



AVONLEA APARTMENTS

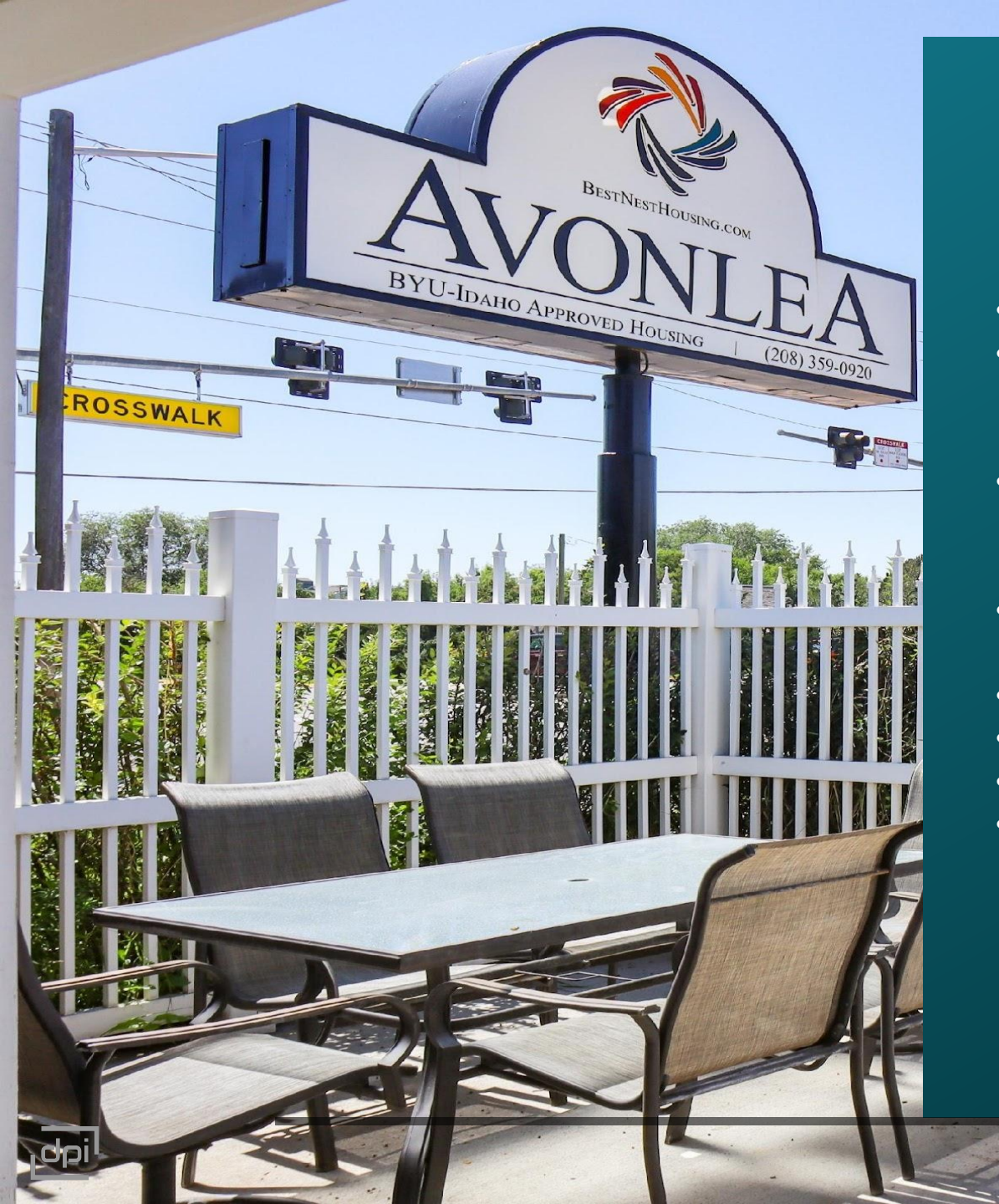
- *BYU-Idaho Approved Housing – 79 Beds (16 units)*

THE OFFERING



Avonlea Apartments

- 271 South 2nd West
- 16 Units
- 79 Beds (Mix of 6-Man, 4-Man, and 3-Man Units)
- Men's BYU-Idaho Approved Housing



