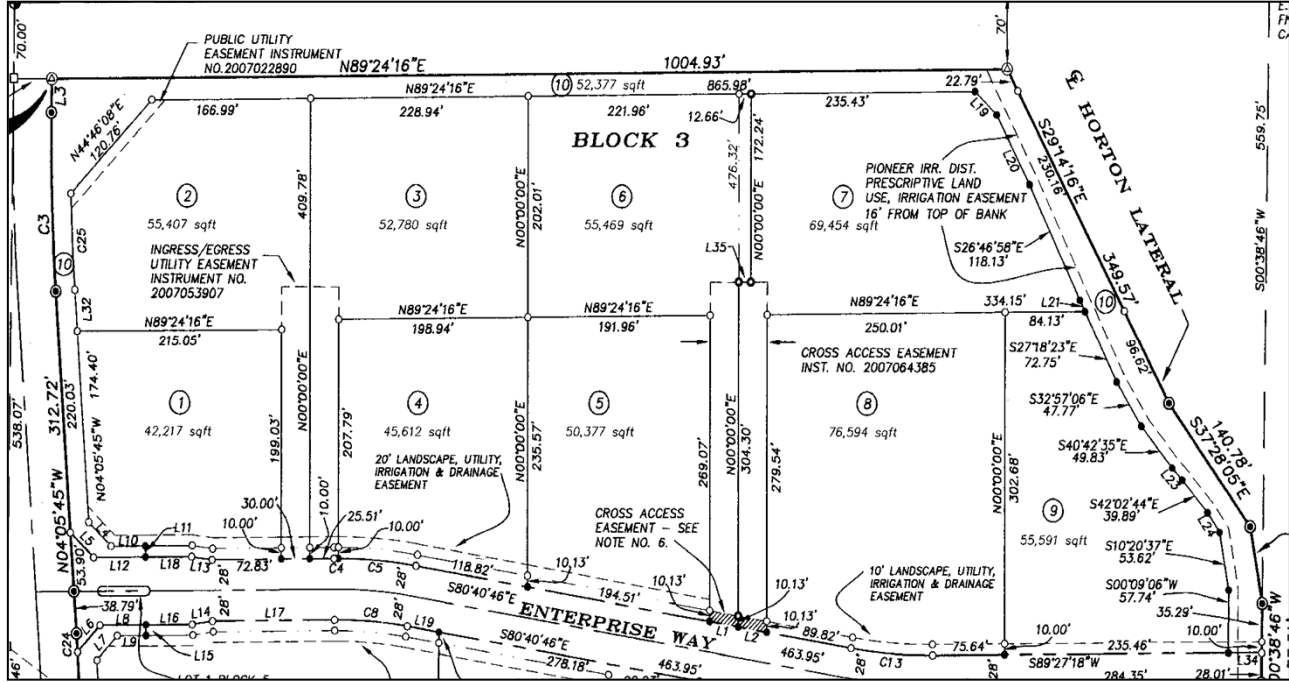
Bob Runyan: 208.863.8209 or br@rfrproperties.com



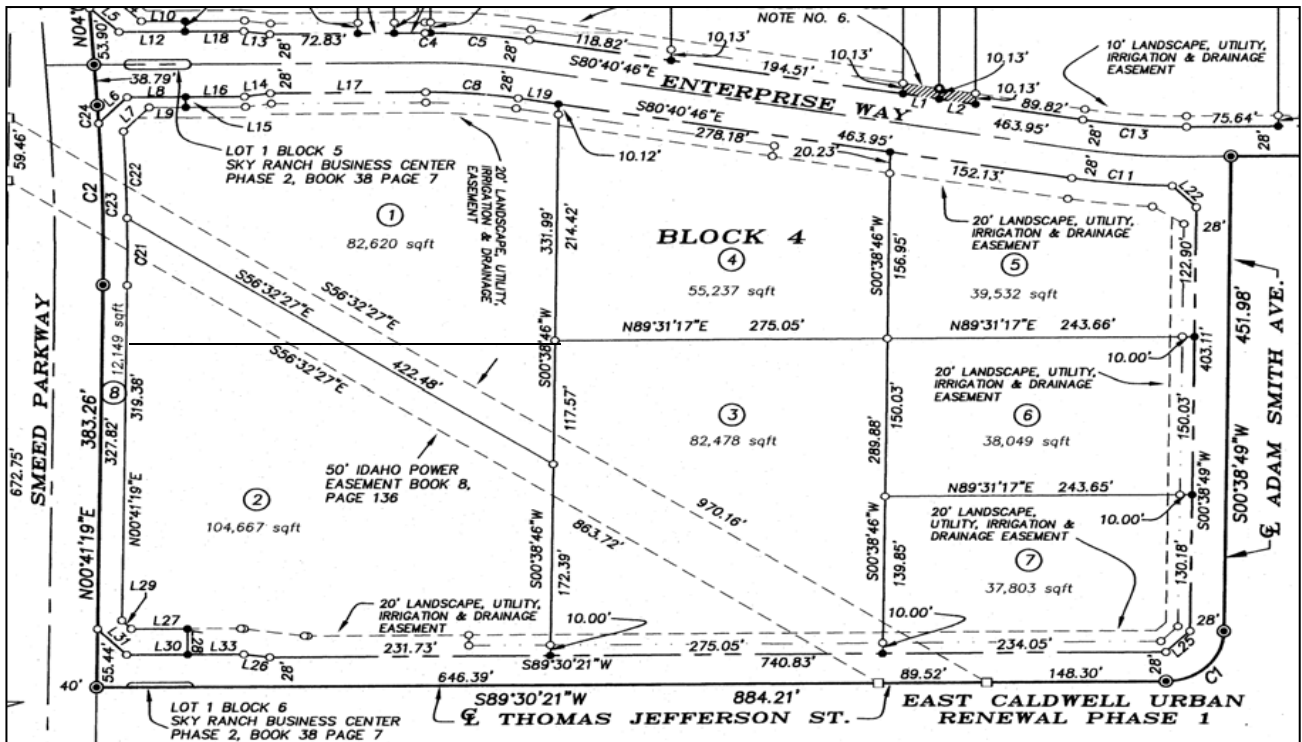
SKY RANCH BUSINESS CENTER Commercial & Apartment Sites



Block 3, Phase 2



Block 4, Phase 2



The information contained herein has been obtained by reliable sources, but is not guaranteed. This offering is subject to errors, omissions, prior sale, price change, and withdrawal.