



**BYU**  
IDAHO

**FOR SALE**

332 S 4th W  
Rexburg, ID 83440

**± 32,700 SF | MULTI-FAMILY**



## Property Specs

OFFERED PRICE	<b>\$7,995,000</b>
CAP RATE	<b>5.68 %</b>
BUILDING SIZE   SF	<b>± 32,700 SF</b>
LOT SIZE	<b>± 1.629 Acres</b>
TYPE	<b>Residential   Multi-Family</b>

- Prime 60-Unit Multifamily Investment just three blocks from BYU-Idaho
- Exceptionally well-maintained property with a proven record of strong occupancy and performance
- Desirable unit mix: 18 two-bedroom/one-bath and 42 one-bedroom/one-bath units
- Value-add opportunity through rent and reimbursement adjustments to align with current market rates
- Strong financials: \$650K gross income and approximately \$454K NOI (T12)
- Projected NOI nearing \$500K, offering a cap rate above 6% (inclusive of management fees)
- Stable, high-performing asset in the heart of Rexburg's thriving rental market

[www.athomerexburg.com/](http://www.athomerexburg.com/)



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# SUMMARY

## OCT 2024- SEPT 2025

	T12		F12	
Total Income	\$ 662,106.66		\$ 692,520.00 (Current rent roll)	
<b>Expenses</b>				
Advertising	\$922.74		\$922.74	
Carpet Cleaning	\$3,400.44		\$3,400.44	
Cleaning	\$4,607.06		\$4,607.06	
Insurance	\$9,295.00		\$9,295.00	
Management	\$42,839.45		\$42,839.45	
Postage	\$73.00		\$73.00	
Prop Taxes	\$54,672.32		\$54,672.32	
Repairs/Main	\$35,244.25		\$35,244.25	
Snow Removal	\$2,970.00		\$2,970.00	
State Fees	\$489.24		\$489.24	
Utilities	\$53,044.24		\$53,044.24	
<b>Total Expenses</b>	<b>\$207,557.74</b>	<b>31 %</b>	<b>207,557.74</b> <b>(T12 expenses)</b>	<b>30 %</b>
<b>Net Income</b>	<b>\$454,548.92</b>		<b>\$484,962.26</b>	
<b>Property Price</b>	<b>\$7,995,000.00</b>		<b>\$7,995,000.00</b>	
<b>Cap Rate</b>	<b>5.69%</b>		<b>6.07%</b>	





