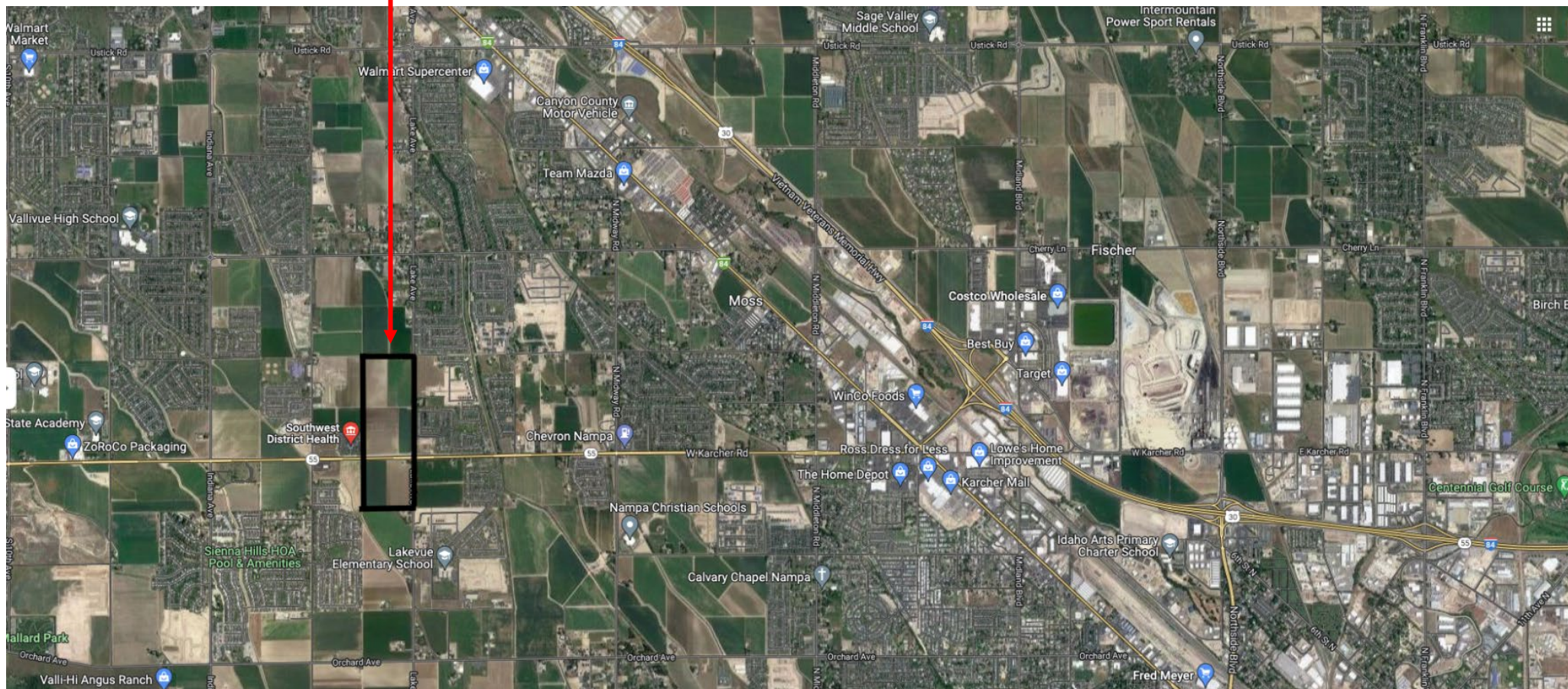


THE CHARLES

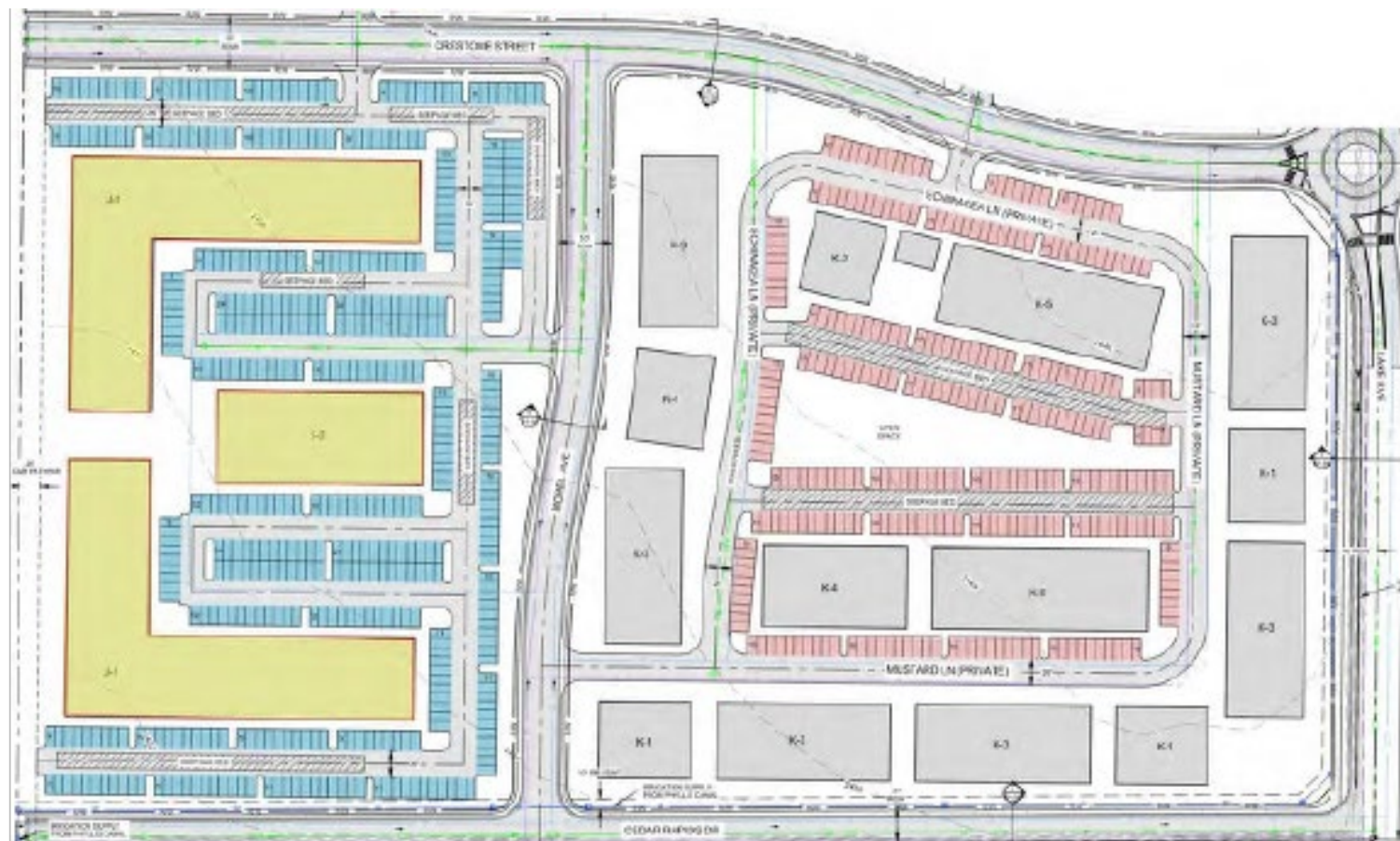
- CAROL APARTMENTS -

SITE LOCATION

- LOCATED IN ONE OF THE FASTEST GROWING CITIES, IN ONE OF THE FASTEST GROWING STATES.
- 30 MINS TO BOISE AIRPORT.
- LOCATED ALONG IDAHO'S WINE COUNTRY.
- HIGHWAY 55 BEING WIDENED IN 2024.
- PLANS FOR NATIONAL GROCER IN DEVELOPMENT.
- WALKING DISTANCE TO RETAIL.







THE
CHARLES

SAMPLE RENDERING

CAROL APARTMENTS



Open Space: 3.35 AC

Amenities:

- Open Lawn Areas
- 5' Micro Pathways
- Amphitheater
- Playground
- Basketball Courts
- Frisbee Golf Course
- Cougar Corridor Pathway



AMENITIES

PINTLER PARK &
COUGAR PATHWAY



INCLUDES

CLUBHOUSE, POOL, OUTDOOR LOUNGE AREAS, BBQ, BOCCE COURTS, & WALKING DISTANCE TO DINING & SHOPPING



PROJECT BREAKDOWN

UNIT COUNT	UNIT TYPE
96	APARTMENT – 1 BED / 1 BATH
160	APARTMENT – 2 BED / 2 BATH
64	APARTMENT – 3 BED / 2 BATH
1	CLUBHOUSE & POOL



PROJECT TIMELINE

HORIZONTAL TIMELINE

PROJECT	THE CHARLES - CAROL APARTMENTS
START HORIZONTAL CONSTRUCTION	
PHASE 8 & 9	12/01/24
CONCLUDE HORIZONTAL CONSTRUCTION	
PHASE 8 & 9	06/01/25



ANNUAL PROPERTY OPERATING DATA

PROJECT NAME

THE CHARLES
CAROL APARTMENTS

* INCLUDES FULLY APPROVED PROJECT AND SITE. FINANCIAL DATA BASED ON COMPLETED PROJECT.

ADDRESS

TBD LAKE AVE
CALDWELL, ID 83607

* FULL PROFORMA AVAILABLE UPON REQUEST.