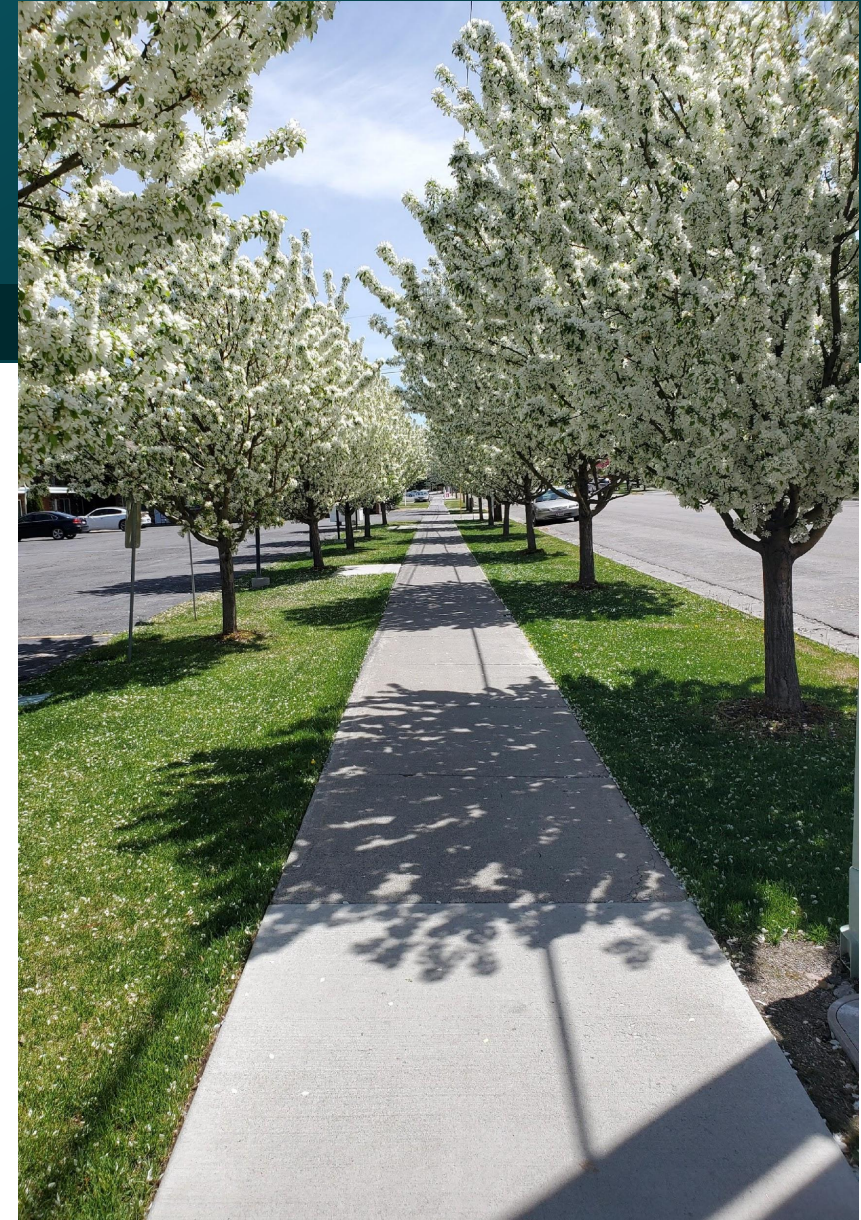
HIGHLIGHTS

- Property is less than 1 block away from BYU-Idaho.
- Rexburg, Idaho is currently the 4th fastest-growing micropolitan city in America and is consistently ranked well in safety statistics, education, and opportunity for small businesses.
- Rexburg is in a prime location in Southeast Idaho. Located just 80 miles from Yellowstone and the Grand Teton National Parks, Rexburg is the gateway to adventure!
- Rexburg is continually ranked as Idaho's safest city. In 2023, Rexburg was ranked as the 10th safest city in the USA.
- New roof installed in 2025.
- New water heaters for all units installed between 2023 and 2024.
- Potential for additional beds.
- New main water line installed in 2024.

INVESTMENT HIGHLIGHTS

Avonlea Apartments

- 79 BYU-I Approved Housing beds between 16 units.
- Each unit is very spacious with large bedrooms.
- Two laundry spaces in the building for residents.
- Within the unit mix, there is a townhouse and a unit with a washer and dryer.
- Adjacent to other large student-housing properties.
- Bedroom areas each have their own on-suite bathrooms.
- Gorgeous lounge with a movie room, foosball, ping pong, piano, and study room.
- Large storage area in the basement.



PRICING

Properties	Units	Rental Contracts	Contract Pricing/Semester	Rent Totals	Annualized	Sales Price
Avonlea – 6-Man Units	7	42	\$1,115	\$46,830	\$140,490	-
Avonlea – 4-Man Units	4	16	\$1,195	\$19,120	\$57,360	-
Avonlea – 3-Man Units	3	9	\$1,235	\$11,115	\$33,345	-
Avonlea – Townhouse	1	6	\$1,295	\$7,770	\$23,310	-
Avonlea – In-unit Washer/Dryer	1	6	\$1,335	\$8,010	\$24,030	-
TOTAL	16	79	\$1,115-\$1,335	\$92,845	\$278,535	\$3,300,000

PROPERTY IMAGES



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THANKYOU

For more information, please email 67devin@gmail.com or
call (801) 448-4932.