



INVESTMENT OFFERING · IDAHO FALLS, ID · EXCLUSIVE LISTING

Linden Park Properties Portfolio

13 Duplex Buildings · 26 Units · Tendoy St · Holbrook Ave · Linden St · Idaho Falls, ID

ASKING PRICE
\$5,200,000
5.0% Cap Rate · \$200,000/Unit

26
TOTAL UNITS

13
DUPLEX BUILDINGS

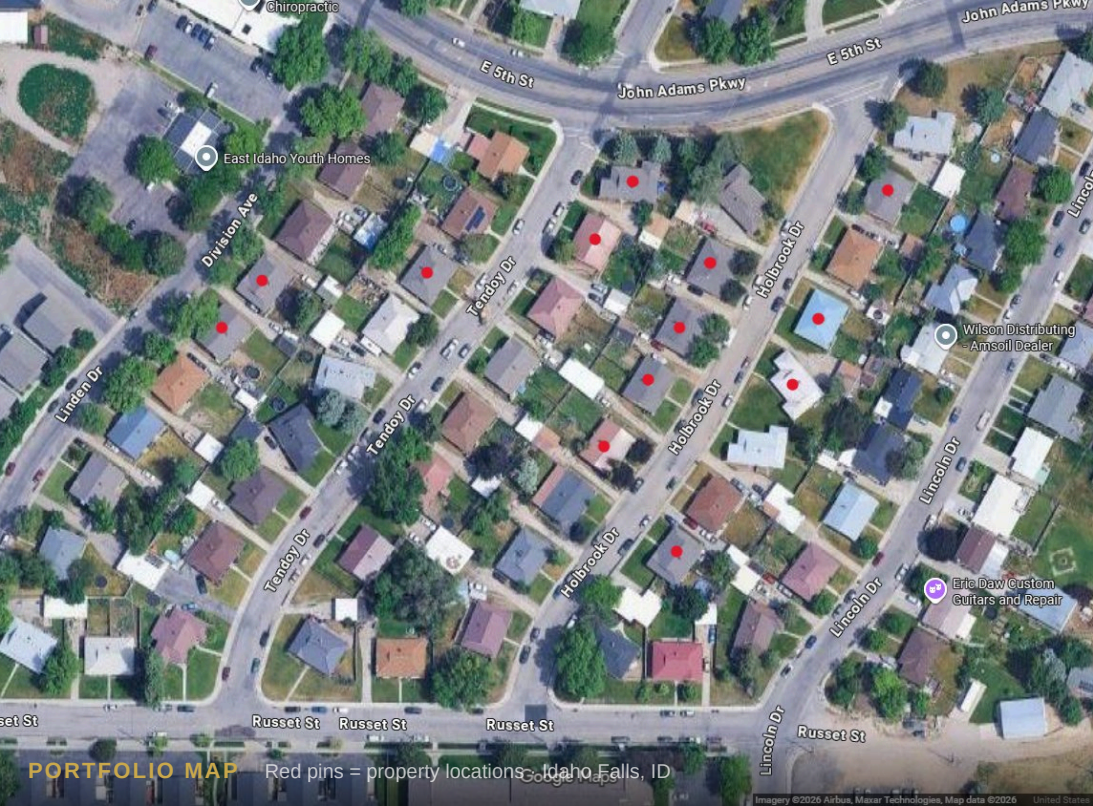
\$260,000
GROSS NOI

96.2%
OCCUPANCY

\$1,165
AVG RENT / UNIT

5.0%
CAP RATE

\$200,000
PRICE / UNIT



555 & 557 LINDEN



590 & 592 HOLBROOK



610 & 612 HOLBROOK



525 & 527 HOLBROOK

2025 CONSOLIDATED PROFIT & LOSS — ALL 26 UNITS

LINE ITEM	ANNUAL	PER UNIT	% OF EGI
INCOME			
Base Rental Income	\$362,700	\$13,950	97.7%
Pet Rent & Fees	\$2,011	\$77	0.5%
Expense Reimbursements	\$3,843	\$148	1.0%
Late Fees / NSF / Other	\$946	\$36	0.3%
Effective Gross Income (EGI)	\$361,310	\$13,896	100%
OPERATING EXPENSES			
Management Fees (7.5%)	\$27,098	\$1,042	7.5%
Property Taxes	\$37,307	\$1,435	10.3%
Insurance	\$9,873	\$380	2.7%
Repairs & Maintenance	\$18,554	\$714	5.1%
Capital / Extraordinary	\$17,946	\$690	5.0%
