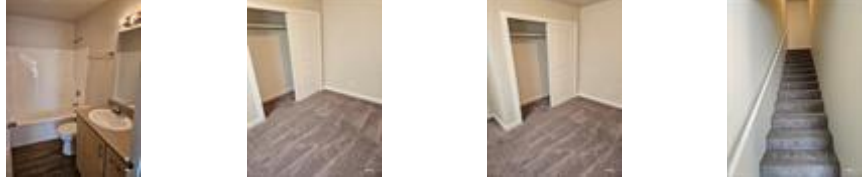




MLS # **98912025** Asking Price **\$2,249,371**  
 Class **Residential Income**  
 Type **Apartment** Status **Active**  
 Area **Burley-Rupert-MiniCassia - 2005** # Units **14**  
 Address **1401 Oakley Ave** # Parking **25**  
 City **Burley** Land Use **5+ Units**  
 Zip **83318** Apx SqFt **13525**  
 Year Built **2021**

**ADDITIONAL PHOTOS**



Documents: [Maps](#)

**GENERAL**

Listing Date **5/29/2024**  
 DOM **135**  
 Age **1-5 Years**  
 SqFt Above Grade **8900**  
 SqFt Below Grade **4625**

Prc/SqFt **\$166.31**  
 Lot Size **125 X 100**  
 Land Size **10000SF - .49**  
 School District **Cassia Joint District #151**  
 Grade School **Dworshak**  
 Jr High **Burley Jr High**  
 Sr High **Burley**  
 County **Cassia**  
 Subdivision **0 Not Applic.**  
 Listing Service **Full Service**  
 Improv. Dist? **No** City Bus **No**  
 Owner Exempt? **No**  
 Flood Ins Req? **No**  
 Irrigation Dist? **No**  
 Irrig Dist Name

Taxes: Year & Amount **2023 \$7,491.84**

REO/Bank Owned? **No** In Foreclosure? **No** Short Sale? **No** Auction (Y/N)? **N**  
 Includes **14 Fridges, dishwashers, ranges, range hoods. 3 coin operated washer and dryer stack units.**  
 Excludes **Tenants personal property.**

Directions **From Overland and Main St Burley. South 2 blocks to 14th. West 1 block to Oakley Ave.**

Legal **Lot 13,14,15,16 in Block 152 of the Burley Townsite, Cassia County, Idaho, as the same is platted in the official plat thereof,**

**FEATURES**

AIR COND **Ductless/Mini Split** STOVE/RNG **All Units** ROOF **Composition Shingle**  
 DISPOSAL REFRIG **All Units** WATER **City Service**  
 GARAGE TYPE WASH/DRY **Community Use** SEWER **Yes Connected**  
 HEATING **Baseboard, Electric, Wall,** WSH/DRY HKUP **No Units** ACCESS  
 CONSTRUCTION **Brick, Frame**  
 LOT FEAT **Sidewalks**  
 STRUCTURE FEAT  
 TERMS **Cash, Conventional**

**REMARKS**

14 Apartments. Good mix of sizes ranging from 627 SF to 1309 SF, 1-1bed with bonus, 3-2bed with bonus, 4-2bed, 6-3bed. All 1 bath. Gutted to the brick and foundation and rebuilt in 2021. New plumbing, electrical, HVAC, framing, roof, kitchens, bathrooms, flooring, and finishes. All electric. Each apartment has a ductless with AC in main area and wall heaters in bed/bath. Convenient location next to Family Dollar, banks, and other businesses on Overland and Main St. Tenants pay water, sewer, trash and electric to the city of Burley. The landscaping is all rock so no mowing expense. There are 3 coin operated washers and dryers in the basement for laundry, no laundry in the individual apartments, this makes another revenue center and less appliances to take care of.

	Annual Income	Unit #	Bed	Bath	SqFt	Monthly Projected	Rent Actual	SepMtrs: Elec Gas
Actual Rent Income	<b>\$157,980</b>	<b>1</b>	<b>2</b>	<b>1.0</b>	<b>885</b>	<b>\$875</b>	<b>Yes</b>	
Other Income		<b>2</b>	<b>1</b>	<b>1.0</b>	<b>705</b>	<b>\$845</b>	<b>Yes</b>	
Vacancy/Credit Loss		<b>3</b>	<b>3</b>	<b>1.0</b>	<b>956</b>	<b>\$945</b>	<b>Yes</b>	
Annual OwnerExpenses		<b>4</b>	<b>3</b>	<b>1.0</b>	<b>1,102</b>	<b>\$935</b>	<b>Yes</b>	
Electric	<b>2,600</b>	<b>5</b>	<b>2</b>	<b>1.0</b>	<b>684</b>	<b>\$935</b>	<b>Yes</b>	
Sewer	<b>0</b>	<b>6</b>	<b>2</b>	<b>1.00</b>	<b>627</b>	<b>\$865</b>	<b>Yes</b>	
Maint/Rprs		<b>7</b>	<b>3</b>	<b>1.0</b>	<b>1,2...</b>	<b>\$1,035</b>	<b>Yes</b>	
Hazard Ins.	Reserves	<b>8</b>	<b>17</b>	<b>7.0</b>	<b>6,624</b>	<b>\$6,730</b>	<b>Yes</b>	
Mgmt Fee	Garbage							
Water	<b>800</b>							
Other Exp								
Gross Operating Income								Actual Cap Rate %
Total Annual Expenses								Projected Cap Rate %
Annual Net Operating Inc.								
(Gross Income Less Expenses)								

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Today's Date: 10/11/2024

