



The Future in Apartment Living
Mallard Park
Home & Office Apartments

Monty M. Baldwin, Owner
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Wilder, ID 83676

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36 Unit Multifamily Development | Offering Memorandum

This project is vertical construction ready. All side improvements including, paving, curb gutter, and utilities to each parcel are done. Allowing the next owner to start vertical construction within 30 days of the close of escrow.

Owner financing with 30% down.
5% interest only.

Maximum of 24 months.

Will not subordinate.

For Sale: \$2,500,000

Site Plan

Maryland Ave.

Addresses and Parcel Numbers

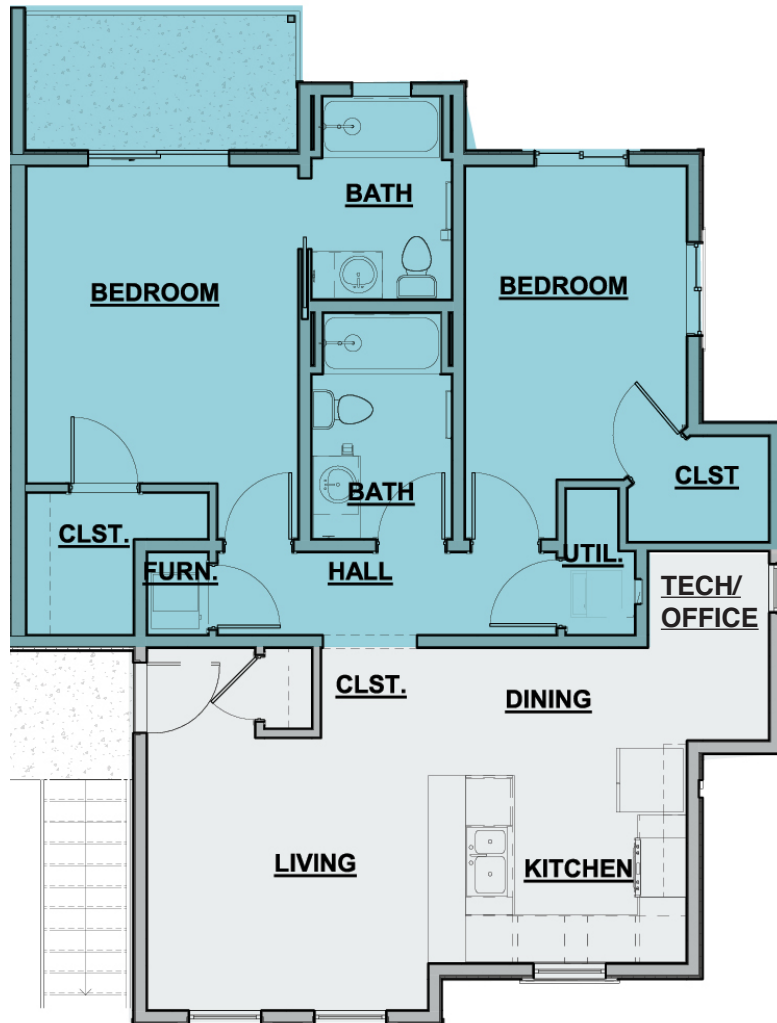
- » 909 W Maryland Ave
Nampa, ID 83686
Parcel 22973102 0
- » 915 W Maryland Ave
Nampa, ID 83686
Parcel 22973103 0
- » 921 W Maryland Ave
Nampa, ID 83686
Parcel 22973108 0
- » 927 W Maryland Ave
Nampa, ID 83686
Parcel 22973107 0
- » 933 W Maryland Ave
Nampa, ID 83686
Parcel 22973106 0
- » 939 W Maryland Ave
Nampa, ID 83686
Parcel 22973104 0
- » 945 W Maryland Ave
Nampa, ID 83686
Parcel 22973105 0
- » 951 W Maryland Ave
Nampa, ID 83686
Parcel 22973100 0
- » 957 W Maryland Ave
Nampa, ID 83686
Parcel 22973101 0

Midland Blvd.

