



Property Description

JRW Apartments is a thoughtfully designed, three-story multifamily community offering modern living in one of Nampa's most convenient locations. Built in 2021, this 12-unit residential building features a curated selection of one- and three-bedroom floor plans ranging from 746 to 1,270 square feet, each finished to a high standard with today's renter in mind. Every unit showcases an open-concept layout with granite countertops, stainless steel appliances, sleek laminate flooring, and an in-unit washer and dryer — delivering a truly turnkey living experience. Generous storage is woven throughout, including well-appointed kitchen cabinetry, walk-in closets, and private patio or balcony space. Community amenities complement the interiors with covered parking, a pet-friendly fenced outdoor area, and an on-site children's playground — making JRW a natural fit for a wide range of residents, from young professionals to growing families.

Offering Summary

| | |
|------------------|--|
| Sale Price: | \$3,265,000 |
| Number of Units: | 12 |
| Lot Size: | 0.61 Acres |
| Unit Sizes: | 3bd/2ba - 1,270 sq. ft. 1bd/1ba - 746 sq. ft. |
| NOI: | \$166,850.00 |
| Cap Rate: | 5.11% |

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Total Households | 1,783 | 20,988 | 45,349 |
| Total Population | 4,445 | 56,967 | 126,502 |
| Average HH Income | \$51,379 | \$60,250 | \$63,189 |



Tricia Callies
 Director, CCIM, CPM
 O: 208.412.4771 | C: 208.412.4771
 tlc@ramidaho.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

| Unit Type | Beds | Baths | Count | % Of Total | Size SF | Rent |
|------------------------|------|-------|-----------|-------------|-----------------|----------------|
| 1br/1ba | 1 | 1 | 6 | 50% | 746 SF | \$1,350 |
| 3br/2ba | 3 | 2 | 6 | 50% | 1,270 SF | \$1,695 |
| Totals/Averages | | | 12 | 100% | 1,008 SF | \$1,523 |



Tricia Callies
Director, CCIM, CPM
O: 208.412.4771 | C: 208.412.4771
tlc@ramidaho.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Income Summary

| | |
|-----------------------|------------|
| Rent | \$224,100 |
| Ratio Utility Billing | \$8,058 |
| Pet Rent | \$1,527 |
| Vacancy Cost | (\$11,205) |

| | |
|---------------------|------------------|
| Gross Income | \$222,480 |
|---------------------|------------------|

Expenses Summary

| | |
|--------------------------------|----------|
| Air Filter | \$360 |
| Alarm Monitoring | \$228 |
| Alarm System Repair/Inspection | \$638 |
| Backflow | \$70 |
| Computer Services | \$612 |
| Door Maintenance/Repair | \$1,056 |
| Dryer Vent Cleaning | \$250 |
| Dumpster Corrals | \$411 |
| Electrical | \$191 |
| HVAC | \$2,922 |
| Landscape - Monthly Contract | \$1,910 |
| Management Fees | \$10,376 |
| Property Insurance | \$3,756 |
| Property Tax | \$21,616 |
| Pressure Washing | \$900 |
| Appilance | \$263 |
| Plumbing | \$1,400 |
| Electricity (vacancy) | \$613 |
| Electricity (HSE Meter) | \$609 |
| Sewer | \$3,337 |
| Trash | \$3,124 |
| Water | \$988 |

