

INVESTMENT OPPORTUNITY

16 Unit Apartment Community (8 duplex buildings)

1009 E Kuna Rd.—Kuna, Idaho

\$855,000



PROPERTY HIGHLIGHTS

- 16 Units (8 duplex buildings on one parcel)
- 1.383+/- Acres
- Built in 2002
- Single story, wood frame/stucco construction
- Each unit is over 1,000 sf (16,576 Leasable sf)
- Zoned R-16
- Ample parking
- Great location—easy access to Meridian Rd.
- Quiet setting with no neighbors to the South
- Great rental history

INVESTMENT INFORMATION

INCOME		
Annual Gross Rents		\$ 117,780.00
Less Vacancy	8.0%	\$ (9,422.40)
Annual Effective Rent		\$ 108,357.60
EXPENSES		
Property Taxes		\$ 14,175.00
Insurance		\$ 3,583.00
Utilities		\$ 9,923.00
Repairs/Maintenance		\$ 8,435.00
Advertising		\$ 100.00
Property Management		\$ 8,669.00
Maintenance Reserves		\$ 2,500.00
Total Operating Expenses		\$ 47,385.00
Net Operating Income (NOI)		\$ 60,972.60
CAP Rate		7.0%



COMMERCIAL
NORTHWEST



A FULL SERVICE COMMERCIAL
REAL ESTATE COMPANY



Nancy Lemas

KW Commercial-Commercial Northwest

(208) 344-0288 phone (208) 344-0287 fax

(208) 250-3376 cell (208) 344-6275 direct

Nancy@commercialnw.com www.commercialnw.com Keller Williams Realty-Boise