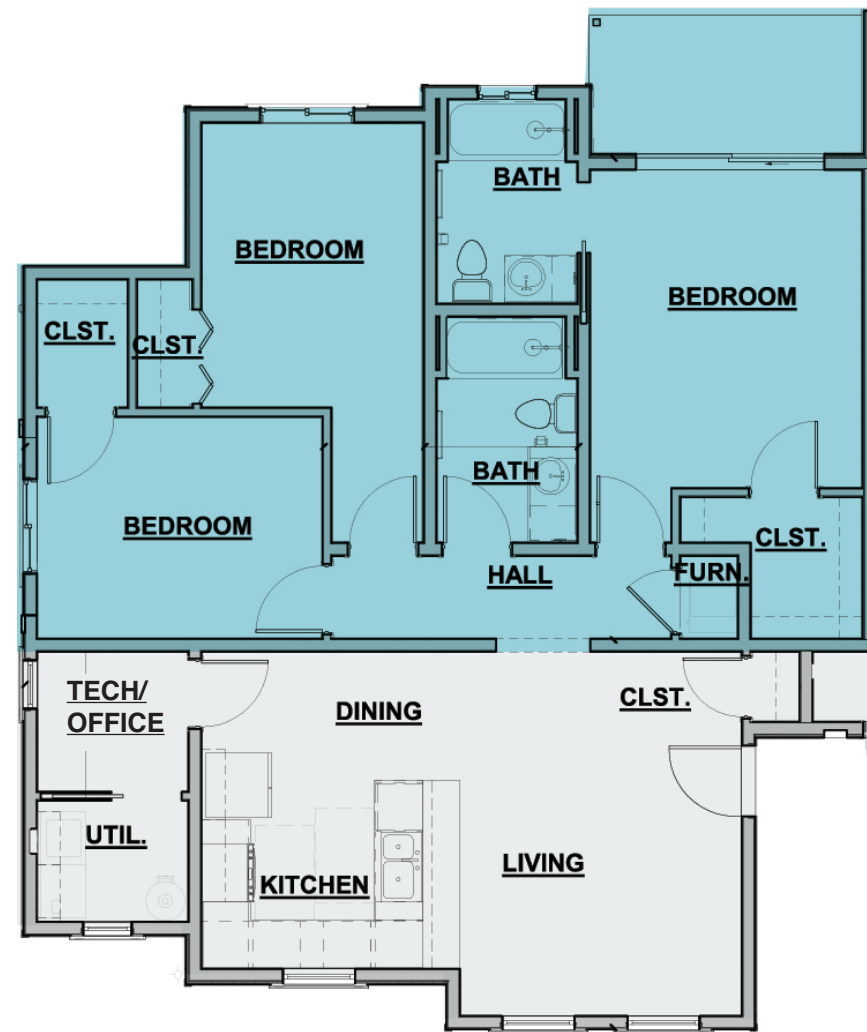


Floor Plans

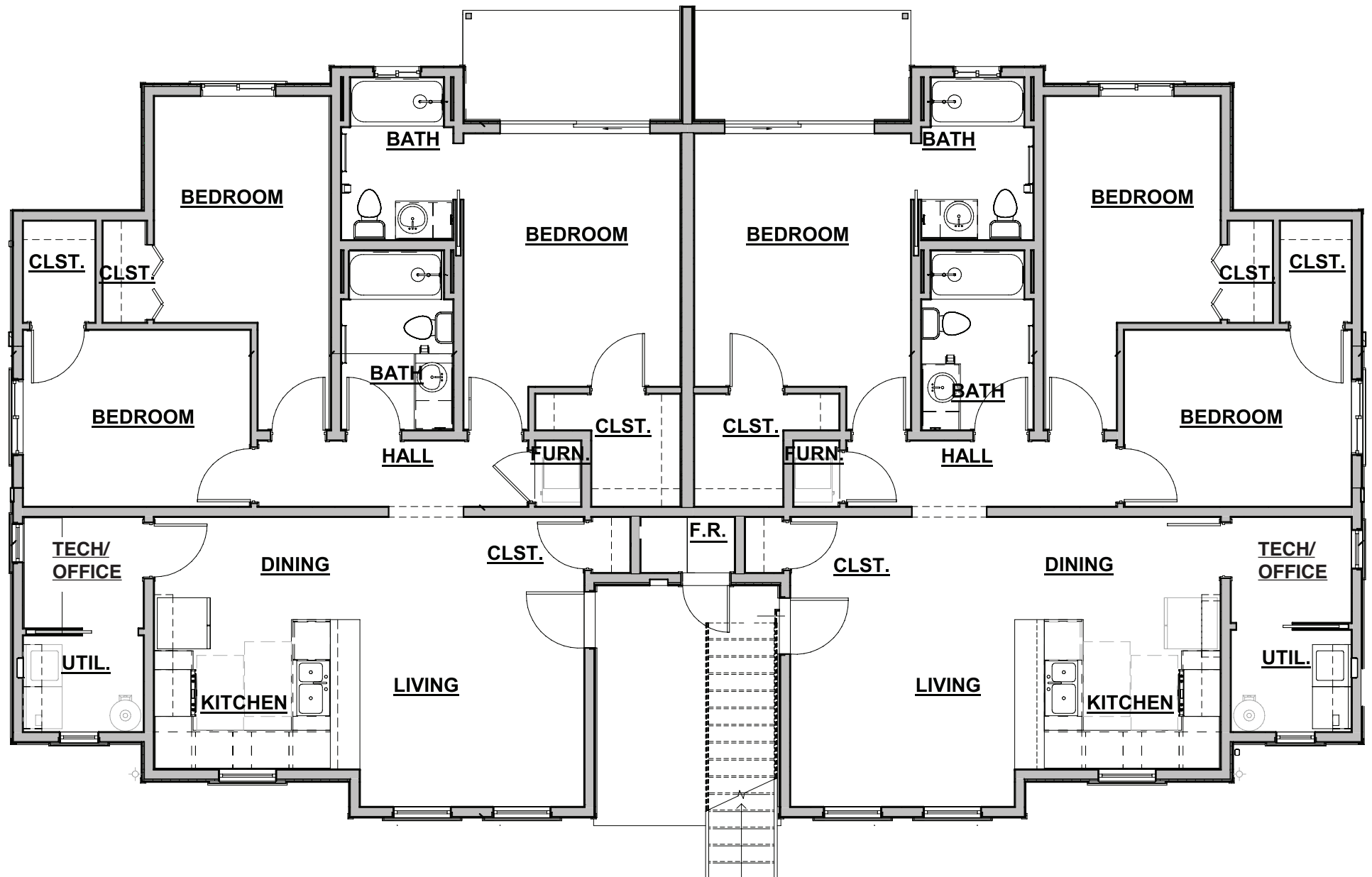
Two Bedroom Plan



Three Bedroom Plan



Floor Plans (cont.)



Lot Photos



Property Details

Mallard Park Apartments

Address	2000 South Midland Rd. Nampa, ID 83686
Lot Size	3.36 Acres
Typical Building Size	4,452 SF
Total Square Feet	40,068 SF
Total Buildings	9
Building Class	A
Zoning	RD
Parking	87 Total Spaces (8 are ADA)
Number of Stories	2
Foundation	Concrete
Walls	Wood/Steel Frame
Roof	Composition



