

MULTIFAMILY FOR SALE

SLEEPY HOLLOW

9557 W. State St., Boise, ID 83714



OFFERING SUMMARY

SALE PRICE:	\$15,250,000
NUMBER OF UNITS:	44
CAP RATE:	4.47%
NOI:	\$681,201
LOT SIZE:	3.03 Acres
BUILDING SIZE:	69,378 SF
PRICE / SF:	\$219.81

PROPERTY OVERVIEW

Beautiful 44 unit apartment complex for sale. Condo overlay has been completed. These units can be sold individually and each unit includes a legally assigned one car garage. Each unit offers plenty of storage spaces with an extra large pantry, large linen closet, coat closet, master suite walk in closet, and storage above the washer & dryer. Sleek design offers beautiful flooring, sparkling white quartz counters and stainless steel appliances including a water/ice dispenser. Units also include access to office with small fitness center. There is an HOA established however, being operated as an apartment complex and therefore not currently in use. This complex is very well located near downtown Boise, Walmart, Northgate and Glenwood Shopping Centers, and new retail on the north side of State Street including restaurants & entertainment. Agent is related to the Seller.

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

TRICIA CALLIES
Director, CCIM, CPM
O: 208.412.4771
C: 208.412.4771
callies@mindspring.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated

Confidentiality & Disclaimer

BOISE, ID

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Boise, ID in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

PRESENTED BY:

TRICIA CALLIES
Director, CCIM, CPM
O: 208.412.4771
C: 208.412.4771
callies@mindspring.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MULTIFAMILY FOR SALE

9557 W. State St., Boise, ID 83714



UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	RENT	RENT/SF	MARKET RENT	MARKET RENT/SF
3br/2ba	36	81.8	1,242	\$1,995	\$1.61	\$1,995	\$1.61
2br/2ba	4	9.1	1,028	\$1,795	\$1.75	\$1,795	\$1.75
1br/1ba	4	9.1	803	\$1,595	\$1.99	\$1,595	\$1.99
Totals/Averages	44	100%	52,036	\$85,380	\$1.64	\$85,380	\$1.64

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

TRICIA CALLIES
Director, CCIM, CPM
O: 208.412.4771
C: 208.412.4771
callies@mindspring.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated

MULTIFAMILY FOR SALE

9557 W. State St., Boise, ID 83714



KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

TRICIA CALLIES
Director, CCIM, CPM
O: 208.412.4771
C: 208.412.4771
callies@mindspring.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated

