

GREAT INVESTMENT OPPORTUNITY

1107 E ELGIN  
CALDWELL, ID

PRICE  
REDUCTION



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**RALLENS REALTY**  
CONSULTANTS

FOR SALE



### PROPERTY INFORMATION

<b>ADDRESS</b>	1107 E Elgin Caldwell, ID 83605
<b>LOT SIZE</b>	±.21 Acres
<b>ZONING</b>	T-N (Traditional Neighborhood)
<b>RENTAL INCOME</b>	\$3,500/mo
<b>ANNUAL GROSS</b>	\$42,000
<b>PRICE</b>	<b>\$475,000</b> 
<b>UNIT 1</b>	Duplex 2 Bed, 1 Bath ±700 SF   \$950/mo
<b>UNIT 2</b>	Duplex 2 Bed, 1 Bath ±700 SF   \$1,050/mo
<b>UNIT 3</b>	Manufactured Home 2 Bed, 2 Bath ±1,400 SF   \$1,500/mo

### HIGHLIGHTS

- Great investment opportunity with a Cap Rate of 7.8%
- Under market rents — opportunity to raise
- <4% vacancy rate in Caldwell
- All units fully leased
- Excellent location with easy access to I-84
- Just minutes from downtown Caldwell, College of Idaho, Amazon, Nampa, and Boise
- Tenants are not to be disturbed.  
Call agent for showing information.

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

**JOSHUA HADDER**

208.870.7091 | [joshua@rallensrealty.com](mailto:joshua@rallensrealty.com)

RALLENS REALTY CONSULTANTS | 401 W FRONT STREET, SUITE 307 | BOISE, ID 83702 | 208.996.1055



### MARKET SUMMARY

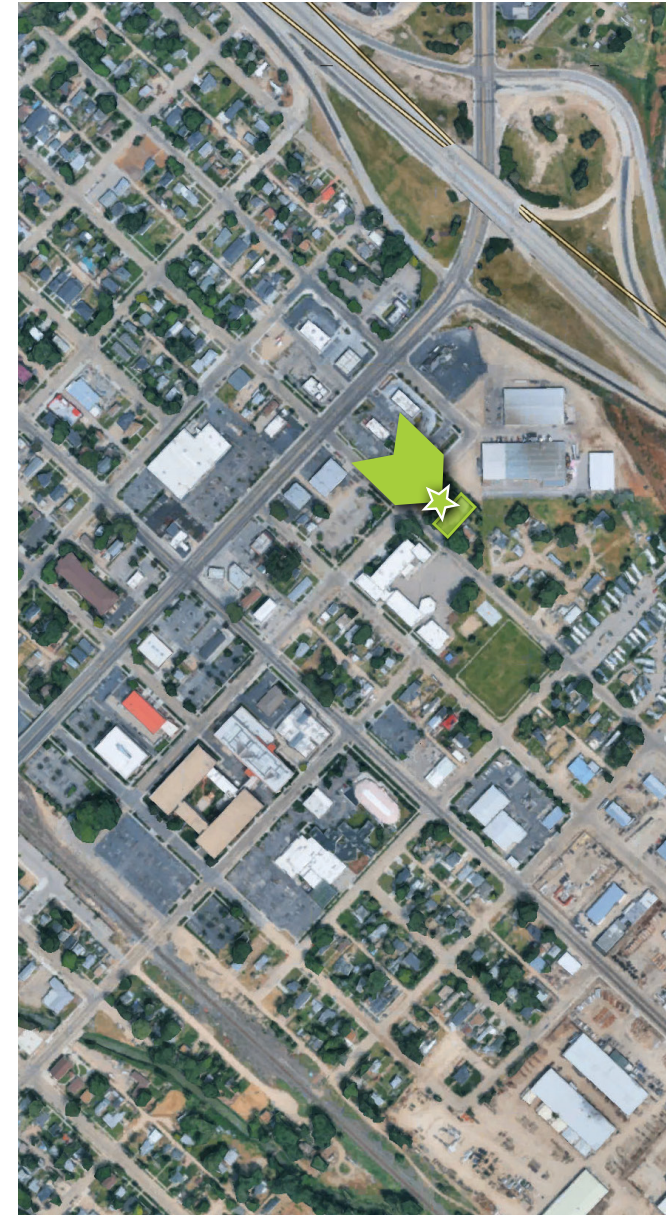
Caldwell, Idaho is quickly emerging as one of the most dynamic and investor-friendly cities in the Pacific Northwest. With a population that has surged over 35% in the past decade and projections aiming for over 85,000 residents by 2035, this city offers the perfect balance of affordability, growth, and economic diversity. Low vacancy rates, a severe housing shortage, and continued migration from high-cost markets like California and Washington have created strong, sustained demand for quality rental properties. With an average 2-bedroom rental commanding \$1,200-\$1,400/month and limited new inventory entering the market, investors are well-positioned to benefit from both cash flow and long-term appreciation.

Located within the Boise metro corridor—just 30 minutes from downtown Boise and minutes from local employers such as Amazon, Simplot, and the College of Idaho—Caldwell is benefiting from regional infrastructure investment, commercial expansion, and revitalized downtown development. The city is a prime target for investors seeking immediate income, long-term equity growth, and a foothold in Idaho's rapidly tightening housing market.