4,452 SF
TYPICAL BUILDING SIZE



CLASS A
BUILDING CLASS



36
OF UNITS



2
NO. OF FLOORS



3.36
ACRES OF LAND



87
PARKING SPACES TOTAL

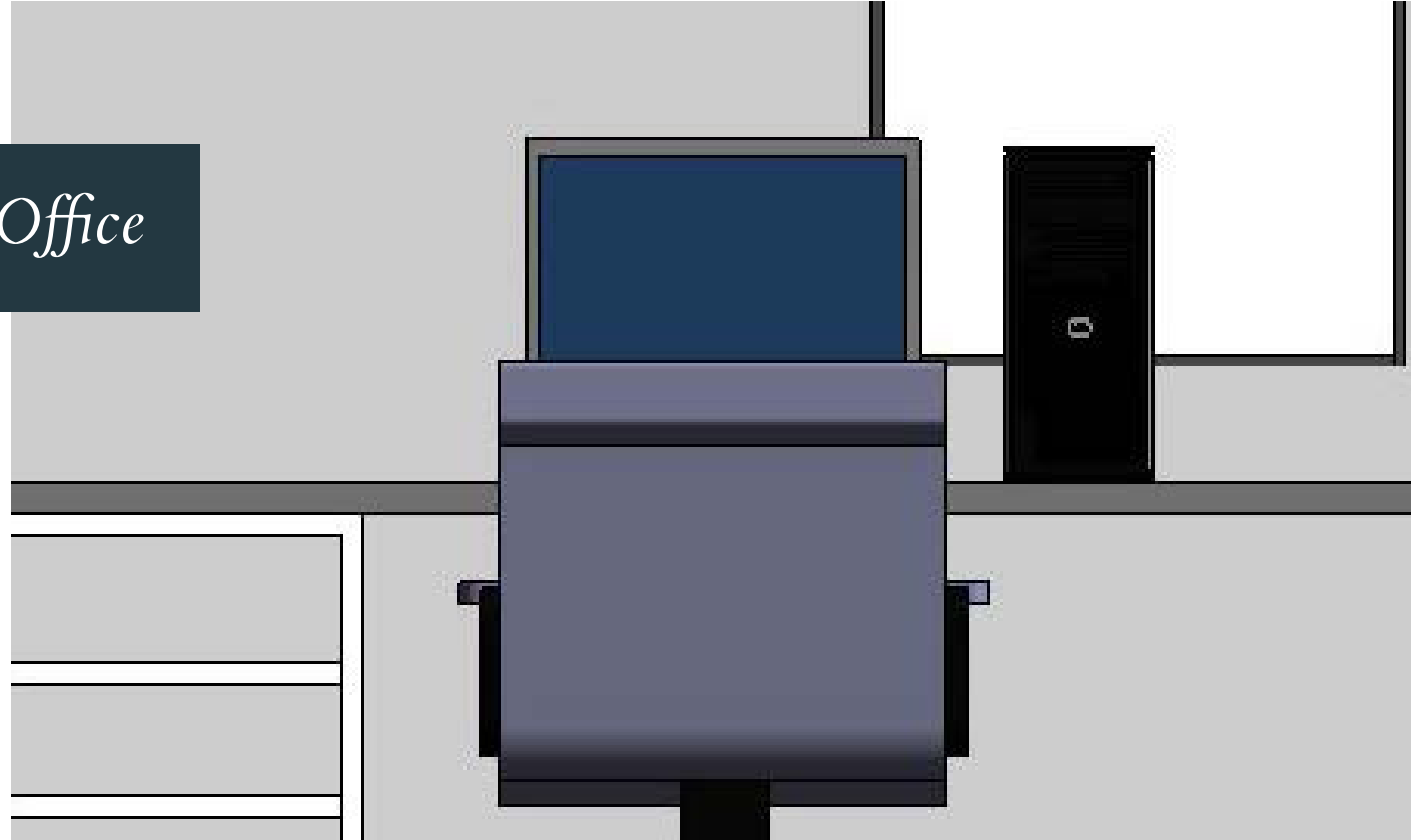
