

naiselect.com

MOUNTAIN HOME FOURPLEX FOR SALE

910-1015 E 9TH S STREET, MOUNTAIN HOME, ID 83647

STABILIZED INVESTMENT OPPORTUNITY
IN MOUNTAIN HOME, ID

NAISelect



OFFERING SUMMARY

Property Type:	Multi-Family
Purchase Price:	\$670,000
Building Size:	±2,800 SF
Lot Size:	±0.486 Acres
Number of Units:	4
Occupancy:	100%
Price / SF:	\$239.29
Cap Rate:	6.0%
NOI:	\$39,909
Year Built:	1950

PROPERTY OVERVIEW

NAI Select introduces a multifamily investment property in Mountain Home: two duplex's on separate lots totaling ±2,800 SF. Each unit is 2 bed/1 bath and separately metered for gas and electricity. The property is located in an area with high residential rental demand supported by the nearby Mountain Home Air Force Base and approximately 30 minutes from Micron's new campus. Mountain Home is experiencing tremendous growth and continues to see rents increase. With a consistent occupancy history and strategic positioning, this property represents a practical opportunity for investors seeking exposure to a growing submarket in southern Idaho.

PROPERTY HIGHLIGHTS

- Two ±1,400 SF Buildings. Each building is 4 beds, 2 baths, with 2 beds, 1 bath per unit
- Great location in the heart of Mountain Home. Close proximity to grocery, dining, shopping, and Mountain Home Air Force Base
- 100% occupied. Fantastic investment opportunity for an entry-level investor. High occupancy rate year over year
- Single story garden style apartments. Professionally managed
- Approximately 35-minute drive from Micron's new campus/expansion

TRAVIS DUNN

208.229.6005 | travis@naiselect.com

RILEY WIEDMEIER

208.954.2229 | riley@naiselect.com



TRAVIS DUNN

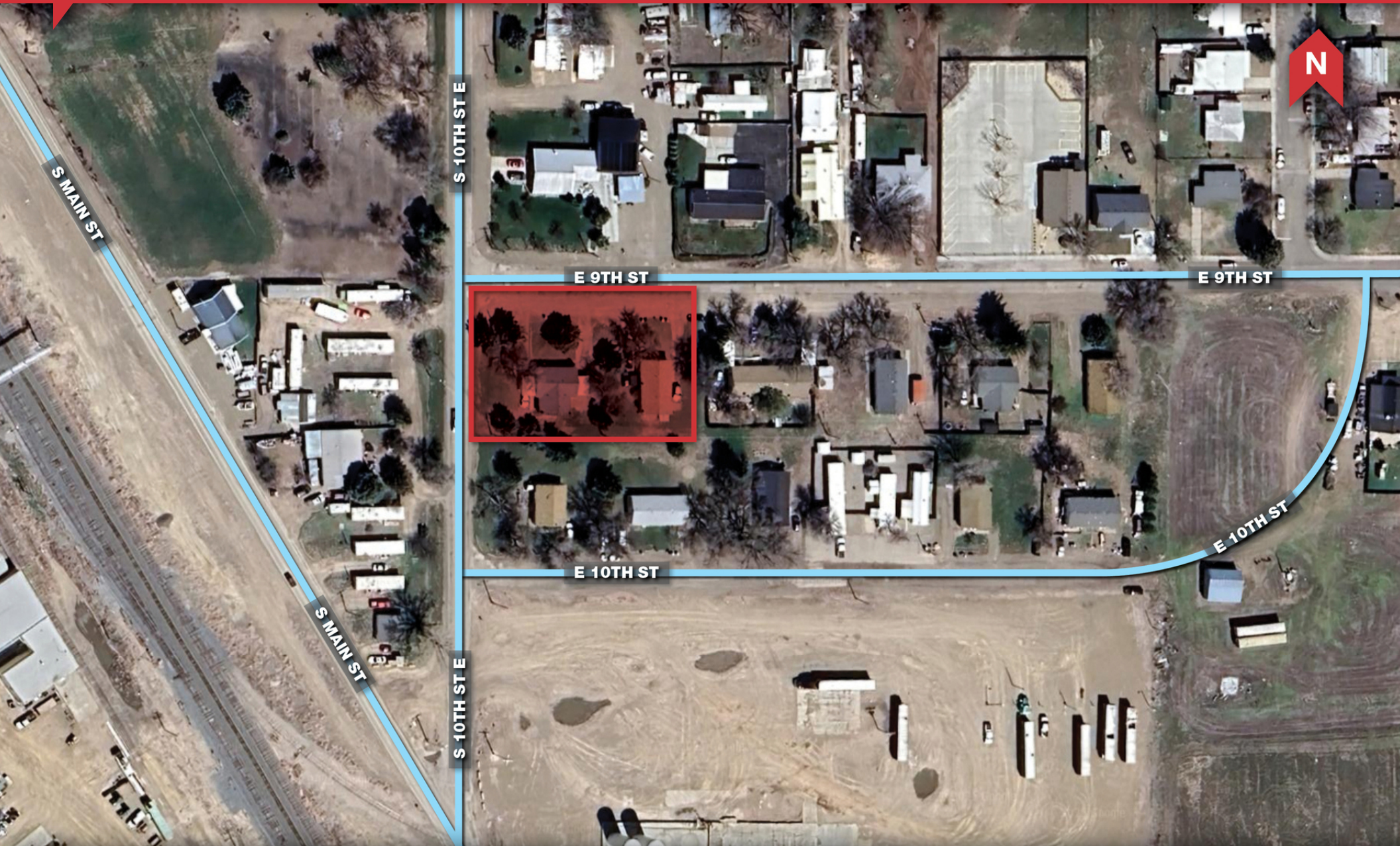
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NAI SELECT | 5571 N. GLENWOOD ST., BOISE, ID 83714 | 208.229.2020

