



# KINGS APARTMENTS

## 3126 E Victory Rd, Nampa, Idaho

### PROPERTY DESCRIPTION

Introducing a brand-new 300-unit apartment complex located at the prime intersection of Victory and Kings Roads in Nampa, Idaho. This exceptional property is strategically situated near the College of Western Idaho and a thriving category killer retail center, making it an attractive residence for a diverse tenant base. Designed with modern living in mind, the complex features state-of-the-art amenities, spacious floor plans, and high-quality finishes that cater to the needs of today's renters. Residents will enjoy access to a range of facilities, including a fitness center, community lounge, outdoor recreational areas, and ample parking, ensuring a lifestyle of convenience and comfort. The property's location is a major draw, providing easy access to major transportation routes and proximity to educational institutions, shopping, dining, and entertainment options. The vibrant community atmosphere and robust economic growth in Nampa further enhance the appeal of this investment. Note pictures are from a similar property by the same builder. There are a total of fourteen (14) buildings in the complex. There are three (3) 12 plexes and eleven (11) 24 plexes. Phase One including 120 units is under construction now. See our listing for all buildings included in that phase.

### EXECUTIVE SUMMARY

#### PROPERTY INFO

|                     |              |
|---------------------|--------------|
| Price               | \$84,025,000 |
| Units               | 300          |
| Price per unit      | \$280,083    |
| Price per SF        | \$300.64     |
| YB/YR               | 2021/--      |
| Building size (RSF) | 279,486 SF   |
| Bedrooms            | 534          |
| Lot size            | 616,810 SF   |
| Zoning code         | RMH          |
| APN                 | 317470000    |

**LINK TO OFFERING MEMORANDUM: [CLICK HERE](#)**



Each Office Independently  
Owned and Operated

KW Commercial

#### Tricia Callies

Director, CCIM, CPM

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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.

1065 S. Allante Place, Boise, ID 83709

## RENT ROLL

| Multifamily |               |         |           |        |             |           |        |             |
|-------------|---------------|---------|-----------|--------|-------------|-----------|--------|-------------|
| # of units  | unit type     | SF      | current   | per SF | per 12mo    | proforma  | per SF | per 12mo    |
| 102         | 1BR/1BA       | 759     | \$1,525   | \$2.01 | \$18,300    | \$1,625   | \$2.14 | \$19,500    |
| 5           | 2BR/1BA       | 974     | \$1,625   | \$1.67 | \$19,500    | \$1,725   | \$1.77 | \$20,700    |
| 157         | 2BR/2BA       | 974     | \$1,675   | \$1.72 | \$20,100    | \$1,775   | \$1.82 | \$21,300    |
| 36          | 3BR/2BA       | 1,230   | \$1,875   | \$1.52 | \$22,500    | \$1,975   | \$1.61 | \$23,700    |
| AVERAGES    | 2BR/2BA       | 932     | \$1,647   | \$1.77 | \$19,766    | \$1,747   | \$1.88 | \$20,966    |
| 300 units   | 534-BR /493BA | 279,486 | \$494,150 |        | \$5,929,800 | \$524,150 |        | \$6,289,800 |



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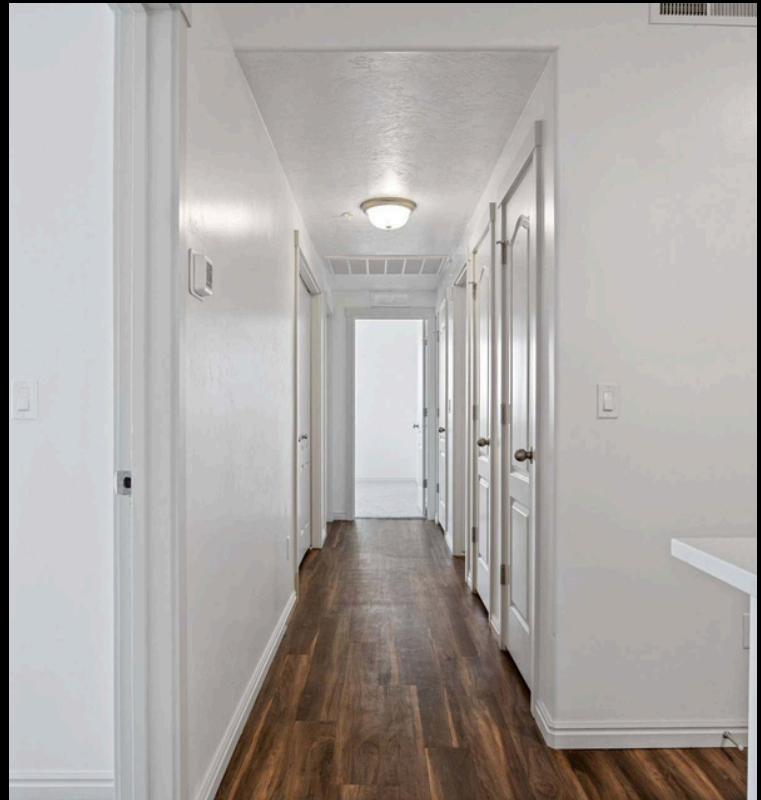
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## Kings Apartments | Nampa, Idaho \*Photos Similar



