



Duplex + 5-Space Mobile Home Park

Seller Financing Available

Horseshoe Bend, ID

30 Minutes to Boise | Several Current Tenants Work in Boise

- Current NOI: \$50,896
- Market Rent NOI: \$60,362
- \$9,660 projected annual rent upside at market rents
- Assumable Seller Financing (Subject to Approval)
- In-Place Cap: 6.79%
- Market Cap: 8.05%

offered at

\$749,900

Duplex + five manufactured home pads generating seven income streams. Two park-owned homes and three tenant-owned homes on park-owned pads. City water & sewer. Separately metered electric. Strong occupancy with clear rent alignment upside.



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