Utilities (Vacant/Gas)	\$1,519	\$58	0.4%
Total Operating Expenses	(\$119,630)	(\$4,601)	33.1%
NET OPERATING INCOME (NOI)	\$241,680	\$9,295	66.9%

NORMALIZED NOI (EXCL. ONE-TIME 2025 EVENTS)

2025 Reported NOI	\$241,680	—	—
Add: 525 Tendoy Extraordinary Expense	\$7,258	—	—
Add: 575 Linden Turnover / Flooring	\$4,519	—	—
Add: 605 Holbrook HVAC + Vacancy Loss	\$6,244	—	—
NORMALIZED NOI	\$259,701	\$9,988	—

OFFERING SUMMARY

Asking Price	\$5,200,000
Cap Rate (In-Place)	5.00%
Price Per Unit	\$200,000
Price Per Building	\$400,000
GRM (Gross Rent Multiplier)	14.4x
In-Place NOI	\$241,680
Normalized NOI	\$259,701

PROPERTY DETAILS

Property Type	Residential Duplex
Total Buildings	13 Duplexes
Total Units	26 Units
Current Occupancy	25/26 (96.2%)
Avg Unit Size	~1,300 SF
Avg In-Place Rent	\$1,165/mo
Avg Market Rent	\$1,313/mo
Location	Idaho Falls, ID
Year of Data	2025 (Cash Basis)

RENT UPSIDE OPPORTUNITY	
Current Annual Rent	\$362,700
Market Annual Rent	\$411,000
Annual Upside	+\$48,300
Value at Market Rents (5%)	\$5,766,000