The Perfect Private Home Office

Unit Interior Amenity

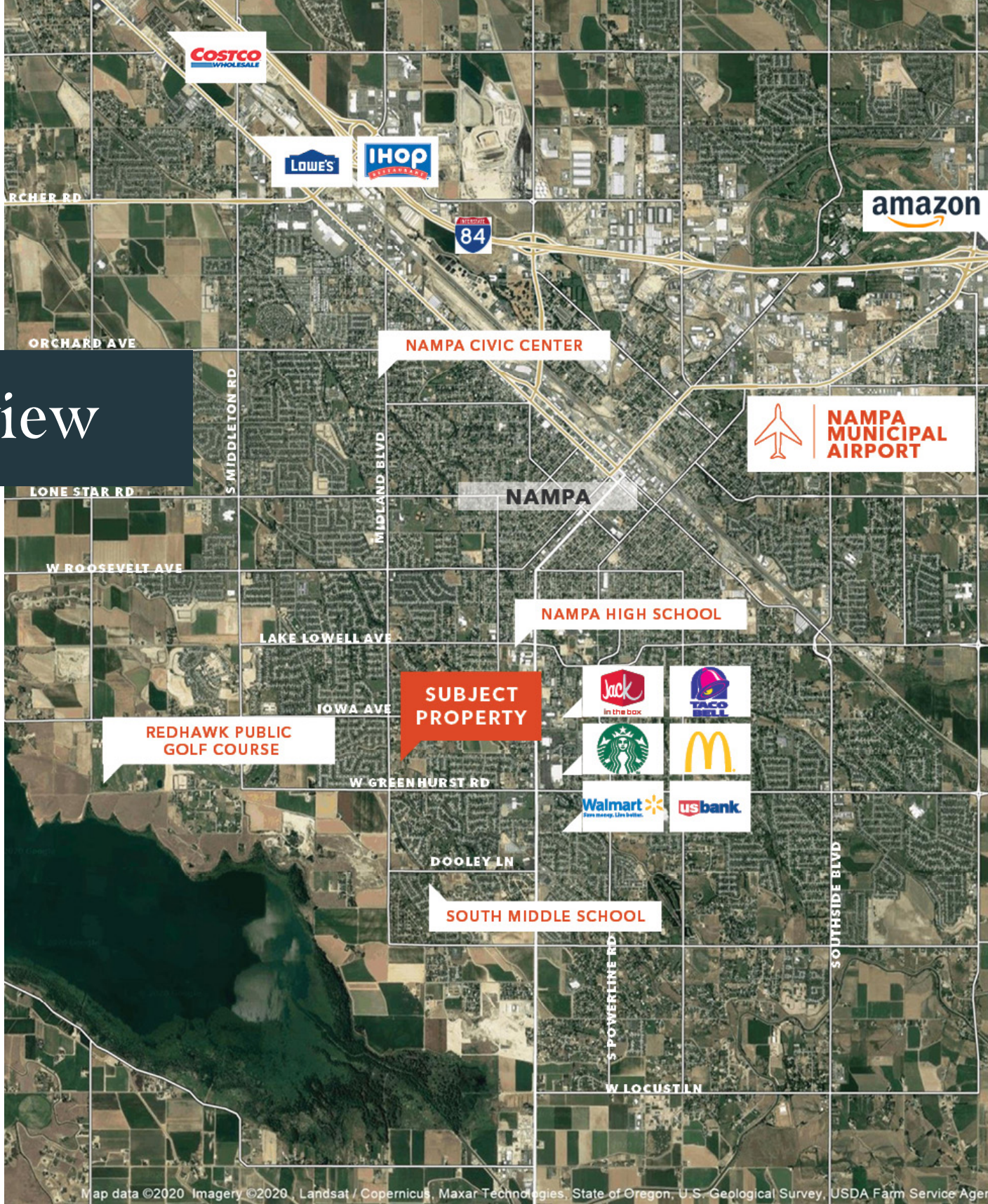
Each apartment is equipped with a fully amenitized, state-of-the-art tech/office space.