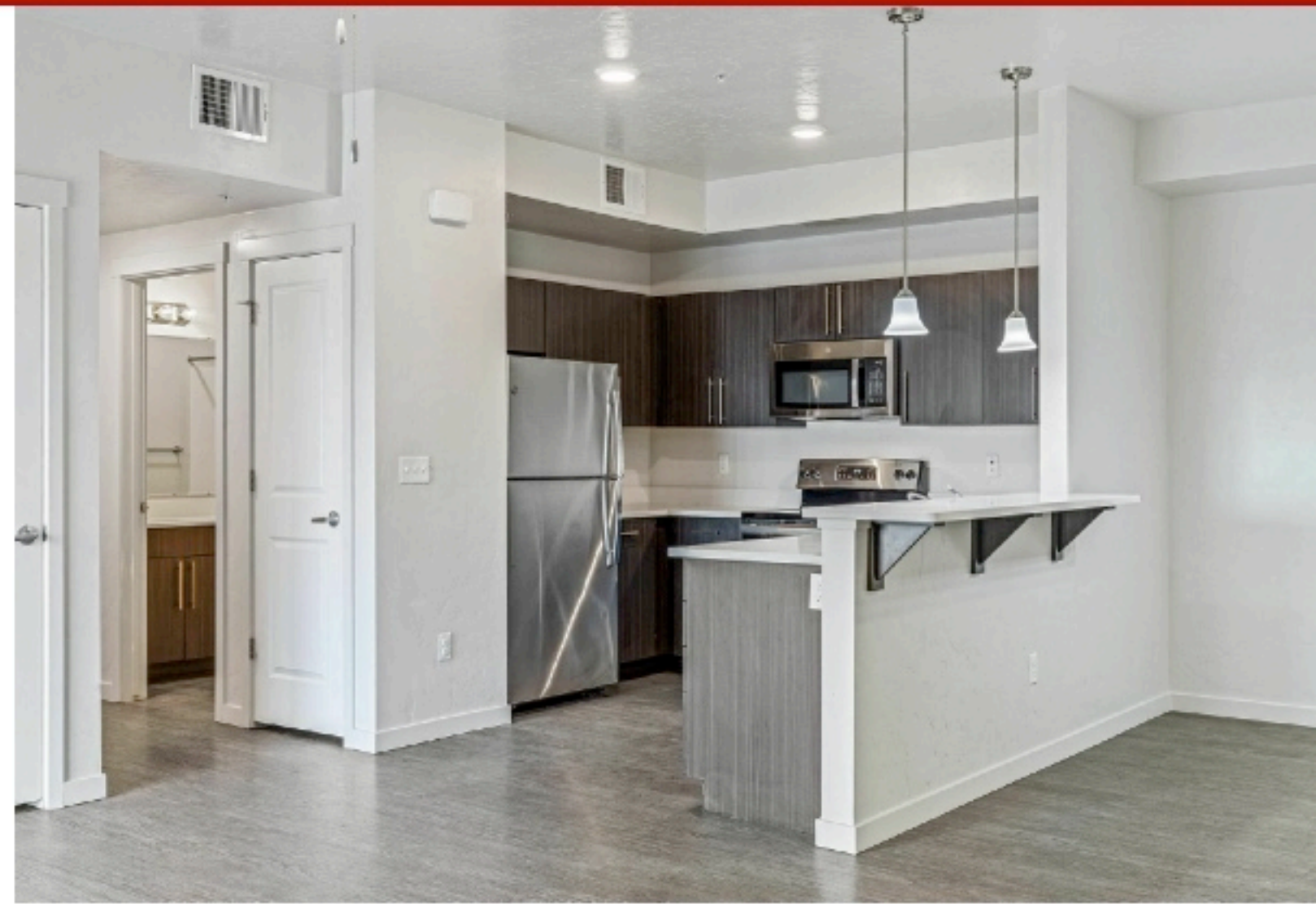
| | |
|---------------------------|-----------------|
| Operating Expenses | \$55,630 |
|---------------------------|-----------------|

| | |
|-----------------------------|------------------|
| Net Operating Income | \$166,850 |
|-----------------------------|------------------|



