

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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RENT SURVEY



ANDREW BOESPFLUG

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UPDATED: 2.9.2026

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← **DOWNTOWN BOISE**
5.7 MILES / 11 MIN



- **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

ZONING

CITY OF BOISE - R2

LAND SIZE

4.82 ACRES

STREET TYPE

ASPHALT

STREET WIDTH

20'

COMMUNITY TYPE

ALL AGE

OFFERING PRICE

\$3,500,000

PRICE PER SPACE

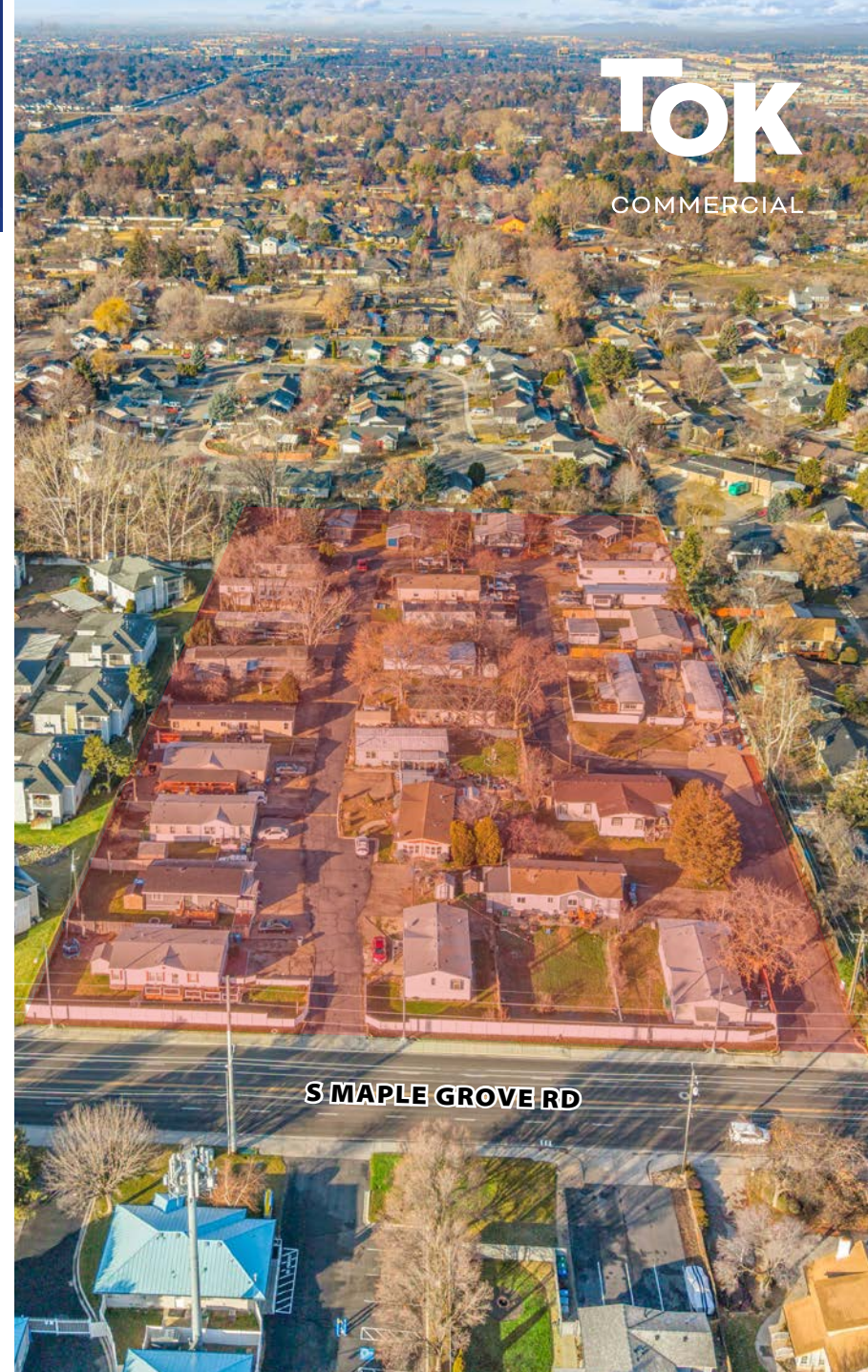
\$125,000

2026 NOI - CAP RATE

5.5%

OCCUPANCY

100%



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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