Tech/office spaces include:

- » Separate work area within the residence
- » Low Voltage Power
- » WiFi
- » CAT5 Cable
- » High Speed Internet
- » Fiber Optics to Each Parcel



Location Overview





795,268
Est. Population

37
Average Age

2.4%
Unemployment Rate

\$73,343
Median Household Income

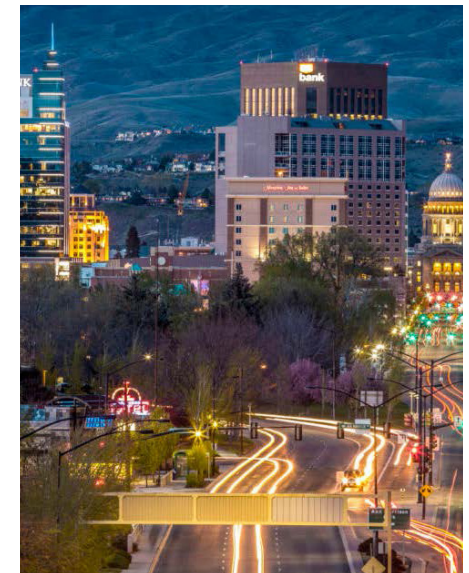
\$42,210
Per Capita Income

Why Nampa?

Nampa is a principal city of Idaho's largest metropolitan region, the Boise-Nampa Metro area. Its central location means that residents have full access to the big city amenities of Boise, while still enjoying the scenic beauty that Idaho has to offer. The Mallard Park apartments sit just 3 miles from Lake Lowell, a popular spot for outdoor recreation. The region has been transformed by innovative business thinkers and doers and is truly the jewel of the Gem State.

Quality of Life

Nampa residents enjoy all the same outdoor recreation opportunities as Boise locals, including the Greenbelt. Located on the Boise River, the tree-lined Boise Greenbelt stretches 25 miles. It follows the river through the heart of the city with scenic views, and wildlife habitats and features access to multiple riverside parks, including Julia Davis Park, The Idaho Historical Museum, The Boise Art Museum, Boise State University, and Warm Springs Golf Course. Outdoor recreation opportunities are abundant here!

