

Rent Roll as of 3/31/2026 - 1002 Shoshone St, Boise ID 83705, 1000 Shoshone, 1006 Shoshone, 2019 Edson

Unit	Name	Actual Rent	Market Rent	Move In Date	Lease Start	Lease End	Security Deposit	Square Feet	Beds	Baths	Comments
1002 Shoshone #101	Jeremy	\$950	\$1,250	1/1/18	1/1/18	12/31/18	\$650	800	2	1	Single level on w/large backyard. 4-unit + storage unit. Building is on .67 acres. 1955 Owner Pays WST.
1002 Shoshone #102	Michael & Eric	\$950	\$1,250	9/3/19	9/3/19	8/3/20	\$775	800	2	1	"
1002 Shoshone #104	Darrell	\$950	\$1,250	10/28/17	10/28/17	10/31/18	\$1,050	800	2	1	"
1002 Shoshone #105	Johnny & Sheila	\$950	\$1,250	7/1/23	7/12/0224	7/11/25	\$800	800	2	1	"
1002 Shoshone #103	STORAGE UNIT in building	\$0	\$100					739			Add plumbing & convert to a unit? In between units 102 and 104.
1000 S Shoshone St	Kaleb & William	\$1,150	\$1,395	9/1/19	9/1/19	8/31/20	\$1,150	1,118	2	1	Single level on .27 acres. 1908. Tenants use fourplex dumpster.
2902 W Edson St	Sydney Ray	\$925	\$1,295	6/1/22	6/1/22	6/1/23	\$925	640	1	1	Single w/BG SF on .15 acres. 1935. Utilities paid by tenant.
1006 S Shoshone St	MOVING OUT	Was \$1,450	\$1,550	11/16/23	11/16/23	4/30/26		1,104	3	1	2 Story w/some adnl unfinished basement SF on .24 acres. 1920. Full upper level not shown in floorplan. Tenants use fourplex dumpster.
EXTRA LAND PRESENTS OPTIONS TO ADD UNITS!											Add easily-approved ADUs! Perhaps call the Edson house the ADU and add additional house in back? Cody at mtnmodulars.com can do and is familiar with project. Make existing storage unit #103 another unit? See video tours, floorplans etc.
Total		\$5,875	\$ 4,600				\$5,350	6,801			