### PROPERTY SUMMARY

Introducing an exceptional investment opportunity at 1107 E Elgin Street in Caldwell—a fully leased, income-producing three unit property, generating \$3,500/month in gross rents. The property features a solid duplex with two spacious 2-bedroom, 1-bath units (approx. 700 sf each) and a well-maintained 1,400 sf manufactured home offering 2 bedrooms and 2 bathrooms. With stable long-term tenants in place and rents currently below market, this asset offers both consistent cash flow and built-in upside potential for the savvy investor. Projected cap rate stands at a strong 7.8% with room for growth through strategic rent increases.

Positioned on a quiet residential street just minutes from downtown Caldwell, the property is ideally located near shopping, restaurants, schools, and major employers. The area's strong rental demand, coupled with the city's constrained housing supply and population boom, make this an ideal 1031 exchange candidate, portfolio starter, or addition to an existing rental strategy. Whether you're a local investor or looking to tap into Idaho's thriving market from out of state, this turn-key property is ready to deliver returns on day one.



Unit	Actual	Utilities	Pro Forma	Utilities
1107, #1	\$950	\$60	\$1,150	\$60
1107, #2	\$1,050	\$60	\$1,150	\$60
1109	\$1,500	\$60	\$1,650	\$60

<b>Monthly Income</b>	\$3,500	\$180	\$3,950	\$180
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<b>Annual Income</b>	\$42,000	\$2,160	\$47,400	\$2,160
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Expenses				
	Repairs	\$1,747.73	Repairs	\$1,000.00
	Utilities	\$1,735.59	Utilities	\$1,735.59
	Property Tax	2,686.00	Property Tax	2,686.00
	Insurance	\$1,201.00	Insurance	\$1,201.00
	Irrigation	\$216.00	Irrigation	\$216.00
<b>Total Expenses</b>		<b>\$7,586.32</b>		<b>\$6,838.59</b>

# 1107 E ELGIN CALDWELL, ID



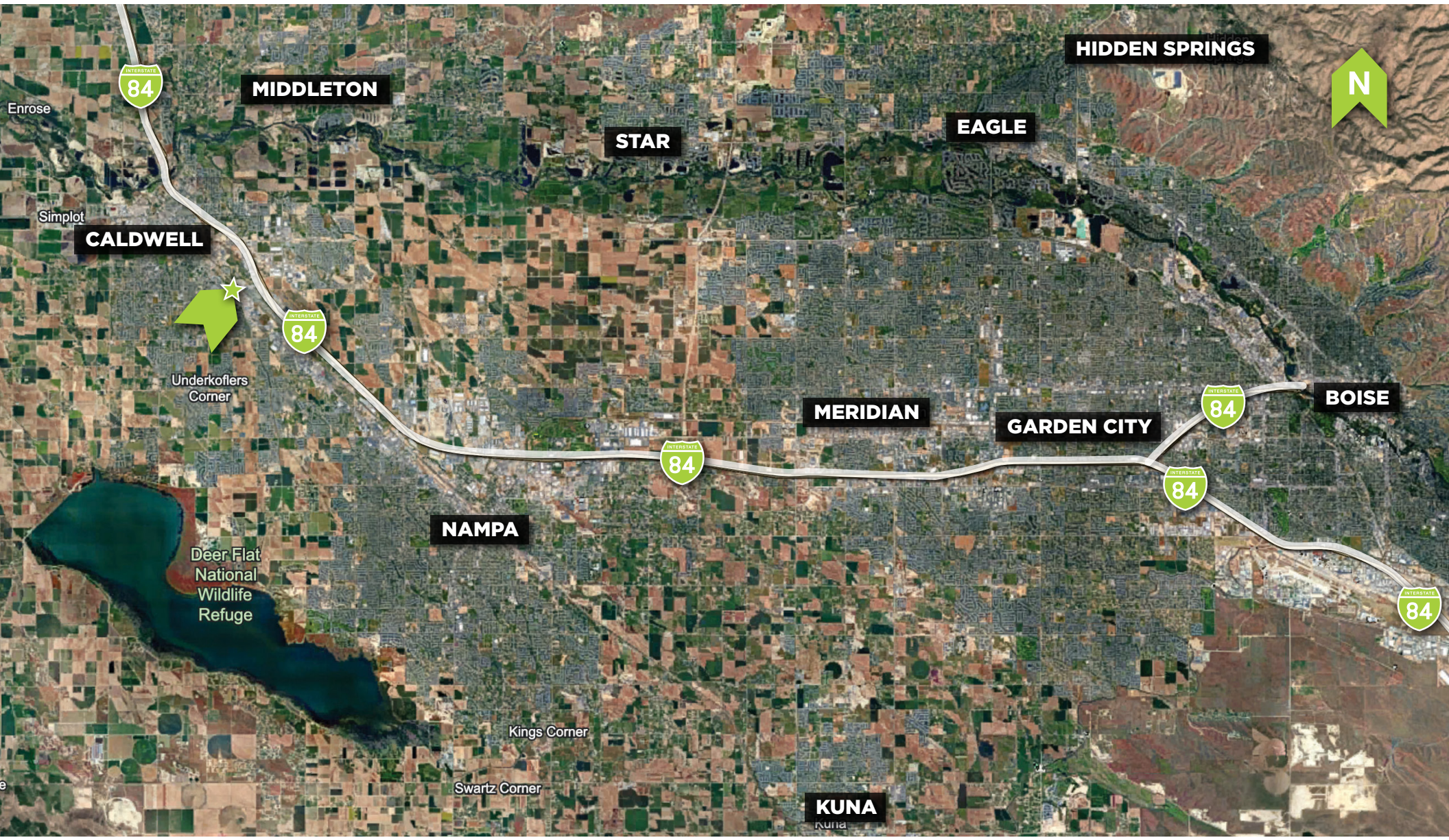
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