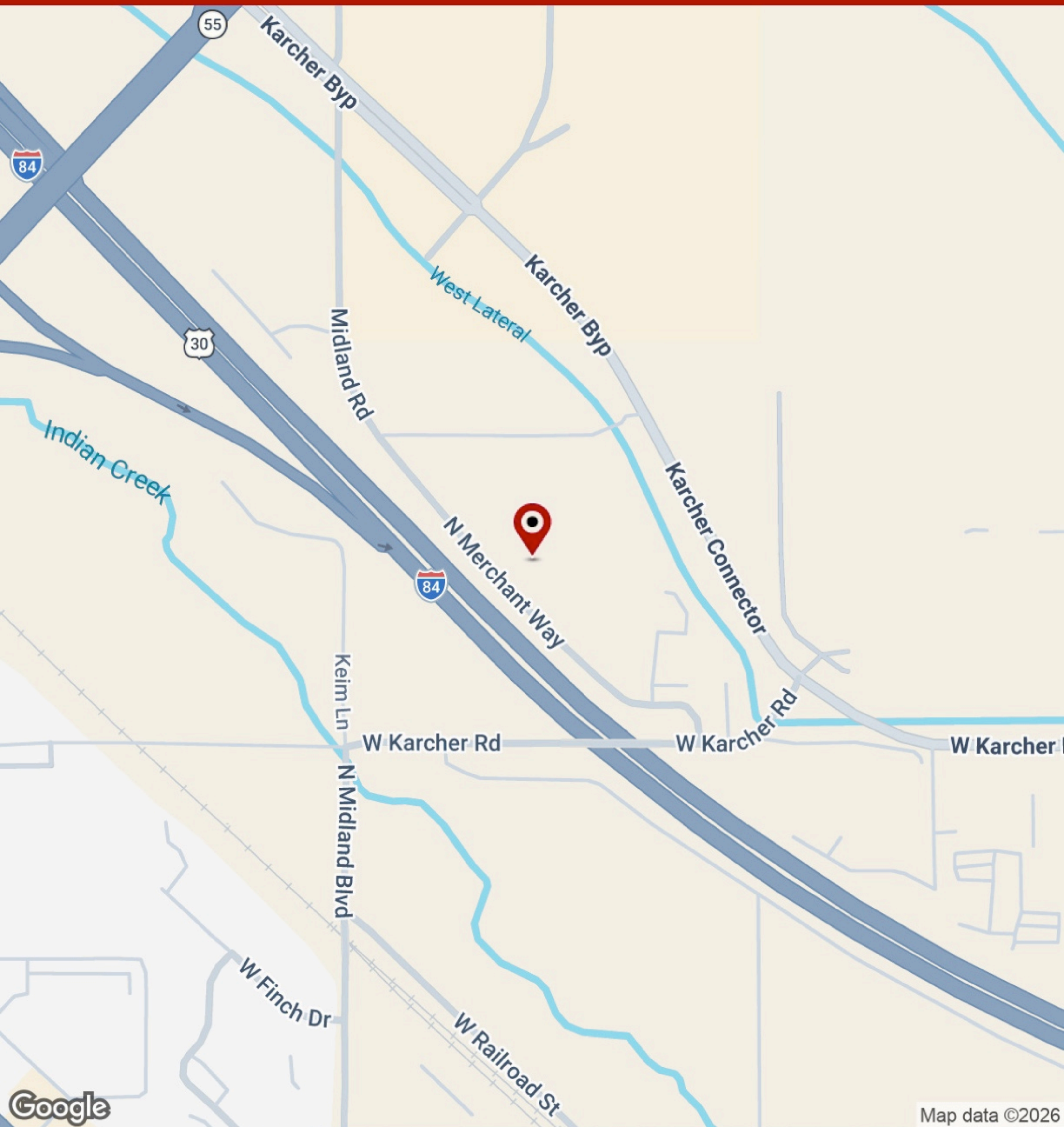
Tricia Callies
 Director, CCIM, CPM
 O: 208.412.4771 | C: 208.412.4771
 tlc@ramidaho.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



