

INVESTMENT OFFERING

Turner House Depot

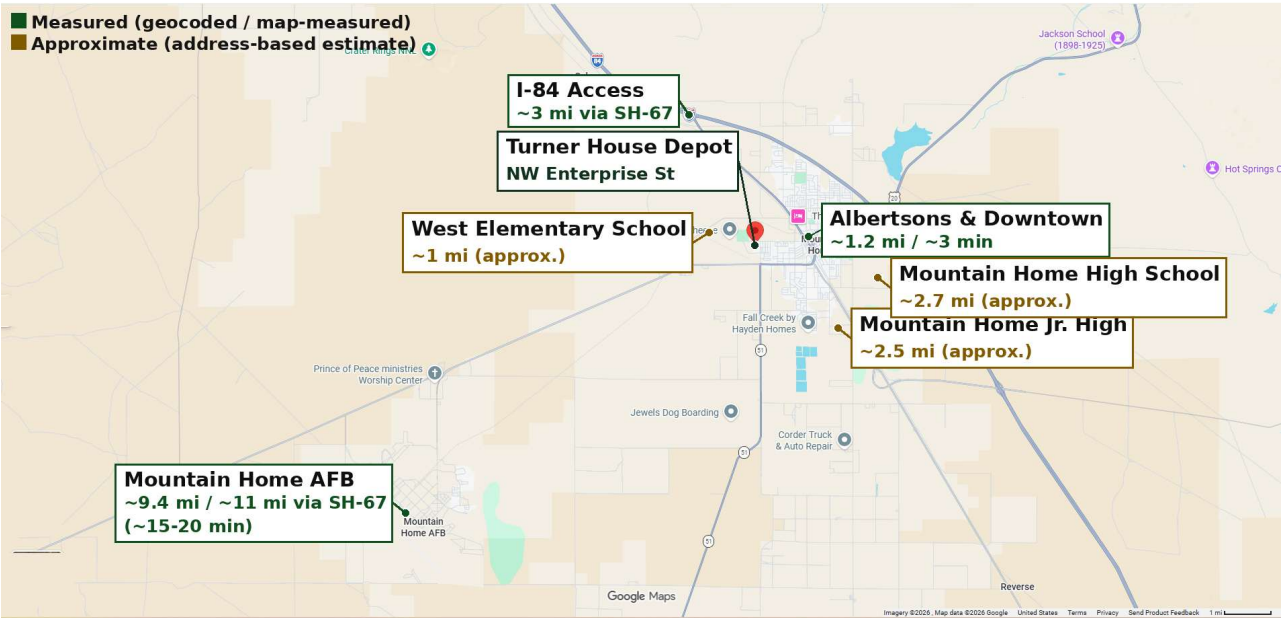
18-Unit Single-Family Rental Portfolio | Mountain Home, ID 83647 (Elmore County)

18 Units Available	\$1,808 Avg. Monthly Rent	\$275,000 Price Per Door	1+ Available in Blocks Of
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Street view of the Turner House Depot community

Turner House Depot — Location & Nearby Amenities

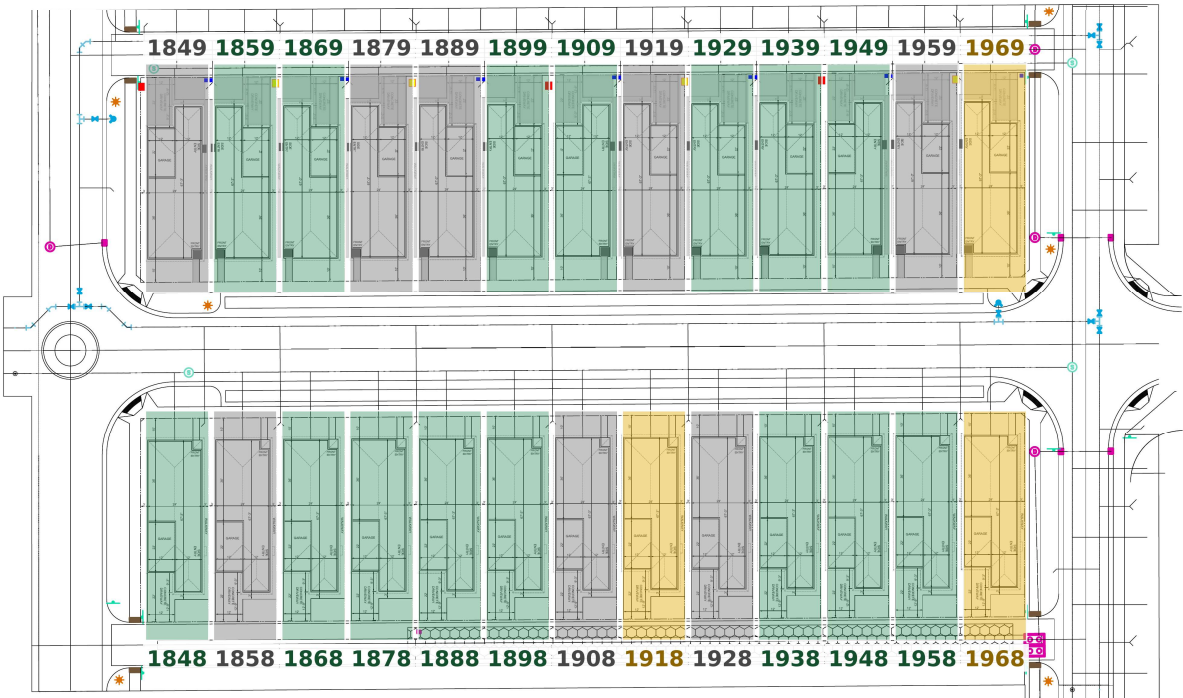


Location & nearby amenities, including proximity to Mountain Home AFB (green = measured, gold = address-based estimate — see map legend)