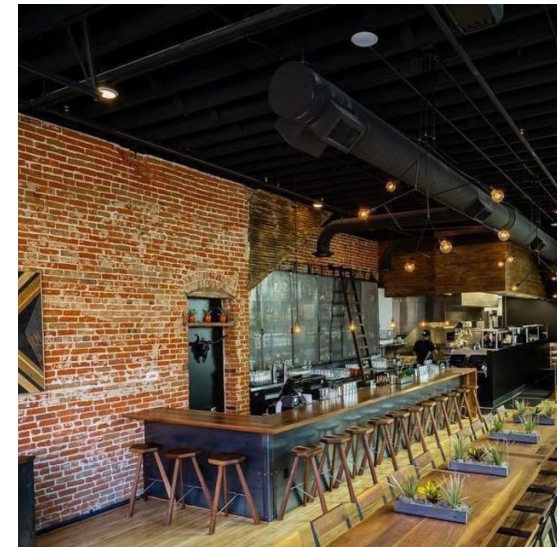


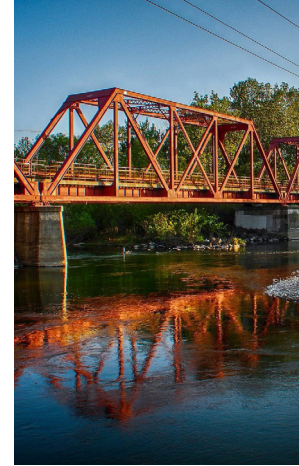
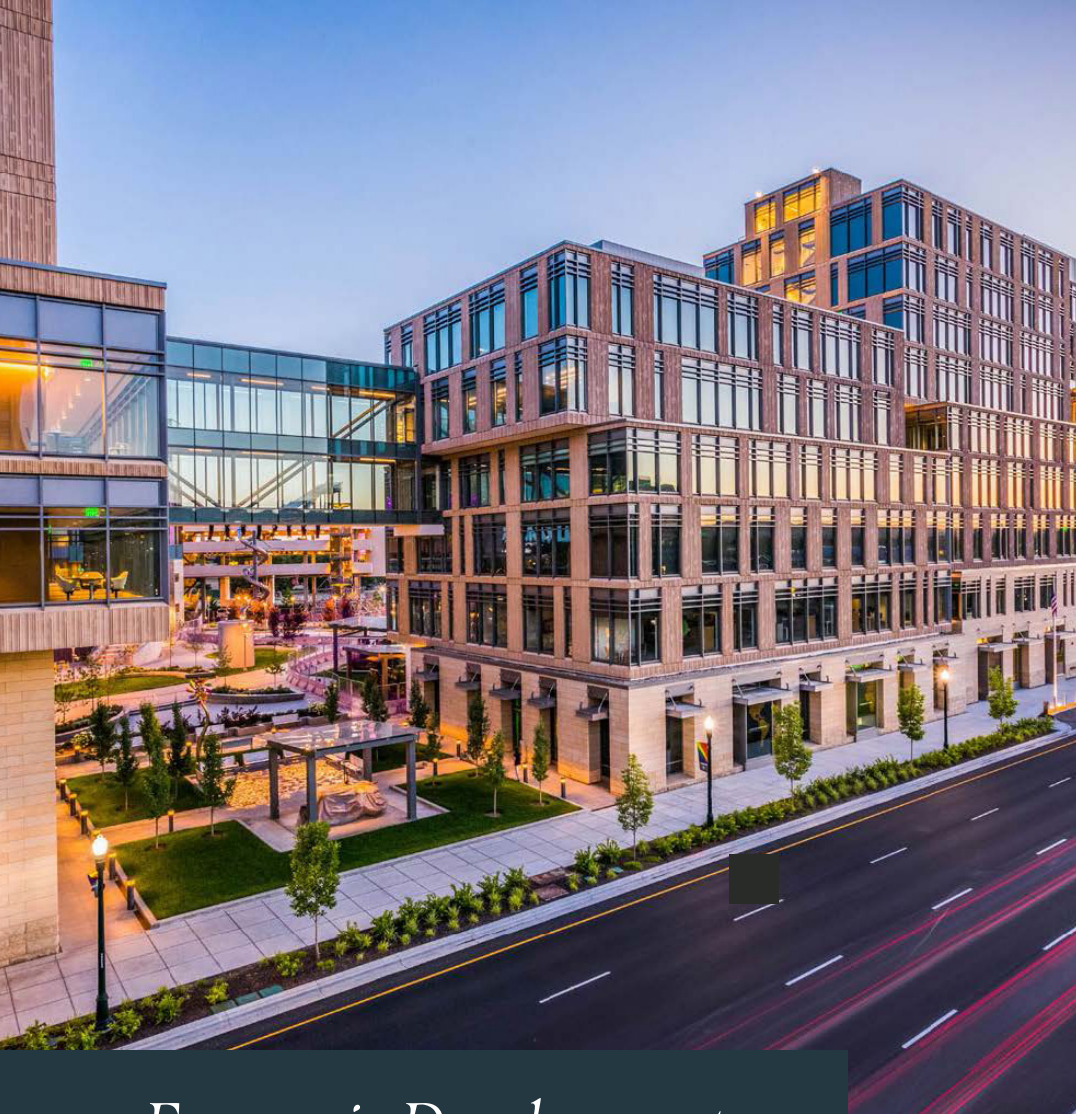
Education Opportunities

Nampa is passionate about education. An outstanding selection of K-12 education opportunities exists within the community, along with plenty of post-secondary educational offerings. Boise State University, Northwest Nazarene University, and the College of Western Idaho provide new and growing companies access to training opportunities, not to mention a large pool of trained employees in the Treasure Valley.