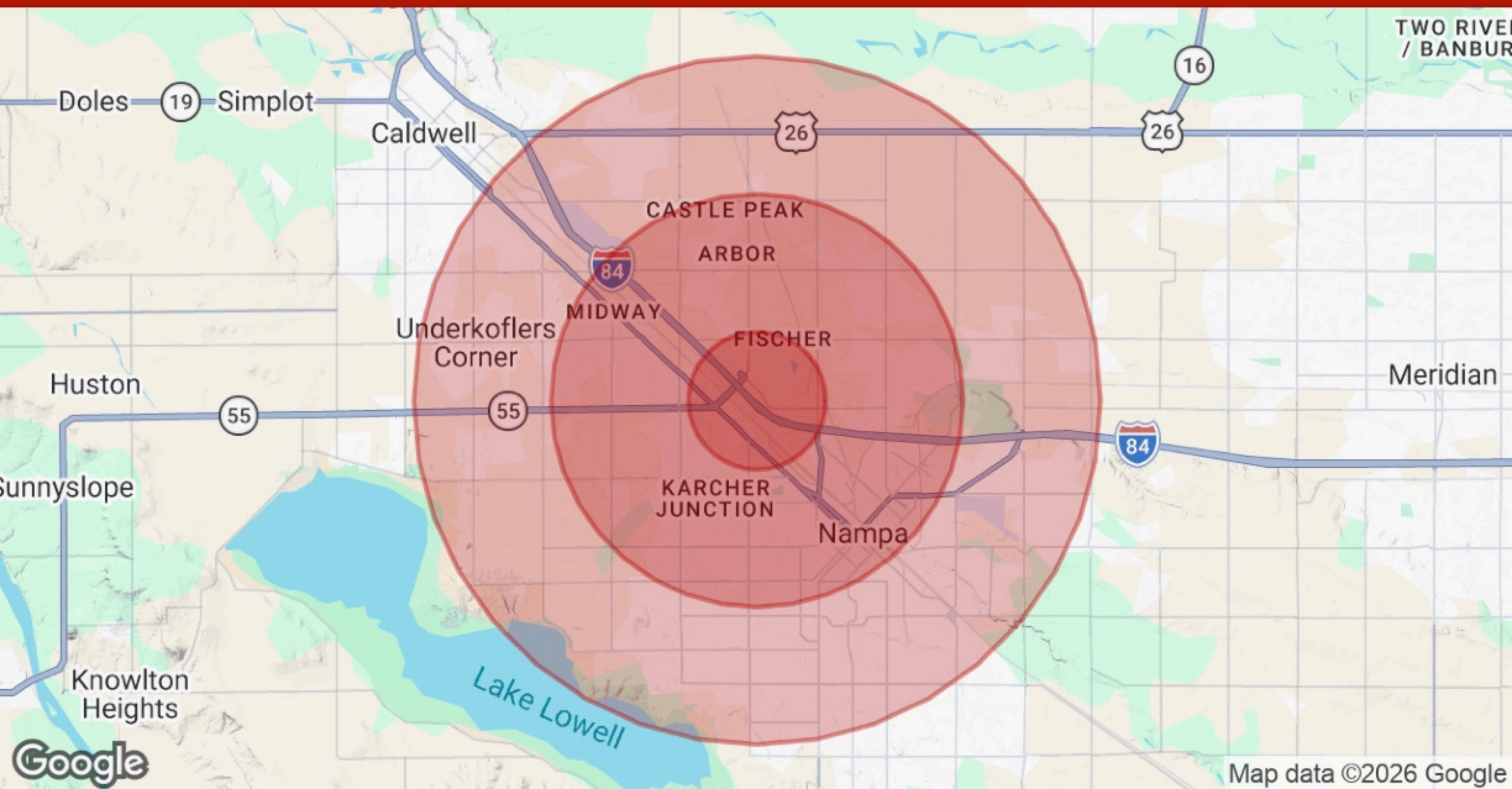
Tricia Callies
Director, CCIM, CPM
O: 208.412.4771 | C: 208.412.4771
tlc@ramidaho.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Tricia Callies
Director, CCIM, CPM
O: 208.412.4771 | C: 208.412.4771
tlc@ramidaho.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