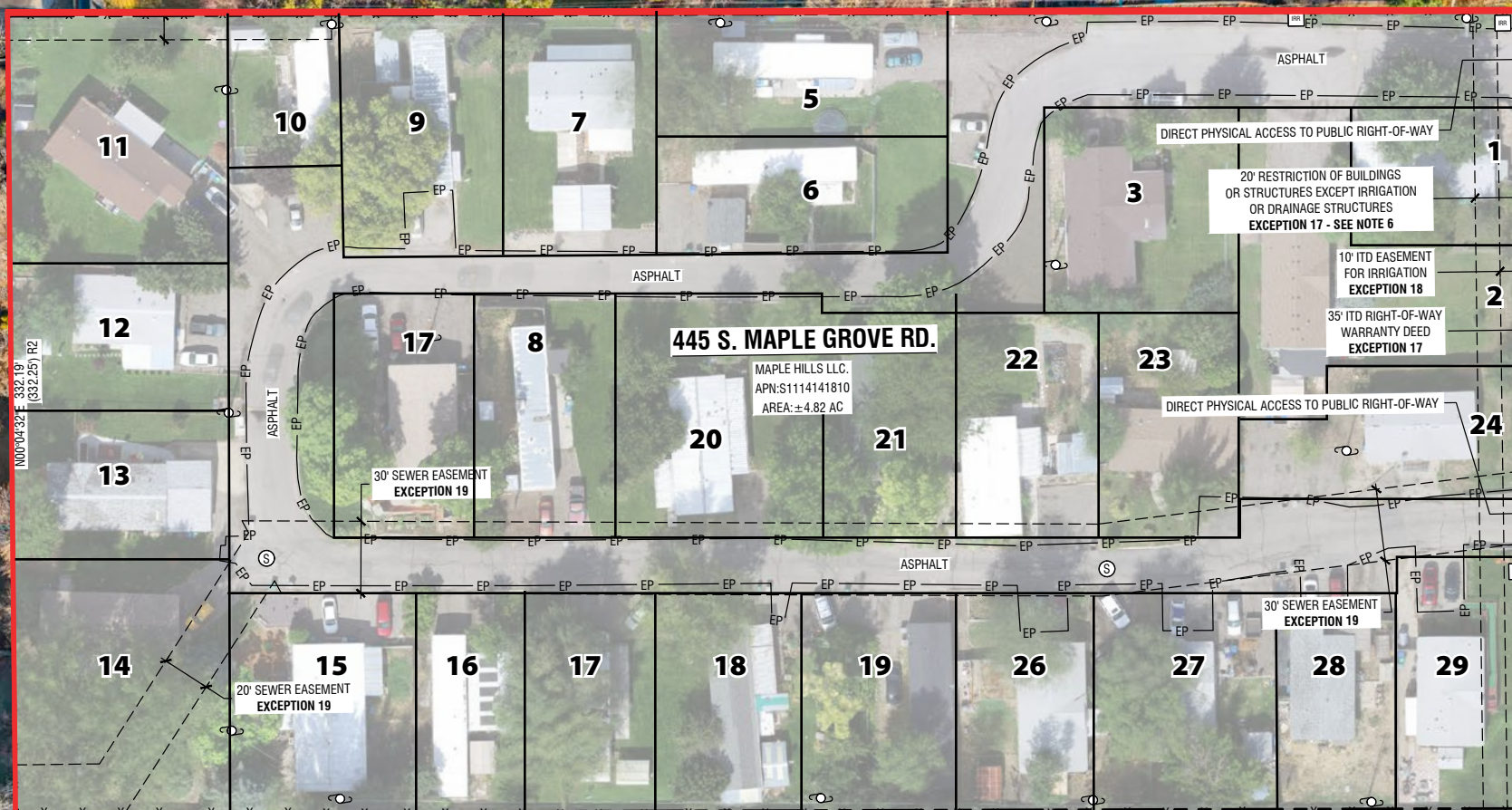
MASTER METERED

LANDLORD

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28 SPACES | 4.82 ACRES | 5.8 SPACE/AC