Strategically Located

Nampa's central location allows a market reach to over 66 million consumers within a 750-mile radius., including the markets of Portland, OR, and Salt Lake City, UT. In addition, the Boise airport is located less than 20 minutes from Nampa and handles more than 3 million travelers each year.





Economic Development

The Boise-Nampa Metropolitan area is a singular economy not dominated or defined by a specific industry or niche market. By design, the city stands out in the state and in the region for its diversity of talented workforce as well as its enviable mix of manufacturing, high tech, agribusiness, startup, and international brands transformed by innovative business thinkers and doers.

Qualified Workers

The Boise-Nampa Metropolitan Area offers a young, talented, and growing employee base.

75% - of Boise's Workforce has some college education

38% - of Boise's Residents have a Bachelor of Arts degree or higher

45% - of Boise's in-migration have a Bachelor of Arts degree or higher

75% - of new residents are age 34 or younger

Growing Industries

Food processing, agribusiness, technology, and manufacturing continue to flourish in the Nampa area. Back office and shared services, recreation, technology, and healthcare are quickly emerging industries.



Workforce Facts



Regional Demographic

- » 20% | hold a STEM degree
- » \$450 | average investment per worker for Research and Development
- » 23,000 | workers in advanced industries

Civilian Labor Force

409,673



Nampa Top Employers

- | | |
|-----------------------|-----------------------------|
| Amalgamated Sugar | Materne North America |
| Amazon | Mission Aviation Fellowship |
| Plexus Corporation | Semiconductor |
| Great American Snacks | Heartland RV |
| Woodgrain Millwork | House of Design |
| Fleetwood Homes | Cradlepoint |
| Union Pacific Systems | Simplot |
| Sorrento-Lactalis | |



Investment Highlights

Mallard Park is the only known apartment complex within the Boise Metro area to feature in-unit home offices within every unit.

Units & Amenities:

- » New State of Art Complex unlike anything in the Treasure Valley
- » All Units Measure Over 1100sq/ft
- » Numerous Included Amenities
- » 36 Modern High-Tech Home Offices
- » Washer/Dryer in EVERY unit
- » Spacious Rooms
- » Gourmet Kitchens
- » Dog Park for dogs both small and large
- » Covered Parking
- » BBQ Area

Local Highlights:

- » Located 3 miles from Lake Lowell
- » Less than a 35-minute drive to the Boise State University campus
- » Conveniently located near grocery and retail shopping
- » Situated nearby the public library
- » Close to multiple public schools
- » Close to Amazon



Investment Overview

Investment Details / Building Permit Ready

Pro Forma

Price \$2,500,000

Number of Units 36

Price/Unit \$69,445

This site is Building Permit ready - just pay your fees and pick up Building Permit

- » All site work is done - curb, gutter, and paving
- » All utilities to each parcel include fiber optics
- » Privacy fence installed on east and south boundaries
- » Kids playground equipment included in sale

Unit Mix Matrix

Unit Type	No. of Units	SF	Total SF	Pro Forma Rent
Two Bed/Two Bath	18	1,019	18,342	\$1,595
Three Bed/Two Bath	18	1,207	21,726	\$1,795
Total Averages	36	1,113	40,068	\$1,695

Income Statement

Operating Income & Expenses

Gross Rents

2 Br / 2 B / With Office 18 Units	\$1,595	\$344,520
3 Br / 2 B / With Office 18 Units	\$1,795	\$387,720
Pet Fees		\$6,000
Total Rent		\$738,240

Operating Expenses

Management 4%	\$29,530
Vacancy 1%	\$7,383
Insurance	\$15,000
Property Taxes	\$40,000
Utilities	\$2,000
Trash	\$3,500
Advertising	\$1,000
Lawn Maintenance	\$6,500
Snow Maintenance	\$1,500
Total Expenses	\$106,413
Net Income	\$631,827





The Future of Apartment Living

For Sale Now - \$2,500,000

Monty M. Baldwin
Owner

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Email: mmbmallard@yahoo.com

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