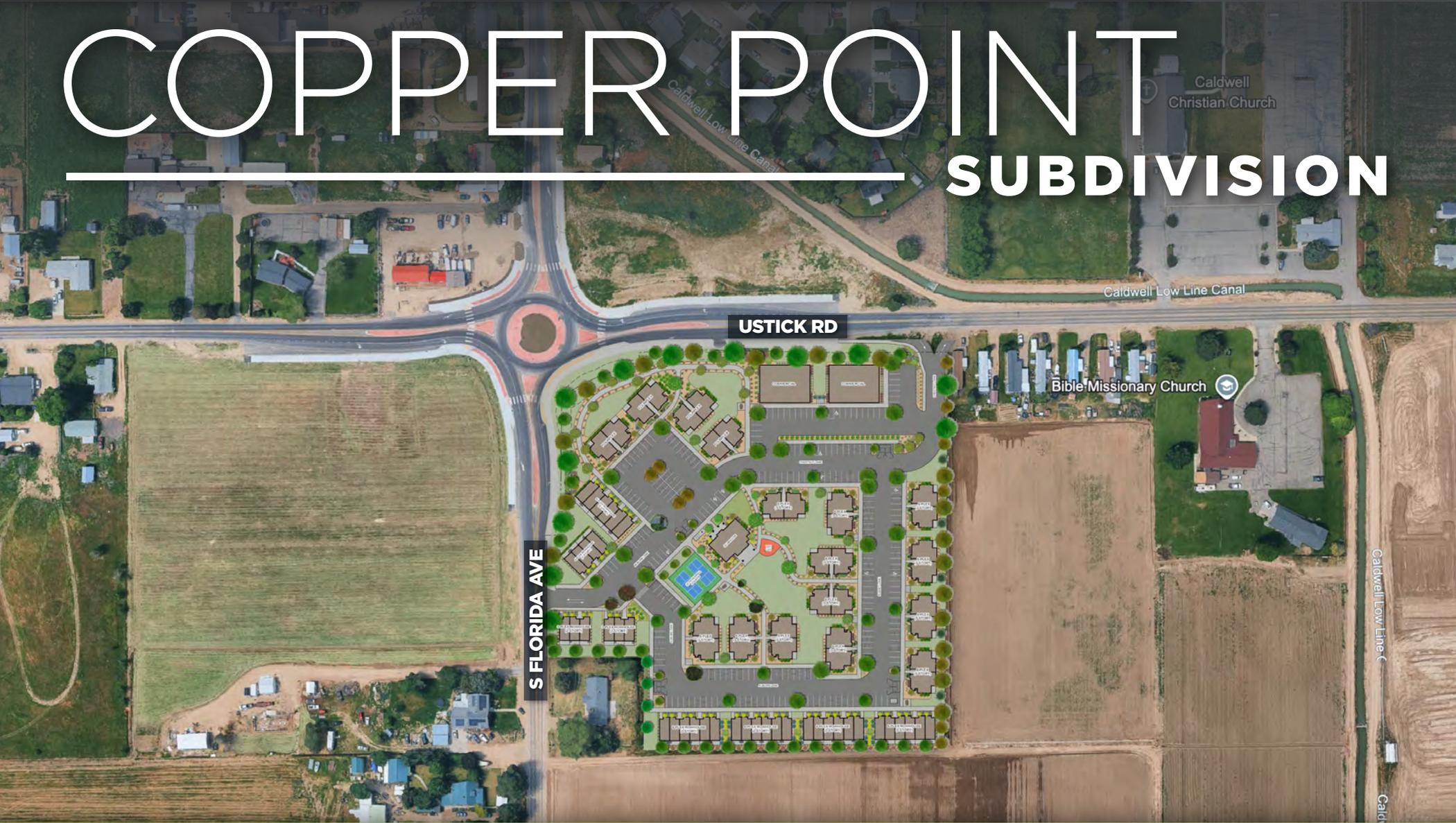


FULLY APPROVED MIXED-USE 128-UNIT DEVELOPMENT IN CALDWELL, ID

# COPPER POINT SUBDIVISION



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# COPPER POINT SUBDIVISION CALDWELL, ID 83651

Fully Approved Mixed-Use  
128-Unit Development

FOR SALE



## PROPERTY INFORMATION

<b>ADDRESS</b>	4125 & 4211 S Florida Ave Caldwell, ID 83651
<b>PROPERTY TYPE</b>	Approved Mixed-Use Development Land
<b>COUNTY</b>	Canyon County
<b>LAND SIZE</b>	±8.53 Acres
<b>ZONING</b>	R-2 with DA
<b>COMP PLAN</b>	Community Center
<b>PRICE</b>	<b>\$3,490,000</b>