Turner House Depot — NW Enterprise Street (Phase 1A)

18 units offered · 8 already sold/pending individually and excluded · schematic, not to scale

■ Offered — currently leased (15) ■ Offered — vacant, available now (3) ■ Not Included — sold individually (8)



Site plan — the 18 NW Enterprise St homes included in this offering (schematic, not to scale)

The Offering

The listing price is for one unit. Located within the Turner House Depot in Mountain Home, ID — minutes from Mountain Home Air Force Base — 18 individually platted, newly built 2-bed/2-bath single-family rental homes with attached garages, available for sale individually or in any combination up to the full portfolio. Fifteen of the eighteen homes are currently leased, and the remaining three vacant units are move-in ready; these three homes are being intentionally held vacant and marketed individually for sale at retail pricing, giving a bulk buyer the option to complete those individual sales or lease them up for immediate in-place income. This offering delivers in-place income from day one on the leased homes, with added upside and optionality on the three

vacant units. An additional up to 9 3-bed/2.5-bath homes on NW Strahorn Drive (Phase 1B) are also available, offering a buyer the opportunity to diversify unit mix and drive value through leasing the homes. Site plan and pricing available on request. An optional value driver is an already-approved PUD that would allow a buyer to partner with the seller to build additional units, purchase entitled lots or purchase horizontally developed lots to add to the portfolio.

The Homes



Financial Snapshot

Metric	Value
Units offered	18
Occupancy	83.3%
Total monthly gross potential rent	\$33,110
Total annual gross potential rent	\$397,320
Average rent per leased unit	\$1,808
Asking price per door	\$275,000
Portfolio asking price (all 18)	\$4,950,000
Minimum block size	1 unit

Why This Portfolio

Flexible sizing	Individually platted lots allow acquisition in any combination, from a single home up to the full 18-unit portfolio, matching a range of 1031 exchange equity amounts. Perfect for estate planning purposes.
Turn-key	Professionally managed, 83.3% leased; the 3 vacant homes are newly built and move-in ready with no rehab needed.
Desirable pricing	\$275,000/door is 2-5% below the \$280,000-\$289,900 range of 7 individual retail home sales completed within this same community since December 2025 (avg. \$286,029).
Growth optionality	An already-approved PUD lets a buyer partner with the seller to build additional units or purchase entitled/horizontally developed lots. Combined with up to 9 additional homes available on NW Strahorn Drive (Phase 1B), there is meaningful upside beyond the 18 homes offered here.

Stable demand driver	Minutes from Mountain Home AFB; the base's military and DoD-contractor workforce anchors consistent rental demand in this submarket.

Unit Rent Roll

Address	Monthly Rent	Lease End
1848 NW Enterprise St	\$1,795	1/31/27
1859 NW Enterprise St	\$1,795	10/31/26
1868 NW Enterprise St	\$1,795	1/31/27
1869 NW Enterprise St	\$1,795	6/30/27
1878 NW Enterprise St	\$1,795	11/30/26
1888 NW Enterprise St	\$1,795	9/30/26*
1898 NW Enterprise St	\$1,795	11/30/26
1899 NW Enterprise St	\$1,795	8/31/26**
1909 NW Enterprise St	\$1,795	11/30/26
1918 NW Enterprise St	\$1,895 (market)	Vacant
1929 NW Enterprise St	\$1,895	New lease 8/15/26
1938 NW Enterprise St	\$1,795	MTM
1939 NW Enterprise St	\$1,795	9/30/26*
1948 NW Enterprise St	\$1,795	9/30/26*
1949 NW Enterprise St	\$1,895	New lease 7/31/26
1958 NW Enterprise St	\$1,795	11/30/26
1968 NW Enterprise St	\$1,895 (market)	Vacant
1969 NW Enterprise St	\$1,895 (market)	Vacant

Rent roll as of 6/30/26. Excludes the 3 vacant units from occupancy percentage; vacant units shown at market rent.

*Pending a 12-month renewal at \$1,895 per month. **Vacating at end of month; listing for rent at \$1,895 per month.

Terms

Available individually or in any combination, up to the full 18-unit portfolio. Price per door: \$275,000, negotiable by block size and terms. Sold subject to existing leases in place.

Contact

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Listing Broker: Owner Listing

Information deemed reliable but not guaranteed. Buyer to independently verify all rents, expenses, and property condition. Offered subject to prior sale, price change, or withdrawal without notice.