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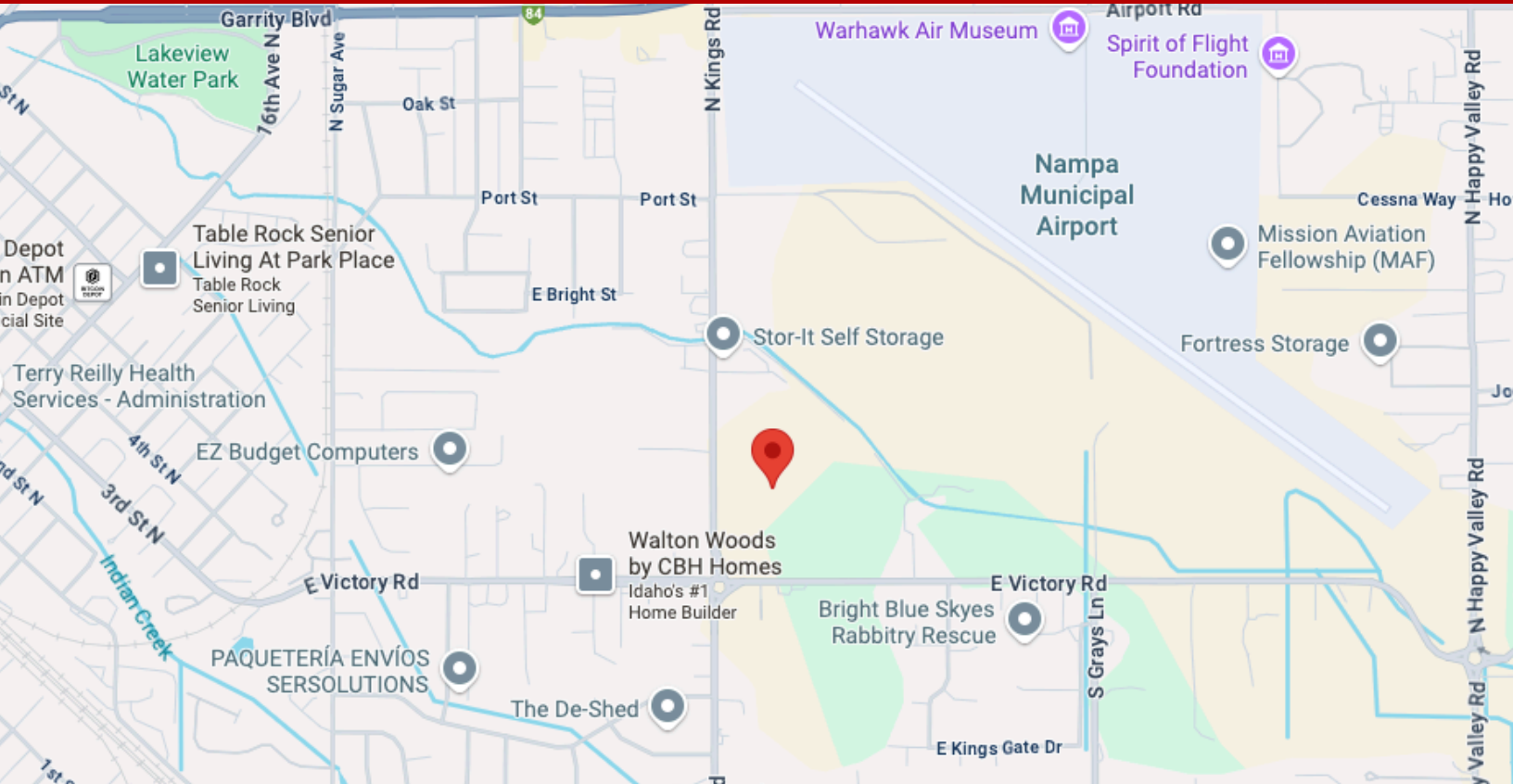
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## LIVING IN THE TREASURE VALLEY

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             | Canyon                              |
|--------------------|-------------------------------------|
| Proximity to Boise | 20 miles west of Boise              |
| Diverse Industries | Manufacturing, retail, & healthcare |
| Transportation     | Easy access to major highways       |
| Walking Trails     | Nampa Greenbelt                     |



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