## HIGHLIGHTS

- Fully approved project with preliminary plat for 128 multifamily units on 42 lots, including:
  - 12 Triplex Townhomes
  - 1 Fourplex Townhomes
  - 4 Fourplex Apartment Buildings
  - 12 Sixplex Apartment Buildings
- Horizontal construction drawings are complete, with full architectural drawings nearly complete — making this a near shovel ready project
- Four commercial lots totaling ±0.45 acres with high-visibility frontage on Ustick Road
- Conveniently located just minutes from Vallivue District Middle and High Schools
- Located on Caldwell's primary East/West corridor with great access to Interstate as well as bridge across freeway to the Treasure Valley's largest shopping center and medical facilities
- Planned community features include a clubhouse and pickleball courts

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

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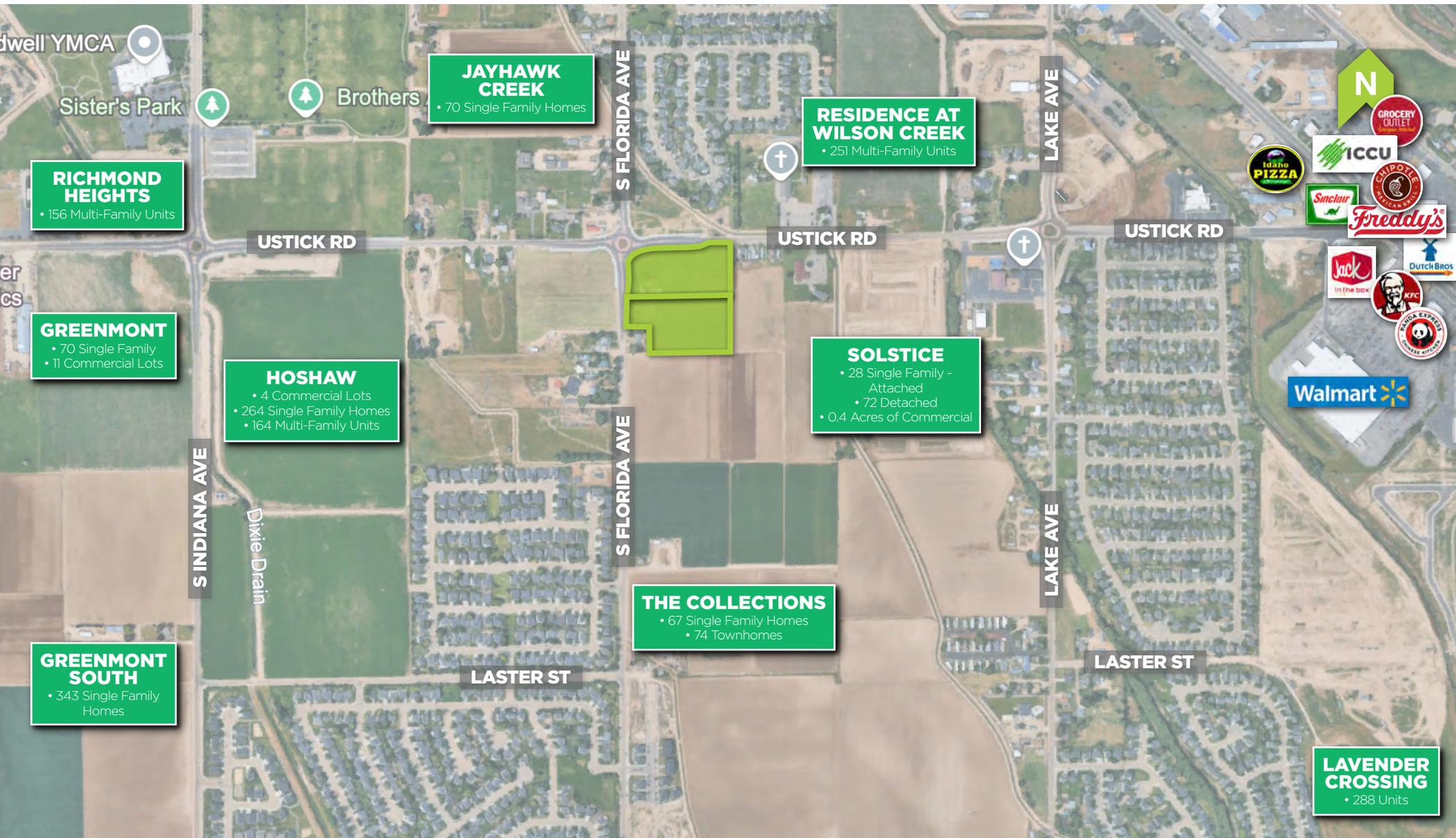
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# COPPER POINT SUBDIVISION CALDWELL, ID 83651