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BOISE TOWNE SQUARE MALL

ZALES PANDORA KAY JEWELERS zumiez See's CANDIES
Wetzel's Pretzels GameStop lululemon TORRID H&M
HOT TOPIC DQ ELITE BAKERY Sbarro
FOSSIL WORKSHOP francesca's
AÉROPOSTALE HOLLISTER SHOE DEPT. VANS
ENCORE WILLIAMS-SONOMA

CONVENIENT WEST BOISE LOCATION

← DOWNTOWN BOISE
5.7 MILES / 11 MIN



BEST BUY Cabela's Michaels M

N MAPLE GROVE RD

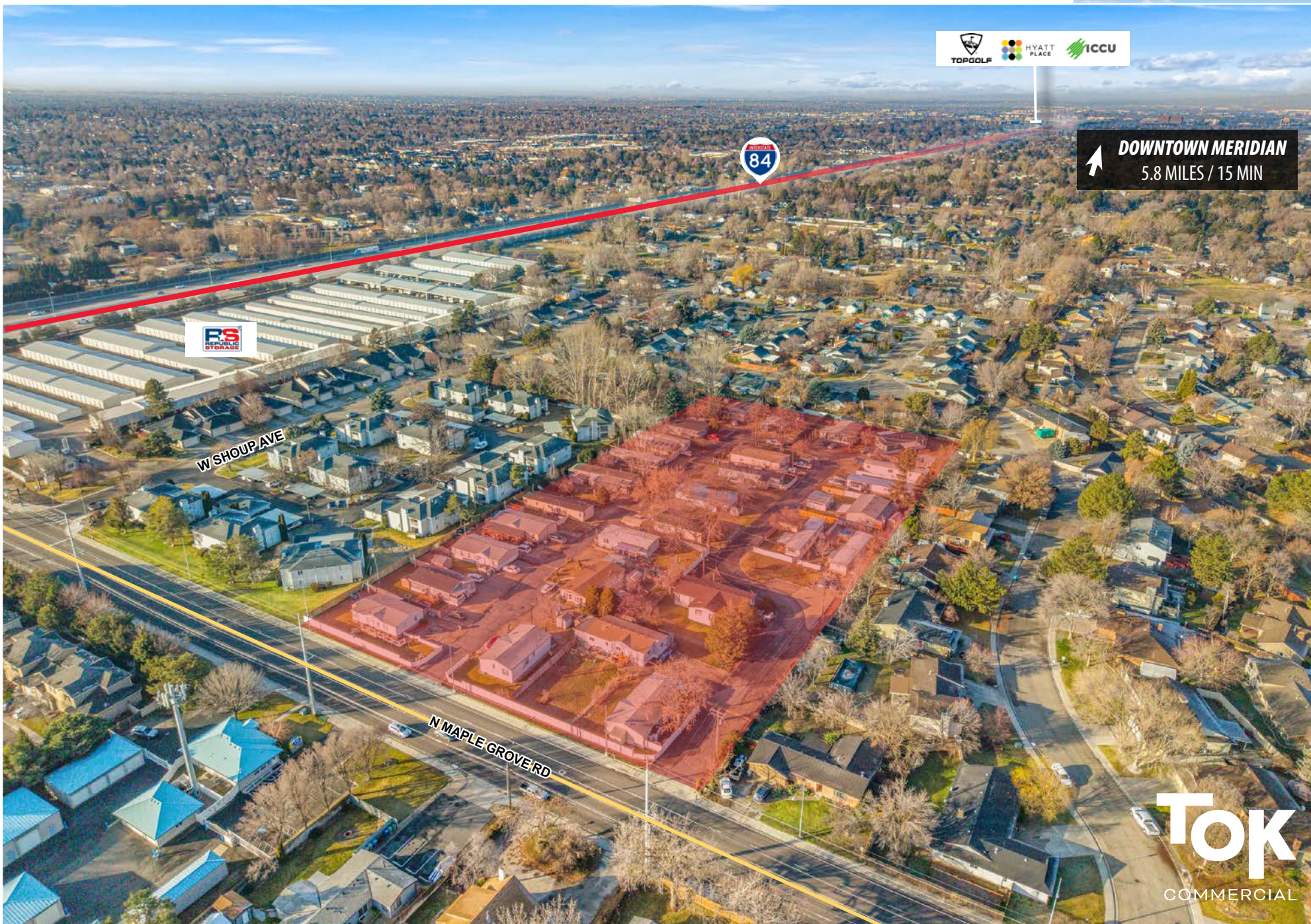
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W SHOUP AVE