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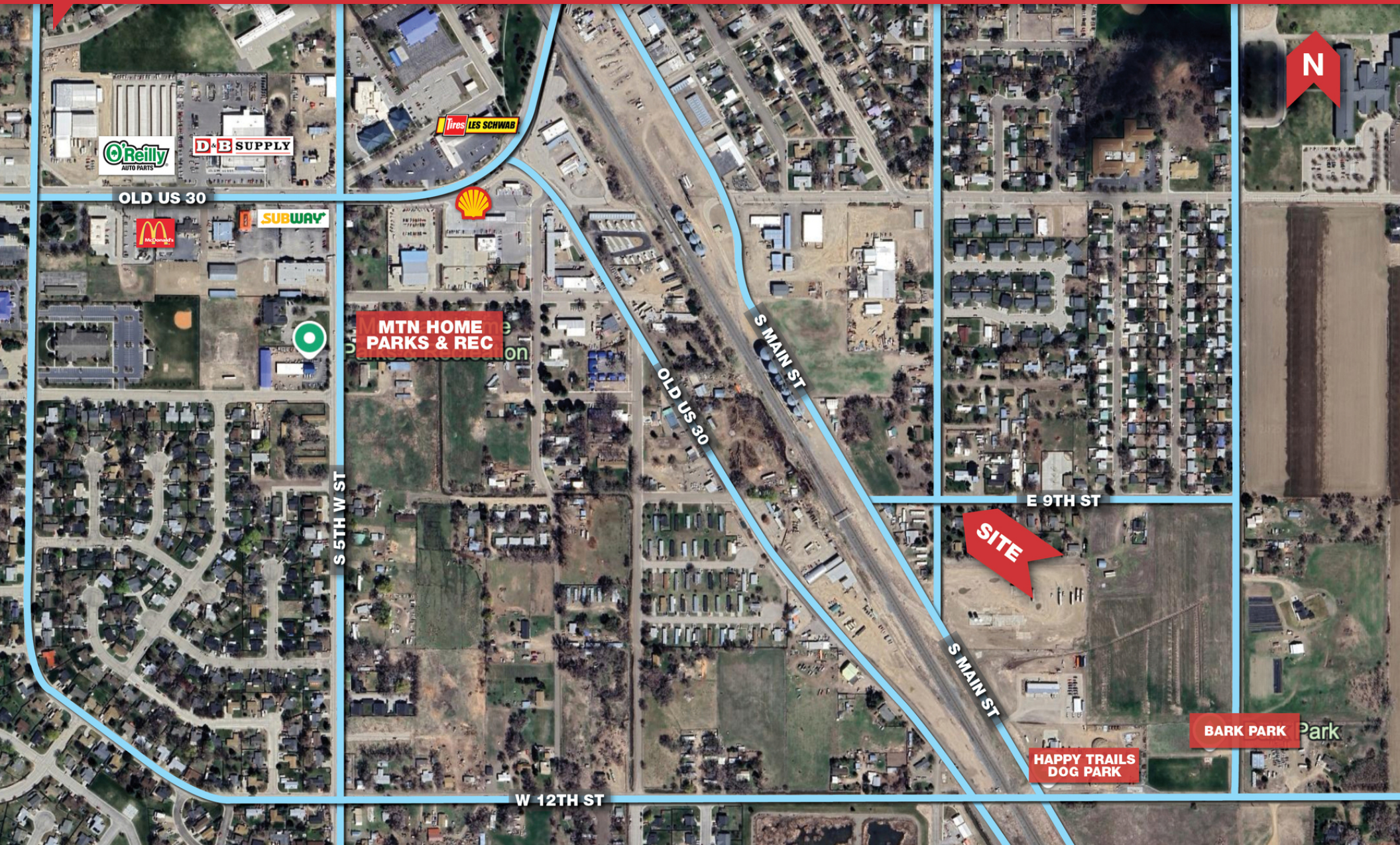
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