PHOTOS







PHOTOS





# AREA MAP

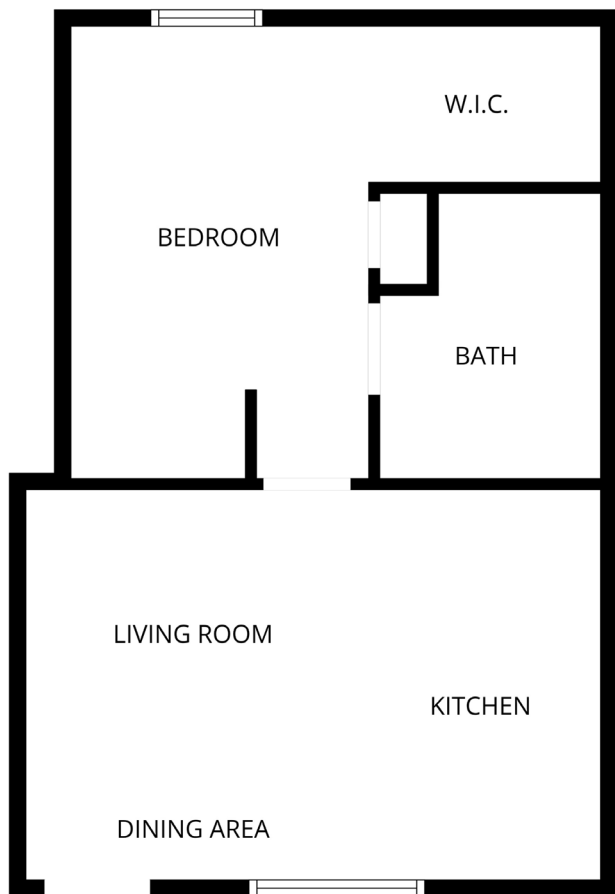


- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



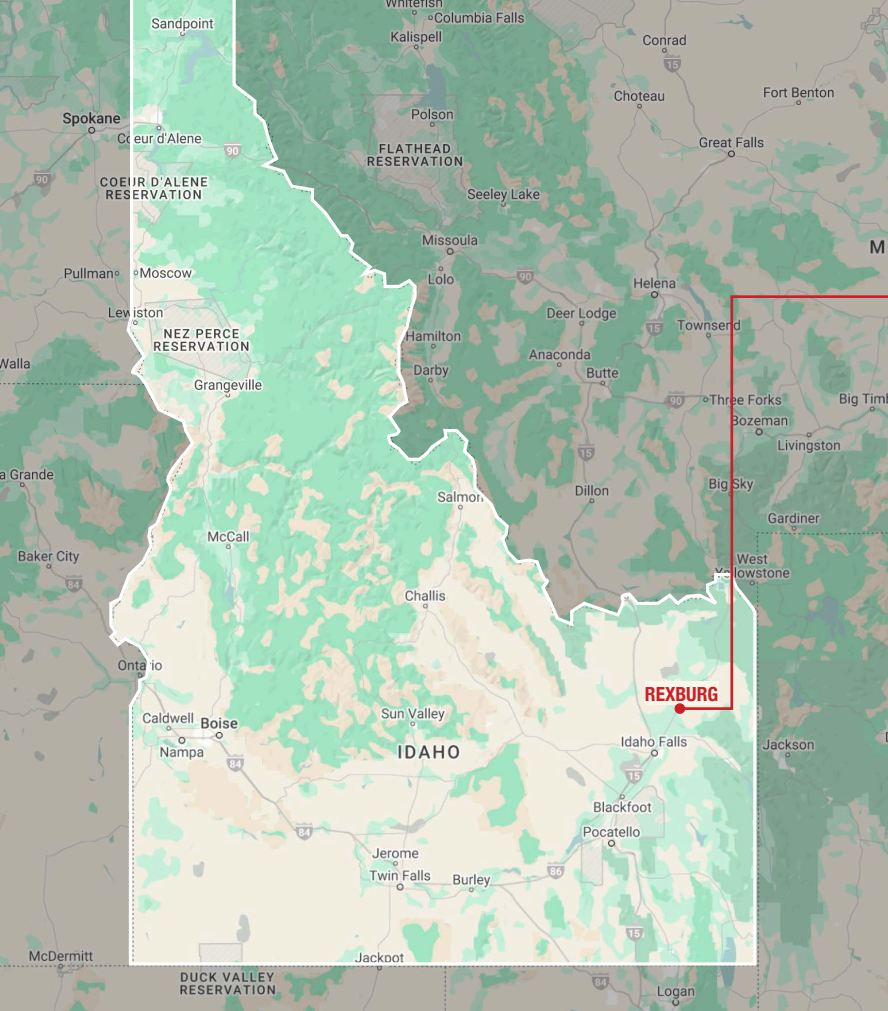
# FLOOR PLAN

1 BEDROOM



2 BEDROOM





# ABOUT REXBURG, ID

- Young, Highly Educated Workforce
- University Students Speak Languages From All Around The World
- Low Crime
- Growing Economy
- Business Friendly Politics
- Near Yellowstone National Park, Grand Teton National Park, Mesa Falls And A Host Of Other Outdoor Recreation Opportunities
- Madison County Is Home To More Than 50,000 Residents

# BYU IDAHO

## BYU Idaho is located in Rexburg, Idaho

Enrollment is 43,000 students with approximately 23,000 students on campus and 17,000 students participating remotely. BYU-Idaho is known for its strong academic programs, affordability, and a welcoming environment. Offering over 100 degree programs including Business Management, Nursing, Psychology, and Mechanical Engineering. Tuition is significantly lower than most universities, making BYU-Idaho one of the most affordable private institutions in the U.S.

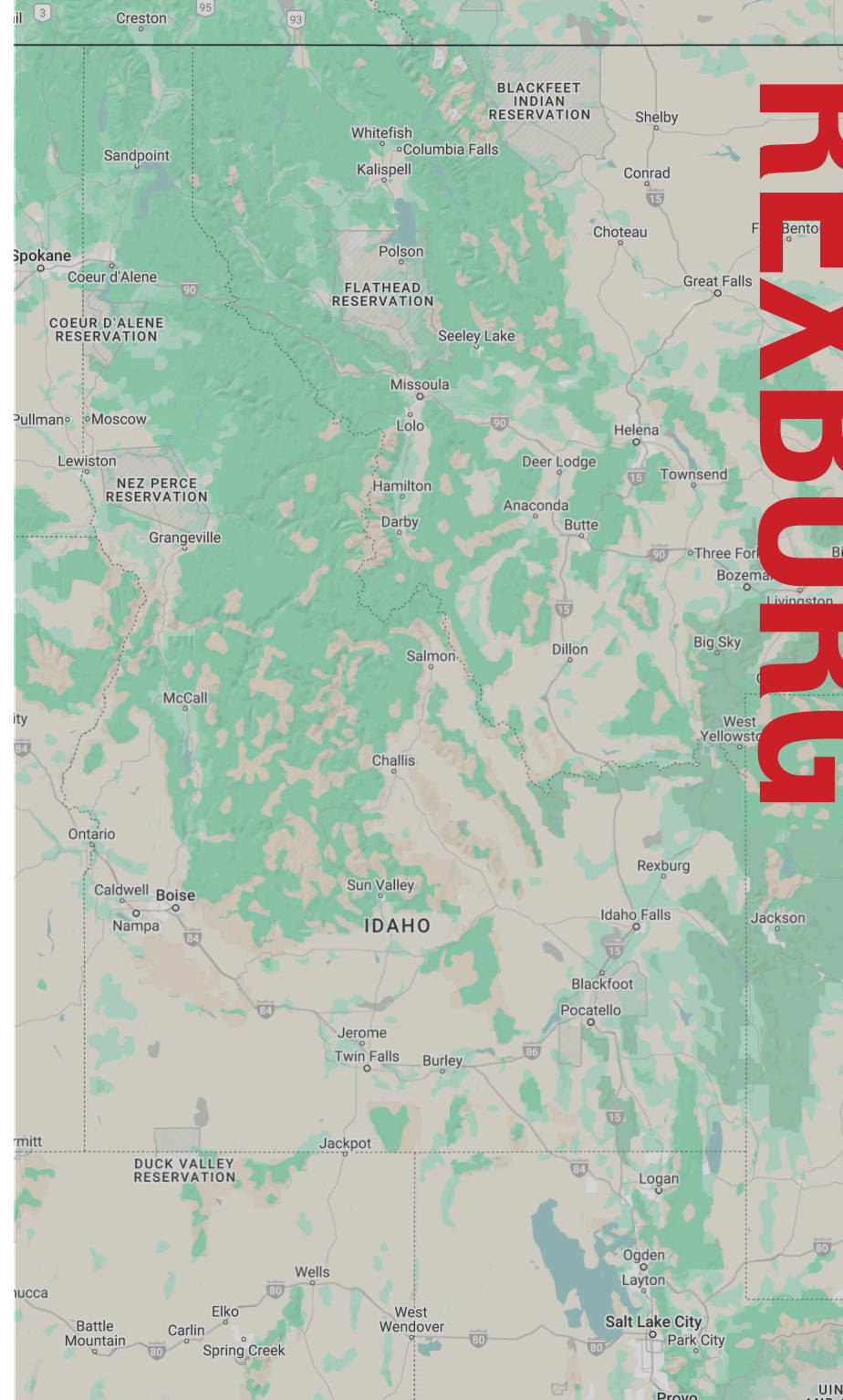
The school's strong alumni network provides support in various industries worldwide. In addition to its traditional learning paths, BYU Idaho supports the pathways program providing education to over 70,000 students in approximately 180 countries making the institution one of the lowest cost education opportunities serving one of the largest student populations of any university based in the United States.



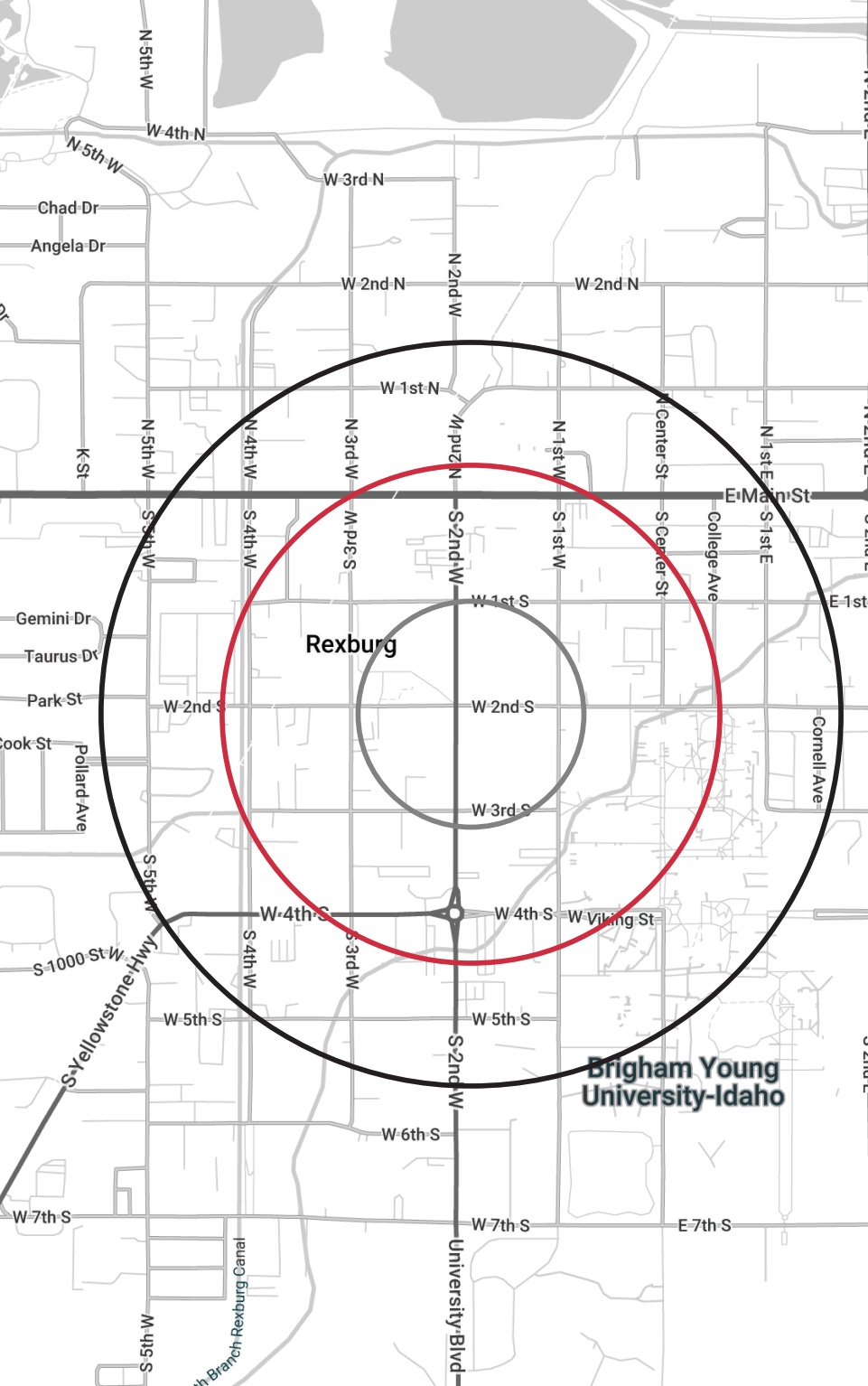
# REXBURG

- **Steady demand:** The population of Rexburg is growing, and there is a consistent demand for rental apartments.
- **Strong Demand Drivers:** The area benefits from a large population of young renters, primarily students, which keeps demand for rental housing robust.
- **Overall Market Stability:** Despite some fluctuations, the broader Idaho market has shown consistent price appreciation in 2025, and the long-term outlook for Rexburg multi-family is positive due to the housing shortage and demographic trends
- **Year-over-year rent increases are modest:** at 2.4 % increase in the past year.
- **Employment in Rexburg is growing:** in 2023 the workforce employed ~21,400 people, up ~2.17% from 2022
- **Unemployment is very low:** the region reported ~2.8% unemployment in mid-2024.

HOUSING	1-mile	3-mile	5-mile
2025   Total Housing Units	8,692	12,127	14,359
2025   Occupied	7,483	10,655	12,797
2025   Owner	1,198	3,280	5,093
2025   Renter	6,285	7,375	7,704
2025   Vacant	1,209	1,472	1,562







# DEMOGRAPHICS

POPULATION	3-mile	5-mile	10-mile
2024 Population	30,846	43,468	51,302
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	6,071	10,449	12,669
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$72,034	\$71,069	\$76,520

## Traffic Counts

STREET	AADT
South 2nd West	13,500
East Main Street	16,000



# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## Summary Documents

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## No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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