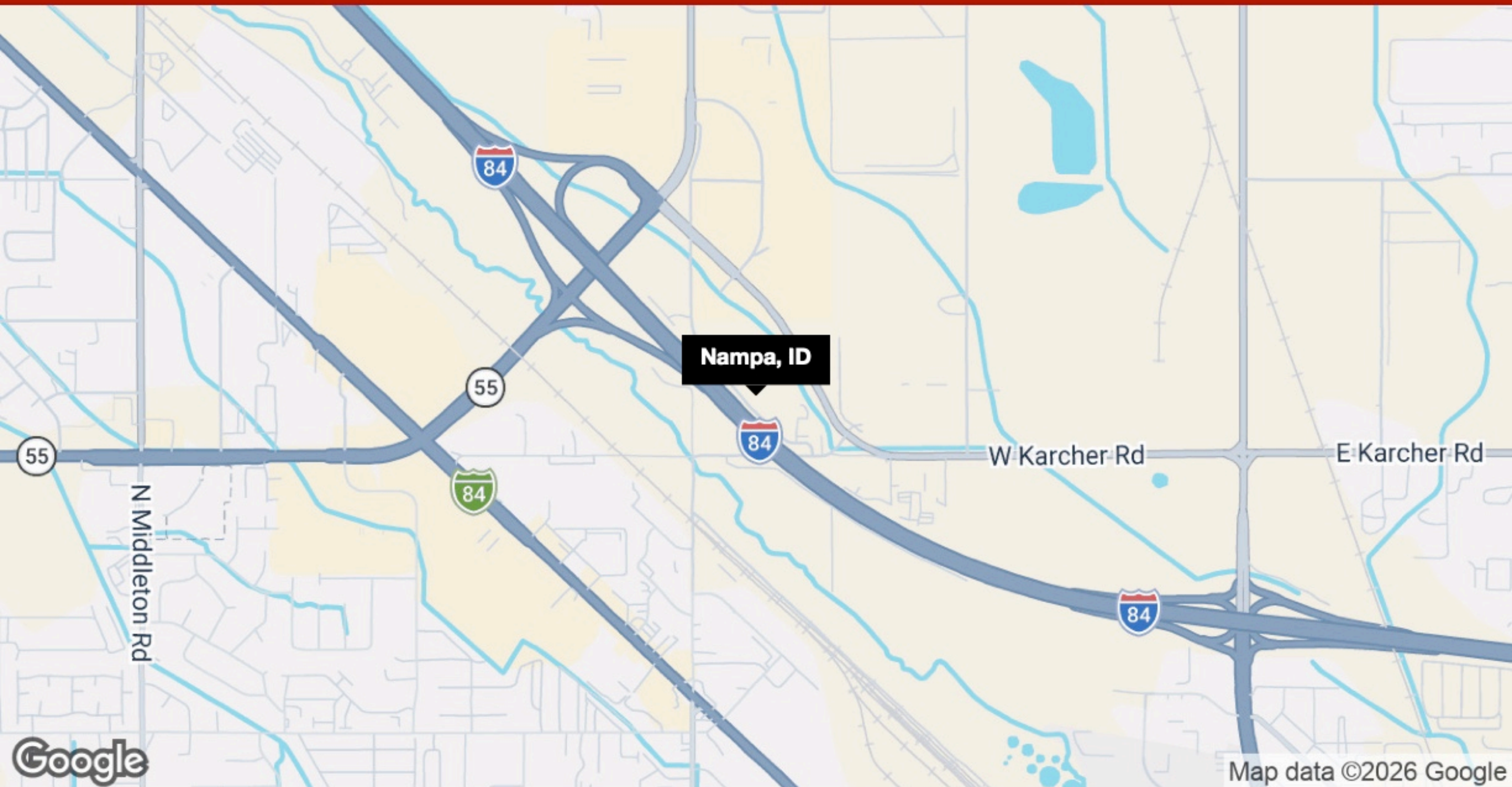
| Population | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 4,445 | 56,967 | 126,502 |
| Average Age | 38.6 | 34.6 | 34.2 |
| Average Age (Male) | 36.1 | 33.7 | 33.4 |
| Average Age (Female) | 41.0 | 35.8 | 35.5 |
| Households & Income | 1 Mile | 3 Miles | 5 Miles |
| Total Households | 1,783 | 20,988 | 45,349 |
| # of Persons per HH | 2.5 | 2.7 | 2.8 |
| Average HH Income | \$51,379 | \$60,250 | \$63,189 |
| Average House Value | \$162,809 | \$187,589 | \$204,096 |

2020 American Community Survey (ACS)



Tricia Callies
 Director, CCIM, CPM
 O: 208.412.4771 | C: 208.412.4771
 tlc@ramidaho.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Living In The Treasure Valley

Backed by beautiful mountains, blessed with over 200 days of sunny weather and an unemployment rate of 2.8% the Treasure Valley is earning national acclaim like no other mid-sized city in America. It is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work. Our unbelievable quality of life has attracted a thriving mix of agribusiness, high tech and manufacturing industries along with a young, educated workforce to support them. The Boise Foothills provide over 135 miles of unmatched mountain biking and hiking trails expanding to Bogus Basin Ski Area. A beautiful greenbelt system runs from Lucky Peak Reservoir through Boise, 25 miles, along the Boise River and ending in Eagle, ID.

Location Details

| | |
|---------------------|--------|
| County | Canyon |
| Signal Intersection | No |



Tricia Callies
Director, CCIM, CPM
O: 208.412.4771 | C: 208.412.4771
tlc@ramidaho.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.