GRIDER & PETERSON REAL ESTATE TEAM

Brokered by eXp Realty LLC · Idaho Falls, ID

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CURRENT RENT ROLL — MAY 2026 · 26 UNITS · 13 DUPLEX BUILDINGS

BUILDING / UNIT	TENANT	CURRENT RENT	MARKET RENT	LOSS TO LEASE	RENT UPSIDE/YR	STATUS	BALANCE
505 & 507 TENDOY							
505 Tendoy	Diaz-Carter, Daisy	\$1,150	\$1,250	\$35	+\$1,200	Occupied	\$703
507 Tendoy	Beserra, Silvia	\$1,100	\$1,200	\$35	+\$1,200	Occupied	\$0
525 & 527 TENDOY							
525 Tendoy	Brown, MariAnn	\$1,150	\$1,325	\$62	+\$2,100	Occupied	\$0
527 Tendoy	Clapp-Chase, Tiffany	\$1,200	\$1,300	\$35	+\$1,200	Occupied	\$0
530 & 532 TENDOY							
530 Tendoy	Valentine, Terrie	\$1,250	\$1,325	\$27	+\$900	Occupied	\$0
532 Tendoy	Wilcox, Kimberley	\$1,200	\$1,450	\$89	+\$3,000	Occupied	\$0
525 & 527 HOLBROOK							
525 Holbrook	Lowe, Hailee	\$1,100	\$1,200	\$35	+\$1,200	DELINQUENT	\$1,441
527 Holbrook	Ruesch, Ryan	\$1,275	\$1,325	\$18	+\$600	Occupied	\$0
530 & 532 HOLBROOK							
530 Holbrook	McCormick, Teia	\$1,150	\$1,250	\$35	+\$1,200	Occupied	\$0
532 Holbrook	Mitchell, Amy	\$1,200	\$1,325	\$44	+\$1,500	Occupied	\$0
560 & 562 HOLBROOK							
560 Holbrook	Graham, Patrick	\$1,150	\$1,325	\$62	+\$2,100	Occupied	\$0
562 Holbrook	Estrada, Ivette	\$1,150	\$1,200	\$18	+\$600	Occupied	\$0
575 & 577 HOLBROOK							
575 Holbrook	Validations Inc.	\$1,250	\$1,325	\$27	+\$900	Occupied	\$0
577 Holbrook	Heskett, Samantha	\$1,150	\$1,450	\$106	+\$3,600	Occupied	\$0
590 & 592 HOLBROOK							
590 Holbrook	Fox, Jazmine	\$1,250	\$1,325	\$27	+\$900	Occupied	\$0
592 Holbrook	Smart, Jakob	\$1,275	\$1,275	—	—	Occupied	\$0
605 & 607 HOLBROOK							
605 Holbrook	Woods, Jennifer	\$1,250	\$1,325	\$27	+\$900	Occupied	\$0
607 Holbrook	Anderson, Launa	\$1,000	\$1,325	\$115	+\$3,900	Occupied	\$0
610 & 612 HOLBROOK							
610 Holbrook	Reynoso, Kenny	\$1,350	\$1,350	—	—	Occupied	\$0
612 Holbrook	Shears, Talon	\$1,200	\$1,300	\$35	+\$1,200	Occupied	\$0
675 & 677 HOLBROOK							
675 Holbrook	VACANT	—	\$1,325	—	+\$15,900	VACANT	—
677 Holbrook	Barnes, Betty	\$1,250	\$1,450	\$71	+\$2,400	Occupied	\$0
555 & 557 LINDEN							
555 Linden	Purvis, Steven	\$1,325	\$1,325	—	—	Occupied	\$0
557 Linden	Cooper, Lyndsie	\$1,150	\$1,225	\$27	+\$900	Occupied	\$615
575 & 577 LINDEN							
575 Linden	Delgado, Martina	\$1,250	\$1,325	\$27	+\$900	Occupied	\$108
577 Linden	Stubbs, Geoff	\$1,450	\$1,450	—	—	Occupied	\$0
PORTFOLIO TOTAL	25 Occupied · 1 Vacant	\$30,225/mo	\$34,125/mo	\$958/mo	+\$48,300/yr	96.2% Occ.	—

BUILDING VALUES @ 5% CAP	
505 & 507 Tendoy	\$409,660
525 & 527 Tendoy	\$238,220
530 & 532 Tendoy	\$361,100
525 & 527 Holbrook	\$381,560
530 & 532 Holbrook	\$419,800
560 & 562 Holbrook	\$408,500
575 & 577 Holbrook	\$428,840
590 & 592 Holbrook	\$353,720
605 & 607 Holbrook	\$211,960
610 & 612 Holbrook	\$459,720
675 & 677 Holbrook	\$401,880
555 & 557 Linden	\$417,220
575 & 577 Linden	\$346,400
Portfolio @ 5% Cap	\$4,838,580

INVESTMENT RETURNS SUMMARY	
Asking Price	\$5,200,000
In-Place NOI	\$241,680
In-Place Cap Rate	4.65%
Normalized NOI	\$259,701
Normalized Cap Rate	4.99%
GRM	14.4x
Price / Unit	\$200,000
Price / Building	\$400,000
Market Rent NOI (est.)	\$282,780
Market Rent Cap Rate	5.44%
All financials based on 2025 cash-basis P&L per rentmanager.com. Normalized NOI adds back three one-time capital events. Buyer to conduct independent due diligence. Information deemed reliable but not guaranteed.	

- WHY THIS PORTFOLIO
- ✓ Stable, long-term tenants across 3 streets in established Idaho Falls neighborhoods

✓ \$48,300/yr rent upside — rents averaging 7–12% below current market rates

✓ Immediate value-add on lease of 1 vacant unit (+\$15,900/yr NOI)

✓ Low management overhead — duplex format, professional PM in place

✓ Idaho Falls market — strong employment base (INL, retail, healthcare), growing population

✓ Normalized cap rate of 5.0% after removing one-time 2025 events