

Idaho Falls Office Building
"Rogers Building"

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|------------------------------|---------------------------|
| DATE: September, 2007 | PRICE: \$1,300,000 |
| F: .06 | DEBT: \$ 670,000 |
| | EQUITY: \$ 630,000 |

Have: Classic multi-tenant office/retail building. Full service building with gross rents and cam charges. 3 Story, brick and concrete, elevator, lobby, plus full basement. Approximately 38,000 feet of rentable space. Downtown business district. Built in 1937. Includes two additional lots with 30 rented off-street parking spaces. Can be purchased without parking lots. New roof summer 2007 included in price.

Location: 545 Shoup Ave. (Shoup and "B"), Idaho Falls, Idaho Includes three separate tax lots.

Price: \$1,300,000

Debt: \$670,000, Bank of Idaho non-assumable.

Income: \$ 274,908

Expenses: \$ 125,474

NOI: \$ 149,434 (12 month projected APOD based on current income and expenses)

Cap Rate: 11.5%

Terms: Cash sale, satisfactory contract terms, exchange for development or income property in NW.

Comments: Current occupancy is approximately 83%. Good tenant mix. Retail first floor. New carpet and upgrades throughout. 2nd floor tenant rents entire floor at a discount rent. Upside is in the potential 90-95% occupancy and should be attainable. New roof was completed 2007. A phase one environmental inspection has been completed. Price is subject to change without notice as income increases.

Management: Property has on site manager and janitorial.

Backup info: See web site link: http://www.mhzoller.com/PDF_Documents/Rogers%20Building.pdf

Owner: Tidyman

Agent: Mark H. Zoller, broker and associated Idaho agent.

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WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED. SHOUP AND B
PLAZA, L.L.C., the "Grantor", hereby grants and conveys unto MILAN STOYANOV and
JEAN M. STOYANOV, husband and wife, collectively the "Grantee", whose mailing
address is 241 Northwest Hilltop Road, Portland, Oregon 97210, all right, title and interest
of Grantor in the real property of the Grantor located in the County of Bonneville, State of
Idaho, described as follows:

TRACT I

Lots 1 and 2, and the East 43.8 feet of Lot 3 less and excepting
the West 9 feet 8.5 inches thereof, Block 18, HOLMES
SUBDIVISION, to the City of Idaho Falls, Bonneville County,
Idaho, according to the recorded plat thereof.

TRACT II

Lots 17 and 18, Block 18, HOLMES SUBDIVISION, to the
City of Idaho Falls, Bonneville County, Idaho, according to the
recorded plat thereof.

TRACT III

The Northerly 2 feet of Lot 1 and all of Lot 2, excepting the
North 20 feet thereof, Block 17, HOLMES SUBDIVISION, to
the city of Idaho Falls, Bonneville County, Idaho, according to
the recorded plat thereof.

TRACT IV

The West 9 feet 8.5 inches of the East 43.8 feet of Lot 3, Block
18, HOLMES SUBDIVISION, to the City of Idaho Falls,
Bonneville County, Idaho, according to the recorded plat
thereof. (An undivided one half interest in this tract.)