Drive-times:  
To Nampa = 15 minutes  
To Meridian = 25 minutes  
To Boise = 35 minutes

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# COPPER POINT SUBDIVISION CALDWELL, ID 83651



(42) INDIVIDUALLY PLATTED LOTS

## LOT BREAKDOWN

RESIDENTIAL TYPE	# OF LOTS	# OF BLDGS	# OF DWELLING UNITS
Triplex Townhomes	12	12	36
4-plex Townhomes	1	1	4
6-plex Apartments	12	12	72
4-plex Apartments	4	4	16
Total Units			128
Clubhouse lot	1	1	N/A
Common Lots	8	N/A	N/A
NON-RESIDENTIAL TYPE	# OF LOTS	# OF BLDGS	# OF DWELLING UNITS
Commercial	4 (0.45AC)	N/A	N/A

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# COPPER POINT SUBDIVISION CALDWELL, ID 83651

Plat Showing  
Individual Lots



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# COPPER POINT SUBDIVISION CALDWELL, ID 83651

## Purchase Analysis (Buy & Hold Scenario)

PURCHASE INFORMATION	
Initial Market Value	\$32,000,000
Market Price Stabilized	\$32,000,000
- First Mortgage (60%)	\$16,464,000
- Second Mortgage	—
= Downpayment	\$15,536,000
+ Buying Costs (1%)	\$164,640
+ Initial Improvements	—
<b>= Initial Cash Invested</b>	<b>\$27,440,000</b>
<b>LAND COST</b>	<b>\$3,300,000</b>
Square Feet	129200
Market Price per Square Foot	\$248
Monthly Rent per Square Foot	\$1.75
<b>Average Monthly Rent Per Unit</b>	<b>\$1,766.41</b>
Total Rental Units	128

MORTGAGES	FIRST	SECOND
Loan-To-Cost Ratio	60%	0.00%
Loan-To-Value Ratio	49%	0.00%
Loan Amount	\$16,464,000	0.00%
Loan Type		
Term Years	10	
Interest Rate	6.25%	
Payment =	\$108,608	25

FINANCIAL METRIC [YEAR 1]	
Annual Gross Rent Multiplier	10.11
Operating Expense Ratio	25.48%
Debt Coverage Ratio	1.45
Cap Rate (Market)	5.89%
<b>Cash on Cash Return</b>	<b>3.54%</b>
<b>CAP on COST</b>	<b>6.87%</b>

INCOME	MONTHLY	ANNUAL
Gross Rental Revenues	\$226,100	\$2,713,200
Vacancy Loss	\$(11,305)	\$(135,660)
Tech Package/Internet	—	—
<b>Operating Income =</b>	<b>\$214,795</b>	<b>\$2,577,540</b>
<b>Per Unit</b>	<b>\$1,678.09</b>	

EXPENSES [% OF INCOME]	MONTHLY	ANNUAL
Maintenance & Turnover (4.0%)	\$8,592	\$103,102
Insurance & Management (9.0%)	\$19,332	\$231,979
Utility Expense (3.0%)	\$6,444	\$77,326
Admin Fee & Marketing (2.0%)	\$4,296	\$51,551
Taxes [a]	\$18,939	\$227,268
Association Fees (0.0%)	—	—
<b>Operating Expenses = 26.8%</b>	<b>\$57,602</b>	<b>\$691,225</b>

NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$157,193	\$1,886,315
Mortgage Payments	\$(108,608)	\$(1,303,296)
Year 1 Improvements	—	—
<b>Cash Flow =</b>	<b>\$48,585</b>	<b>\$583,019</b>
<b>Debt Service Ratio</b>	<b>1.45</b>	

PROPERTY TAX CALCULATION [a]	
2024 Levy =	0.0078912
Total Purchase Price (Market Value)=	\$32,000,000
Assessed Value 90% of Market Price	\$28,800,000
Est Annual Property Taxes =	\$227,268
Est Monthly Property Taxes =	\$18,939
Property Tax - % of Monthly Gross Rent =	8.38%

**COPPER POINT SUBDIVISION** CALDWELL, ID 83651

Two-Story Flat III  
Townhome Units



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**COPPER POINT SUBDIVISION** CALDWELL, ID 83651

Two-Story Flat IV  
Townhome Units



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# COPPER POINT SUBDIVISION CALDWELL, ID 83651

Three-Story Walk-Up  
Apartments



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