MULTIFAMILY FOR SALE



9557 W. State St., Boise, ID 83714



KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

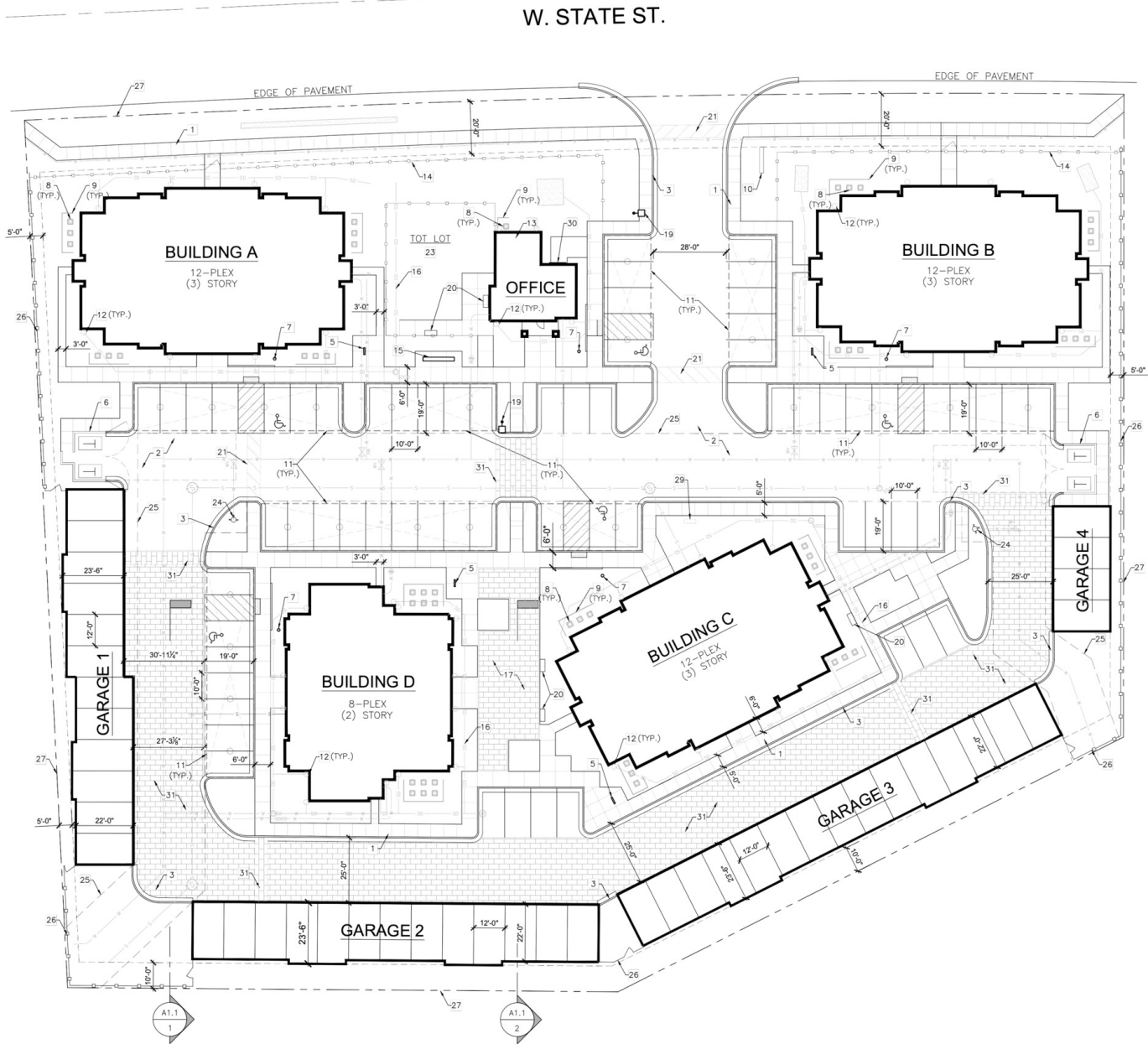
TRICIA CALLIES
Director, CCIM, CPM
O: 208.412.4771
C: 208.412.4771
callies@mindspring.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated

MULTIFAMILY FOR SALE

9557 W. State St., Boise, ID 83714



SITE PLAN
SCALE: 1" = 20'-0"



KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

TRICIA CALLIES
Director, CCIM, CPM
O: 208.412.4771
C: 208.412.4771
callies@mindspring.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MULTIFAMILY FOR SALE



9557 W. State St., Boise, ID 83714



LIVING IN THE TREASURE VALLEY

Backed by beautiful mountains, blessed with over 200 days of sunny weather and an unemployment rate of 2.8% the Treasure Valley is earning national acclaim like no other mid-sized city in America. It is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work. Our unbelievable quality of life has attracted a thriving mix of agribusiness, high tech and manufacturing industries along with a young, educated workforce to support them. The Boise Foothills provide over 135 miles of unmatched mountain biking and hiking trails expanding to Bogus Basin Ski Area. A beautiful greenbelt system runs from Lucky Peak Reservoir through Boise, 25 miles, along the Boise River and ending in Eagle, ID.

LOCATION DETAILS

County	Ada
Road Type	Paved
Market Type	Medium
Nearest Highway	ID-55
Nearest Airport	BOI

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

TRICIA CALLIES
Director, CCIM, CPM
O: 208.412.4771
C: 208.412.4771
callies@mindspring.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated