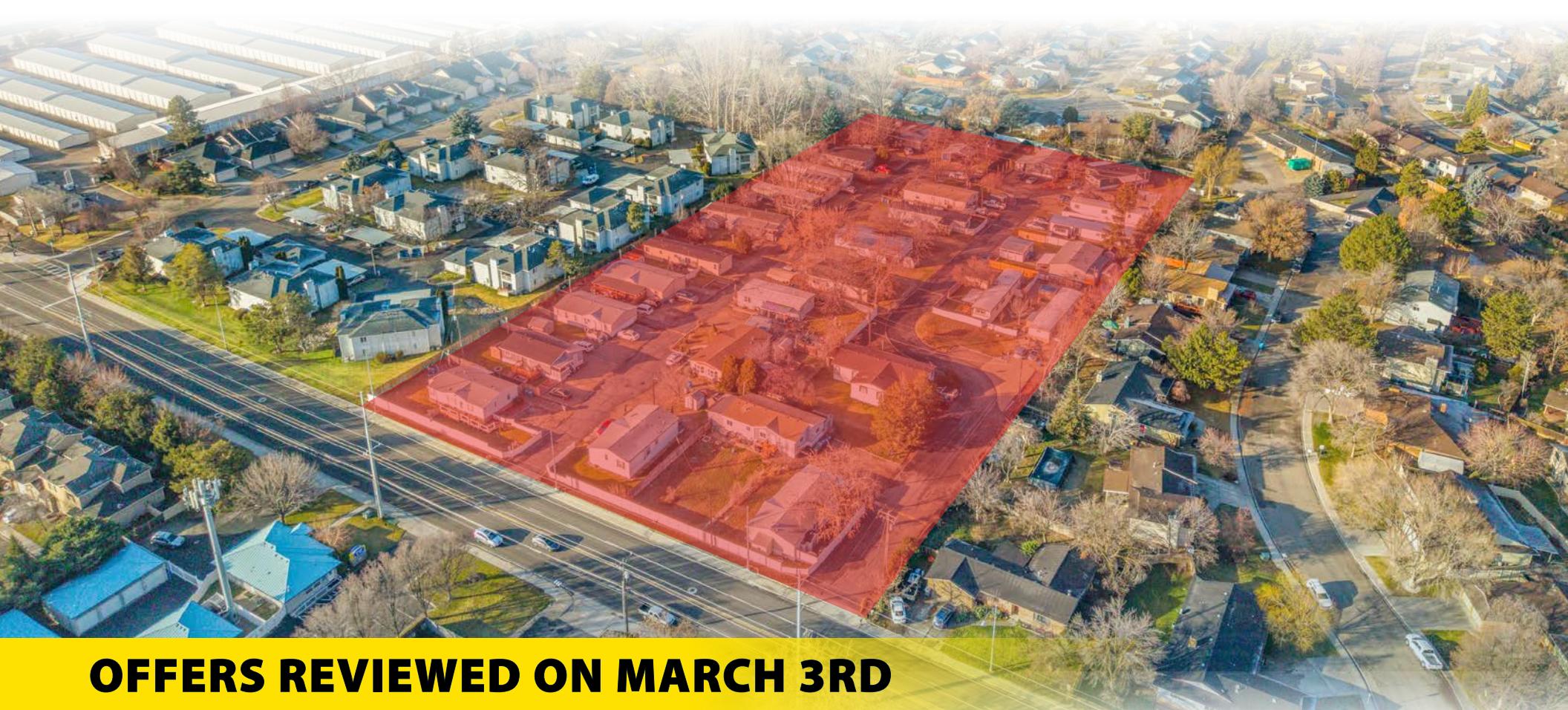


MAPLE HILLS MANUFACTURED HOUSING COMMUNITY

445 S MAPLE GROVE RD | BOISE, ID 83709



OFFERS REVIEWED ON MARCH 3RD

TOK
COMMERCIAL

\$3,500,000

SALE PRICE

28

SPACES

5.5%

2026 NOI - CAP RATE

\$125,000

PRICE PER SPACE



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ANDREW BOESPFLUG
208.284.9946 | andrew@tokcommercial.com



OFFERING HIGHLIGHTS

- **BOISE PROPER LOCATION**
- **100% OCCUPIED**
- **100% TENANT OWNED HOMES**
- **1 PARK FINANCED HOME**
(FOR SALE AT ADDITIONAL \$32,000 UNPAID PRINCIPAL BALANCE)
- **CITY WATER AND SEWER**
- **ASPHALT STREET**
- **\$750 PER MONTH RENT EFFECTIVE 5/1/2026**
(NOTICED 1/29/2026)
- **POTENTIAL FOR A 29TH SPACE**

OFFERING OVERVIEW

PROPERTY ADDRESS

445 S MAPLE GROVE RD | BOISE, ID 83709

PROPERTY TYPE

MOBILE HOME PARK

NO. OF SPACES

28

YEAR BUILT

1965

FLOOD ZONE

ZONE X

OFFERING PRICE

\$3,500,000

PRICE PER SPACE

\$125,000

2026 NOI - CAP RATE

5.5%

OCCUPANCY

100%

ZONING

CITY OF BOISE - R2

LAND SIZE

4.82 ACRES

STREET TYPE

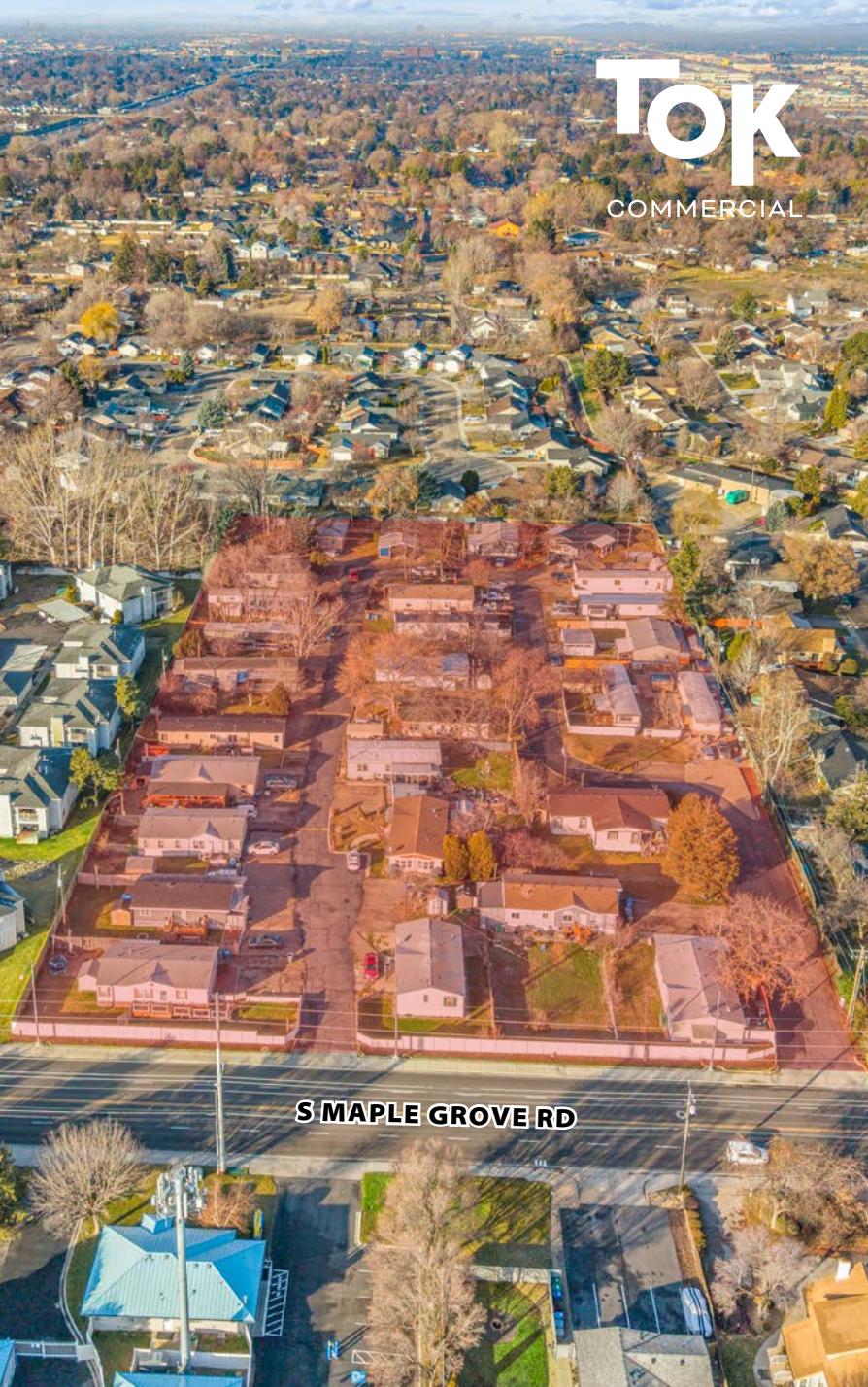
ASPHALT

STREET WIDTH

20'

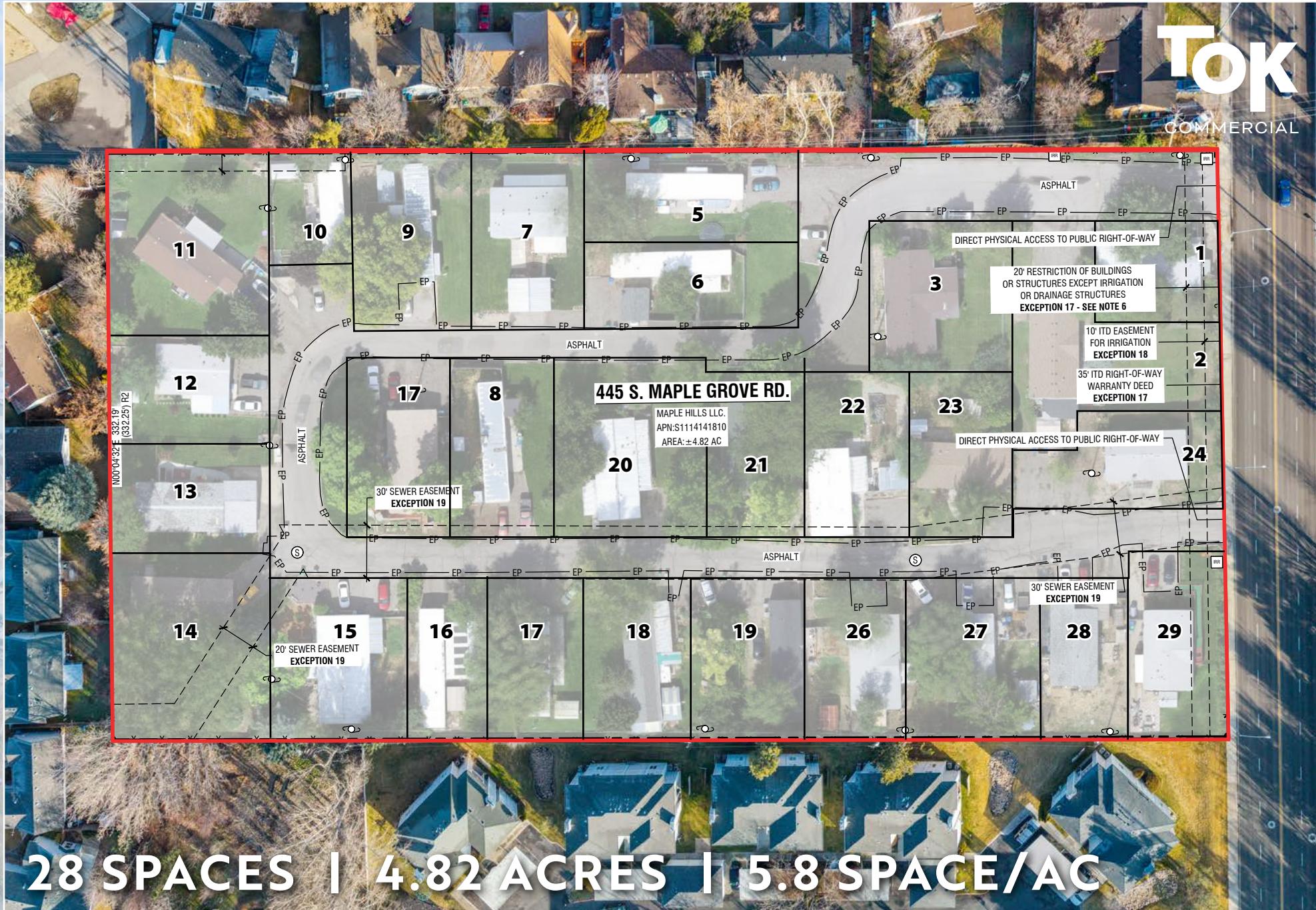
COMMUNITY TYPE

ALL AGE



UTILITY DETAILS

UTILITY	PROVIDER	METERED	PAYEE
ELECTRICITY	IDAHO POWER	DIRECTLY METERED	TENANT
GAS	INTERMOUNTAIN GAS	DIRECTLY METERED	TENANT
WATER	VEOLIA WATER TECHNOLOGIES	NONE	LANDLORD SUBMETERED TO TENANT
SEWER	CITY OF BOISE	NONE	LANDLORD SUBMETERED TO TENANT
TRASH	REPUBLIC SERVICES	NONE	TENANT
IRRIGATION	WELL	MASTER METERED	LANDLORD



28 SPACES | 4.82 ACRES | 5.8 SPACE/AC

UPDATED: 2.9.2026

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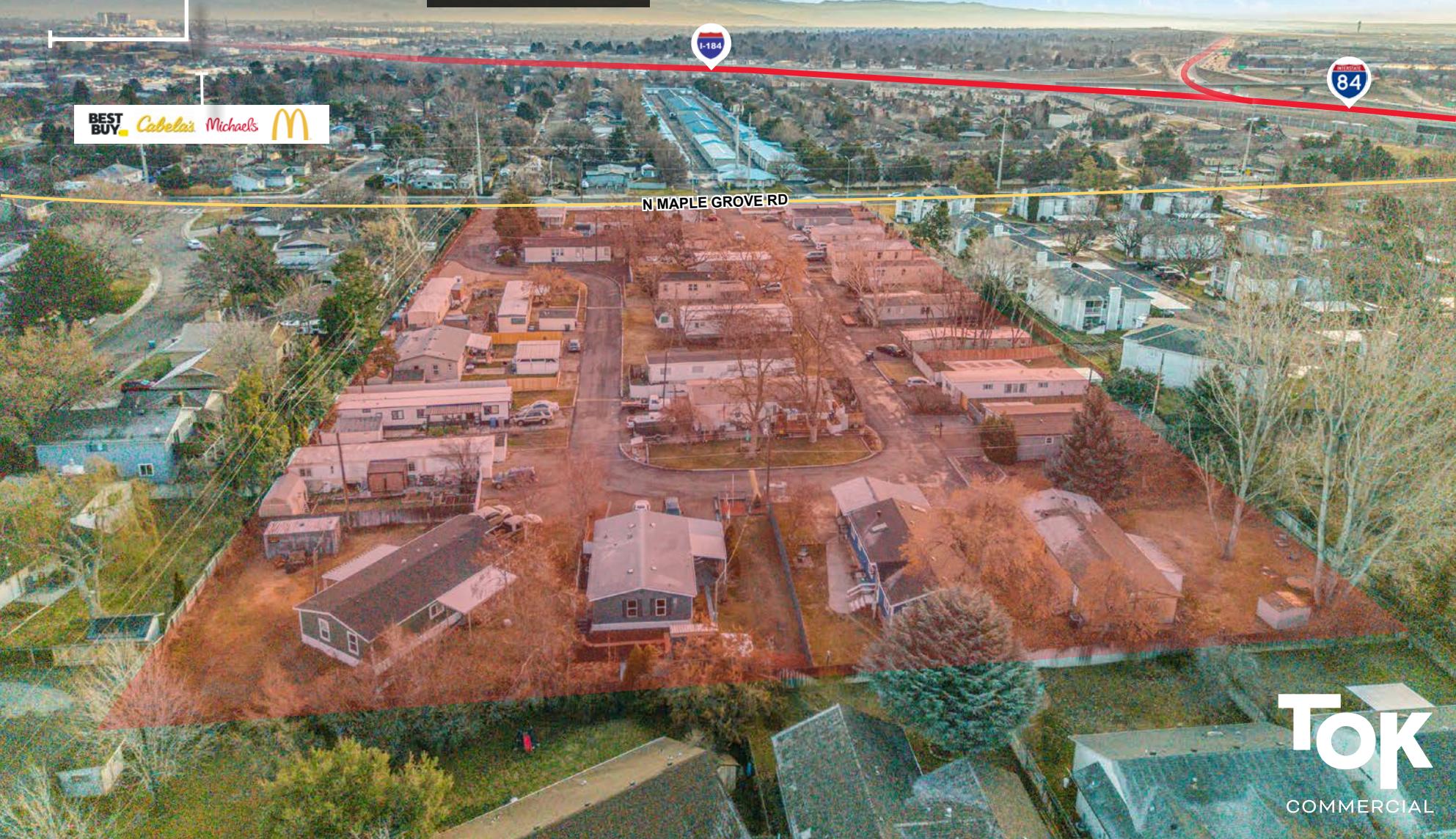
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BOISE TOWNE SQUARE MALL



CONVENIENT WEST BOISE LOCATION

DOWNTOWN BOISE
5.7 MILES / 11 MIN



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DOWNTOWN MERIDIAN
5.8 MILES / 15 MIN



W SHOUP AVE

N MAPLE GROVE RD

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1 MILE RADIUS



POPULATION

12,561



HOUSEHOLDS

5,332



AVG. HOUSEHOLD INC.

\$79,763

3 MILE RADIUS



POPULATION

104,842



HOUSEHOLDS

44,415



AVG. HOUSEHOLD INC.

\$99,933

5 MILE RADIUS



POPULATION

264,221



HOUSEHOLDS

112,795



AVG. HOUSEHOLD INC.

\$114,269

UPDATED: 2.9.2026

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FINANCIAL SUMMARY

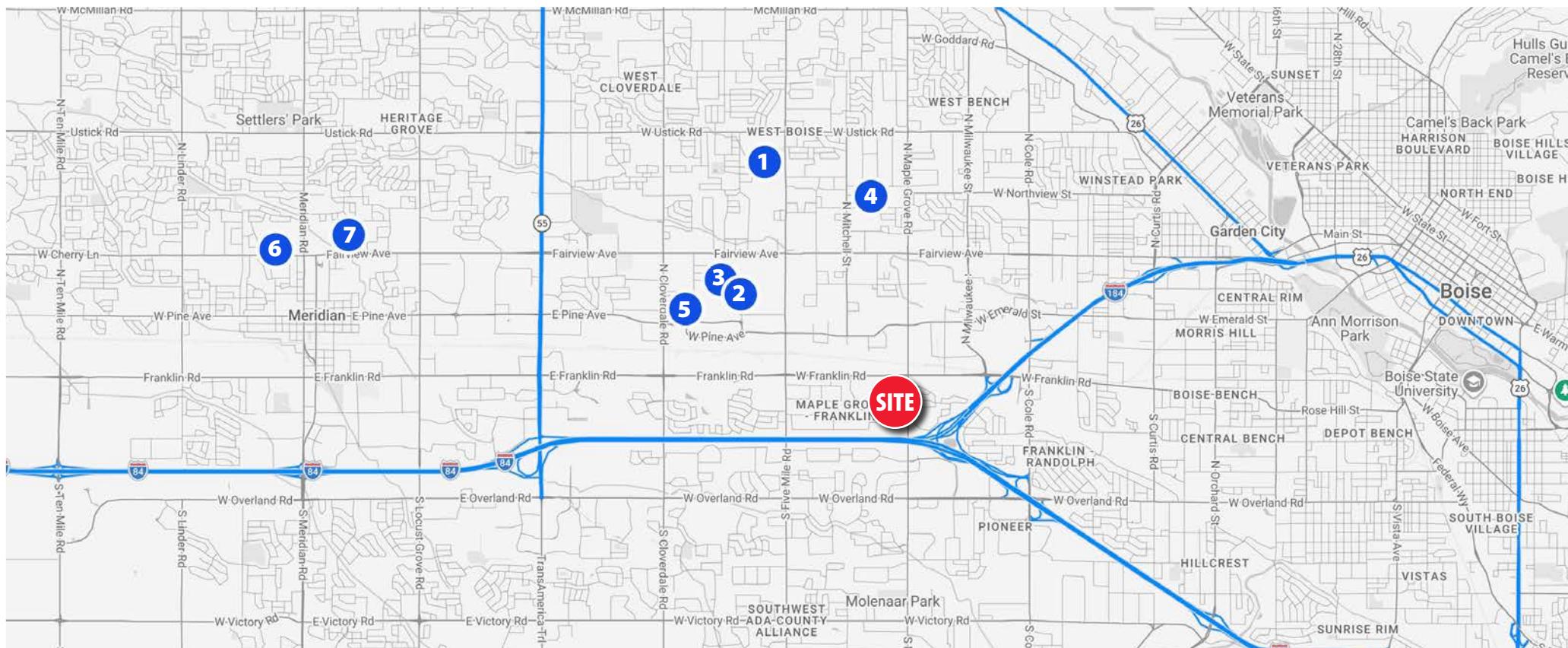


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RENT SURVEY

Comparable	Address	City	State	Spaces	Rent	W	S	T	Other	Adj. Rent
1 Arrowrock	2725 North Five Mile Road	Boise	ID	125	\$995	\$0	\$0	\$0	\$0	\$995
2 Rustic Acres MHC	2725 N Five Mile Rd	Boise	ID	294	\$1,020	\$29	\$0	\$0	\$0	\$991
3 Maple Grove Estates	8597 W Irving Ln	Boise	ID	271	\$722	\$0	\$0	\$0	\$0	\$722
4 Sunflower Community	9370 Sunflower Lane	Boise	ID	62	\$595	\$22	\$43	\$0	\$0	\$530
5 West Meadow Estates	120 West Driftwood	Boise	ID	178	\$824	\$22	\$43	\$0	\$0	\$759
6 Meridian Cherry Lane	314 West Cherry Lane	Meridian	ID	68	\$575	\$29	\$69	\$27	\$0	\$450
7 Fairview Terrace Estates	700 East Fairview Avenue	Meridian	ID	200	\$699	\$0	\$0	\$0	\$0	\$699
Comparables Average				171	\$776					\$735

Subject	445 S. Maple Grove	Boise	ID	29	\$750	\$0	\$0	\$0	\$0	\$750
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