N MAPLE GROVER RD



DOWNTOWN MERIDIAN
5.8 MILES / 15 MIN



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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

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FINANCIAL SUMMARY

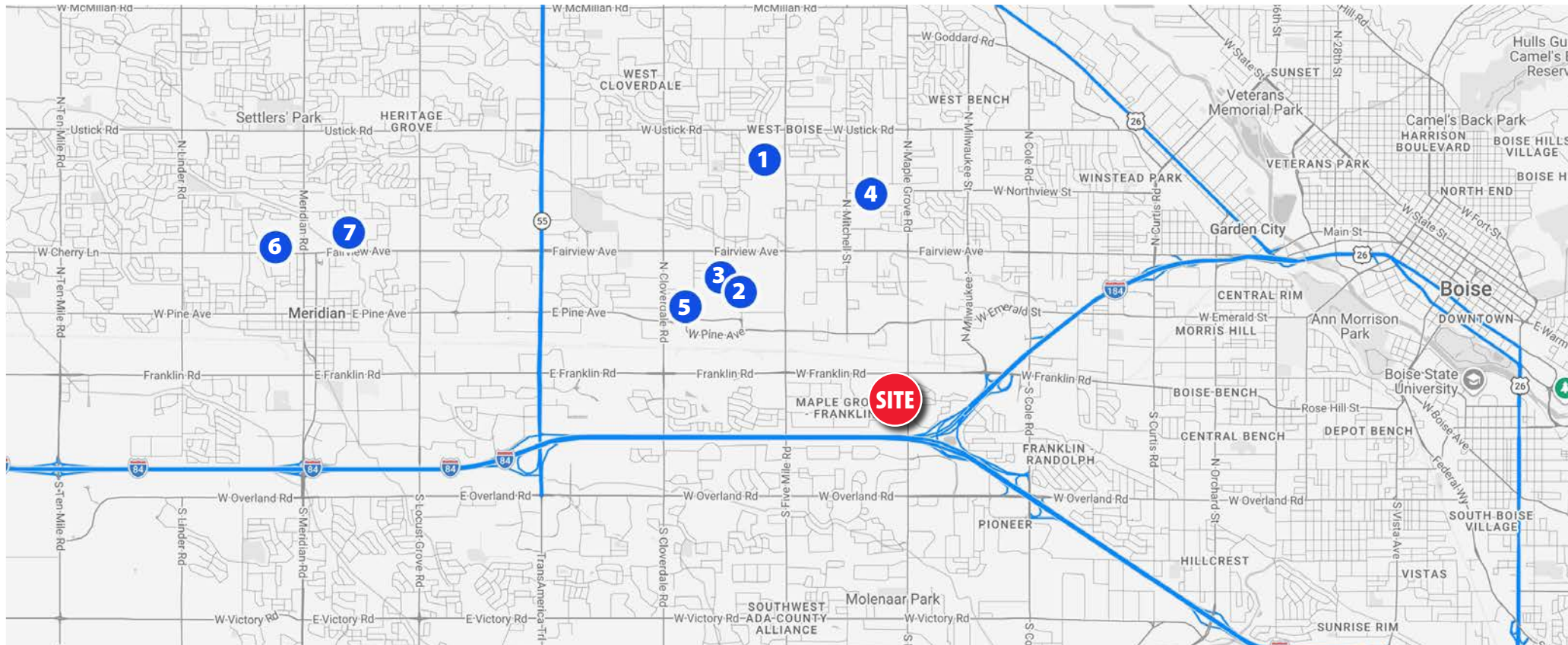


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RENT SURVEY

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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