

The background image shows a single-story apartment building with a prominent triangular pediment and a covered porch supported by white columns. A green sign in the foreground reads "THE LILLIAN" with a decorative emblem above it. The building is surrounded by a lawn and some landscaping.

Investment Opportunity | Sale Summary

Sale Price: \$12,300,000

The Lillian Apartments

3003 Overlook Dr. | Boise, ID

- 57 Single level apartments
 - 31 - 1 BR Apartments avg. 676 SF
 - 26 - 2 BR Apartments avg. 914 SF
- 2 Phase construction
 - 1973 - 36 units
 - 2000 - 21 units
- Clubhouse recreation building
- Attractive mature landscape
- 4 Acre site

Price/Unit	\$215,789
Gross Living Area (GLA)	44,725
Price/SF GLA	\$275
Proforma Annual Net Operating Income	\$666,385
Proforma Cap Rate	5.42%



View Offering
Memorandum

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