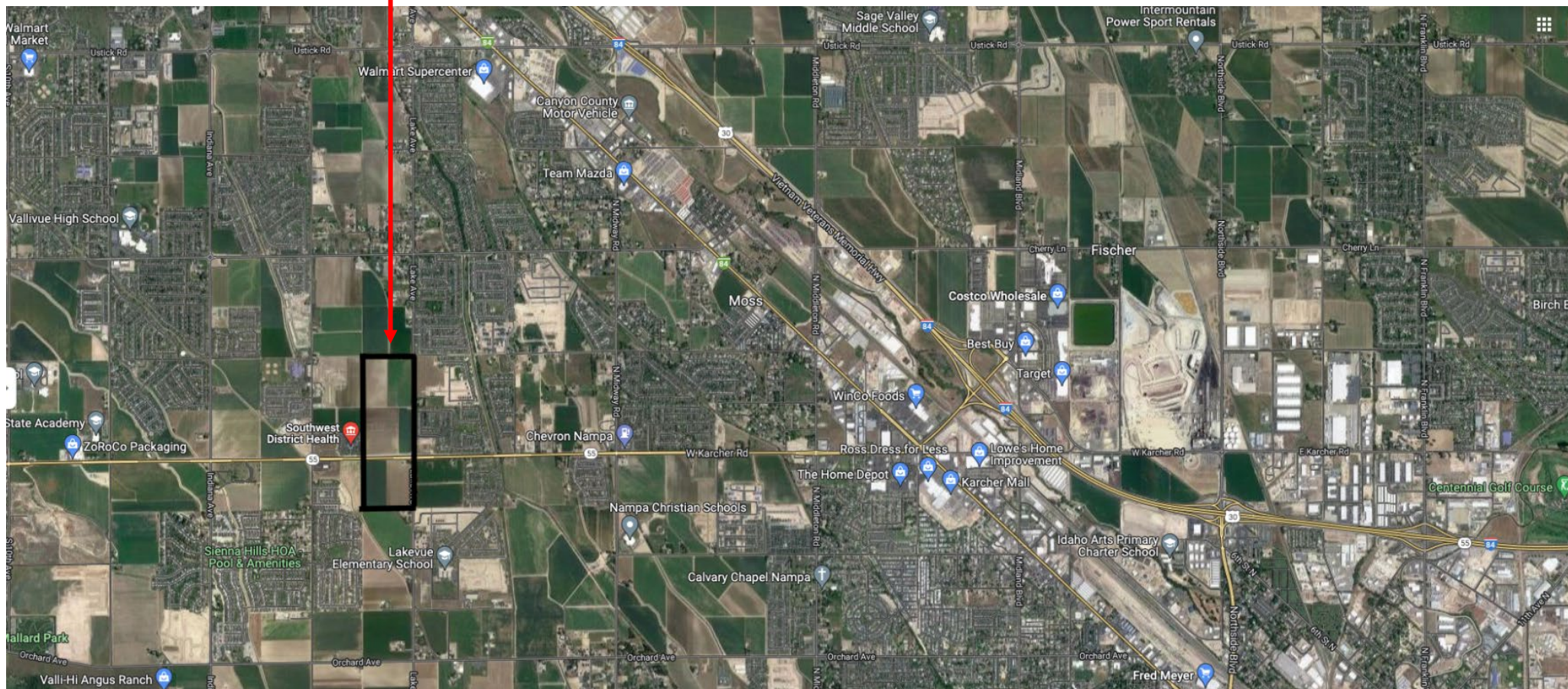


THE CHARLES

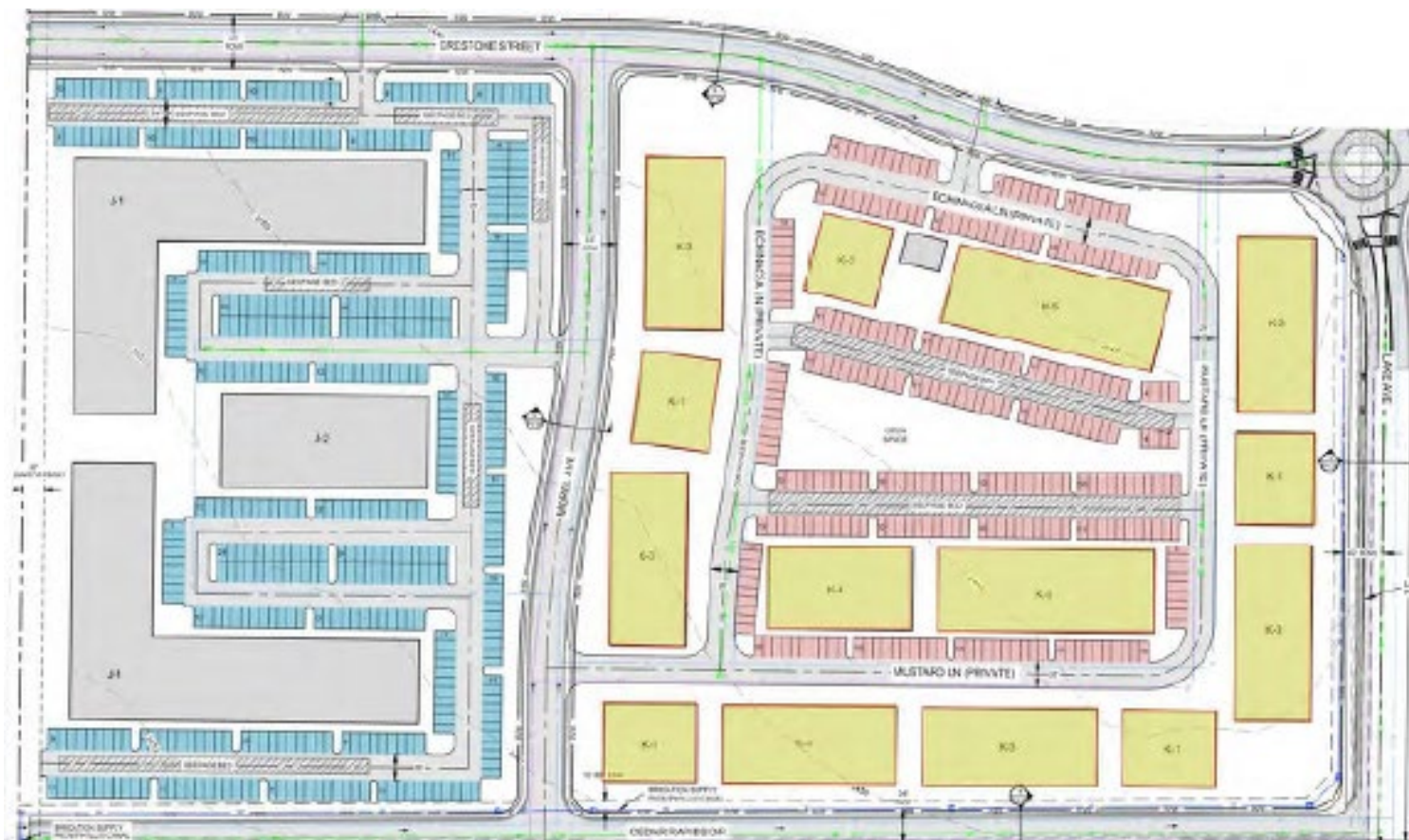
- CHARLES TOWNHOMES -

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

CHARLES TOWNHOMES



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, FIRE PIT, OPEN LAWN AREAS, PLAYGROUND, PICKLEBALL COURTS, DOG PARK, & WALKING DISTANCE TO DINING & SHOPPING



PROJECT BREAKDOWN

UNIT COUNT	UNIT TYPE
80	TOWNHOME – 1 BED / 1 BATH
134	TOWNHOME – 2 BED / 2 BATH
54	TOWNHOME – 3 BED / 2 BATH
1	TOWNHOMES CLUBHOUSE & POOL



PROJECT TIMELINE

HORIZONTAL TIMELINE

PROJECT		THE CHARLES - CHARLES TOWNHOMES
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
CHARLES TOWNHOMES

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

ADDRESS

TBD LAKE AVE
CALDWELL, ID 83607

* FULL PROFORMA AVAILABLE UPON REQUEST.