

MIXED-USE DEVELOPMENT THE CHARLES

TANNER LEIGHTON

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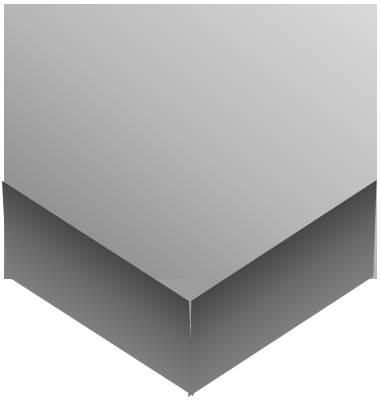
We are offering an investment opportunity for an investor to partner with us by providing \$34mm in debt needed to purchase the land OR for investors to provide LOIs for an individual desired phase of purchase, as well as a 25% non refundable earnest money deposit, both by July 29th. If sold separately, we will sell each phase of the development based on a 5.5% CAP Rate. This investment opportunity is being offered to our private network before widespread distribution.

PLEASE CONTACT US FOR THE FULL PROFROMA.

THE CHARLES IS A MIXED USE DEVELOPMENT WITH OVER 450,000+ SQUARE FEET OF COMMERCIAL SPACE.

THE CHARLES HAS OVER 1,300 RESIDENTIAL WITH PRODUCT TYPES ATTRACTING FIRST-TIME AND ESTABLISHED HOME BUYERS, SENIORS AND RENTERS RANGING FROM:

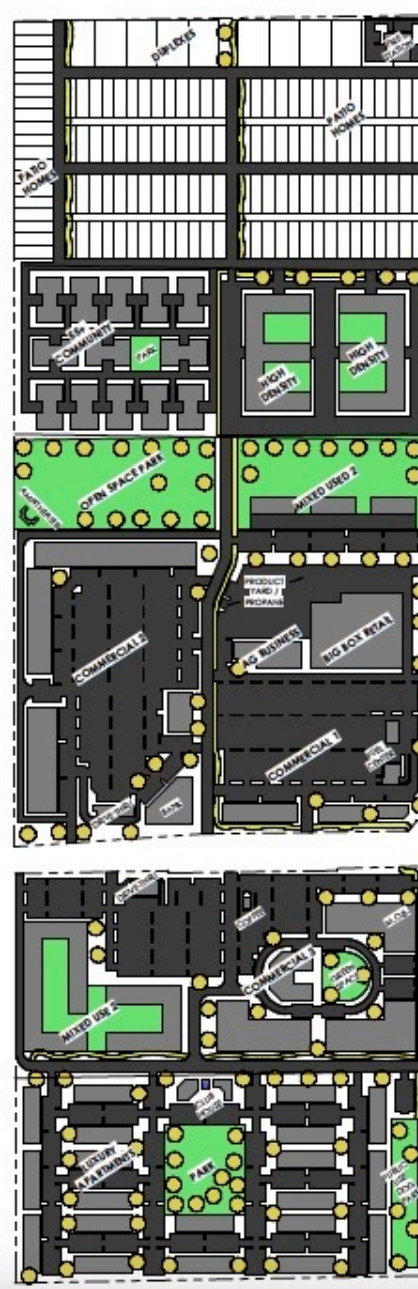
- SINGLE-FAMILY HOMES,
- TOWNHOMES
- APARTMENTS
- 55+ TOWNHOME COMMUNITY



PROJECT OVERVIEW

- THE PLAN INCLUDES WALKABILITY TO OVER 350,000+ SQUARE FEET OF OPEN PARK SPACE, A PUBLIC DOG PARK, CLUBHOUSES, POOLS, AS WELL AS A WALKING PATH THROUGHOUT THE DEVELOPMENT TO CONNECT COMMERCIAL AND RESIDENCES AND CREATE A WALKABLE AND SUSTAINABLE COMMUNITY IN CALDWELL, ID.
- WE ARE CURRENTLY NEGOTIATING THE SALE OF 'COMMERCIAL 1' ON THE SITE PLAN TO ALBERTSONS GROCERY STORE.

THE CHARLES



SNAP SHOT

UNIT DETAIL	SQ FT	COUNT
DUPLEX LOTS	197,232 SQ FT	9
PATIO LOTS	869,196 SQ FT	132
55+ COMMUNITY	357,640 SQ FT	52
HIGH DENSITY	327,000 SQ FT	332
OPEN SPACE	352,799 SQ FT	
MIXED USE # 1	55,388 SQ FT	40
MIXED USE # 2	352,966 SQ FT	278
LUXURY TOWNHOMES	915,824 SQ FT	480
TOTAL	5,255,115 SQ FT	1,323

UNIT BREAKDOWN

UNIT DETAIL	SQ FT	COUNT
DUPLEX LOTS	197,232 SQ FT	9
PATIO LOTS	869,196 SQ FT	132
55+ COMMUNITY	357,640 SQ FT	52
HIGH DENSITY	327,000 SQ FT	332
OPEN SPACE	352,799 SQ FT	-
MIXED USE # 1	55,388 SQ FT	40
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AERIAL

Albertsons Grocery Chain is currently in negotiations with our group to purchase 10-11 Acres for an Albertsons Market Center with fuel center. We are also in negotiations with two other commercial tenants.



THE
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HIGH DENSITY

300+ Units



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THE
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MIXED USE

250+ Units



THE
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55+/MIXED USE

75+ UNITS



THE
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COMMERCIAL 1

33,690 S.F



THE
CHARLES



COMMERCIAL 2

135,400 S.F



THE
CHARLES

COMMERCIAL 3

124,000 S.F



THE
CHARLES

LUXURY TOWNHOMES

450+ UNITS



THE
CHARLES

PATIO HOMES

125+ UNITS

