

Executive Summary – 4 Parcels w/Adjacent Backyards

1000, 1002 Units 1-5 & 1006 S Shoshone St; 2902 W Edson St

Summary: 7 units on 1.33 acres & 4 adjacent parcels

This as-is sale delivers ongoing cash flow while you execute your preferred value-adding opportunity, whether it’s: renovation; redevelopment; additional units; or ADUs, which are easier than ever to approve for each parcel in this area. (Four parcels likely bring four ADU opportunities). **While listed separately as well, Seller’s ideal is one buyer and one closing.**

Resources to Review:

- Rent roll, proforma and floor plans
- **Video tours** of units (all lowercase – takes a second to load) <https://bit.ly/tourshoshone>
- Individual MLS listings and the disclosures for each parcel: 1000 S Shoshone St; 1002-1004 S Shoshone St; 1006 S Shoshone St; and 2902 W Edson St
- Curious about an ADU or extra house? Contact Cody with www.mtnmodulars.com for examples (he consulted when owner considered adding units and holding).

Prime Neighborhood: Ripe for Adding Value and Units!

This prime Depot Bench location at Shoshone, between Cassia and Kootenai, is a highly desirable, centrally located area with mature houses and ongoing revitalization via infill and redevelopment. The area benefits from proximity to downtown Boise, the airport, and convenient access to parks, groceries, and I-84. The location supports consistent rental demand and long-term appreciation. The lots are a stone’s throw from South Junior High (kiddie corner to the NW) and the prestigious Kootenai Drive (just south).

Property & Zoning:

TABLE 11-02.7: R-1C LOT AND BUILDING STANDARDS		
LOT STANDARDS [1]		
	Lot Area (minimum) [2]	3,500 sf.
	Lot Width (average)	25 ft.
	Street Frontage (minimum)	20 ft.
	Density (maximum) [2][3]	12.4 units/acre
SETBACKS (MINIMUM)		
A	Front	
	Front Entry Parking/Garage	20 ft.
	Remainder of Structure	15 ft.
	Street Side	
	Side Street Entry Parking/Garage	20 ft.

Property qualifies for the Neighborhood Housing Incentive, and the strategic infill incentives. <https://www.cityofboise.org/departments/planning-and-development-services/planning/housing-incentives/>

Unit Information:

Seller has been kind to tenants, keeping rents low and below market.

- While configured as four units, the 4-plex has five front doors. Unit 103 enters a 739 sf storage unit without plumbing. (That's almost as big as the four mirroring units).
- The units have huge backyards. Mtnmodulars.com can crane an ADU behind the 4plex.
- Edson house may be compact enough to become the ADU - add the main house in back?
- **Access:** 1002 fourplex is accessed off Shoshone driveway that runs between the single family homes 1000 S Shoshone St (on left) and 1006 S Shoshone St (on right)
- The far back lot line of the 4plex is the North side lot line of 2902 Edson.
- Parcels: R2120000245, R2120000260, R2120000200, R2120000231
- 1000 Shoshone 75' X 158'; 1002 Shoshone 160' X 174' plus driveway access; 1006 Shoshone 75' X 142'; 2902 Edson 50' X 128' BTVA

Offer Information:

Seller requests that Buyers review all materials, videos, and drive by. Units are occupied; tours will be offered after an acceptable offer. Include POF, Exhibit A, disclosures and intended use with your offer. Planning to develop or add units? Please contact planning and zoning regarding your specific plans, as part of your offer prep. Seller is allowing time for your pre-offer due diligence: **Seller plans to review offers on 4/16 and respond on 4/17** and reserves the right to respond early. Preference for Scott Darling at TitleOne.

