

FOR SALE

5 RESIDENTIAL UNITS FOR SALE



PROPERTY INFORMATION

PROPERTY TYPE	Five-unit Income Property for sale
LOCATION	W of Substation Rd on E Main St
ACRES	1.40 Acres
UTILITIES	Private septic and well
PRICE	\$874,900
CAP RATE	Over 6.15% on pro forma income (<i>see page 3 for income analysis</i>)

HIGHLIGHTS

- Five residential income units with significant upside potential
- Possibility to subdivide to individual units
- Potential for annexation and subdivision
- Incredible income opportunity under \$1,000,000
- Housing demand in Emmett has never been greater
- Fantastic opportunity for rent appreciation/higher yields than most residential investments

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

A division of **NAISelect**

BRIAN RALLENS
208.761.0924 | brian@rallensrealty.com

BEN FULCHER
208.859.7407 | bfulcher@naiselect.com

RALLENS REALTY
CONSULTANTS

PRO FORMA FINANCIALS

Date of Valuation	11/15/2021
Lease Type	
Market Vacancy Rate (%)	0.00%
Cap Rate (%)	6.15%
Income Statement	
Base Gross Income (\$)	\$72,000
Expense Reimbursements (\$)	\$0
Other & Misc Income (\$)	\$0
Real Estate Taxes (\$)	\$2,948
Insurance Expense (\$)	\$2,000
Utility Expenses	\$4,845
Repairs & Maint Expense (\$)	\$2,500
Owners Association dues (\$)	
Management	\$5,760
Other Misc Expense (\$)	\$0
Total Operating Expenses (\$)	\$18,053

Total Potential Gross Income	\$72,000
Vacancy Allowance	\$0
Effective Gross Income	\$72,000
Operating Expenses	\$18,053
Net Operating Income	\$53,947
Income Valuation as of 10/01/2021	\$877,185

Unit	Beds	Baths	Projected Monthly	Projected Annual
140	3	2	\$ 1,400.00	\$ 16,800.00
142	3	1	\$ 1,300.00	\$ 15,600.00
144	2	1	\$ 1,100.00	\$ 13,200.00
146	2	1	\$ 1,100.00	\$ 13,200.00
148	2	1	\$ 1,100.00	\$ 13,200.00
			\$ 6,000.00	\$ 72,000.00

**2020 actual income was \$39,850 due to forbearance/below-market rents*

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

BRIAN RALLENS

208.761.0924 | brian@rallensrealty.com

BEN FULCHER

208.859.7407 | bfulcher@naiselect.com



rallensrealty.com

142 NIELSEN LN Emmett, ID 83617

A division of
Naiselect



This information, while not guaranteed, is from sources we believe to be reliable.
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

BRIAN RALLENS

208.761.0924 | brian@rallensrealty.com

BEN FULCHER

208.859.7407 | bfulcher@naiselect.com



rallensrealty.com

142 NIELSEN LN Emmett, ID 83617

A division of
NAISelect



This information, while not guaranteed, is from sources we believe to be reliable.
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

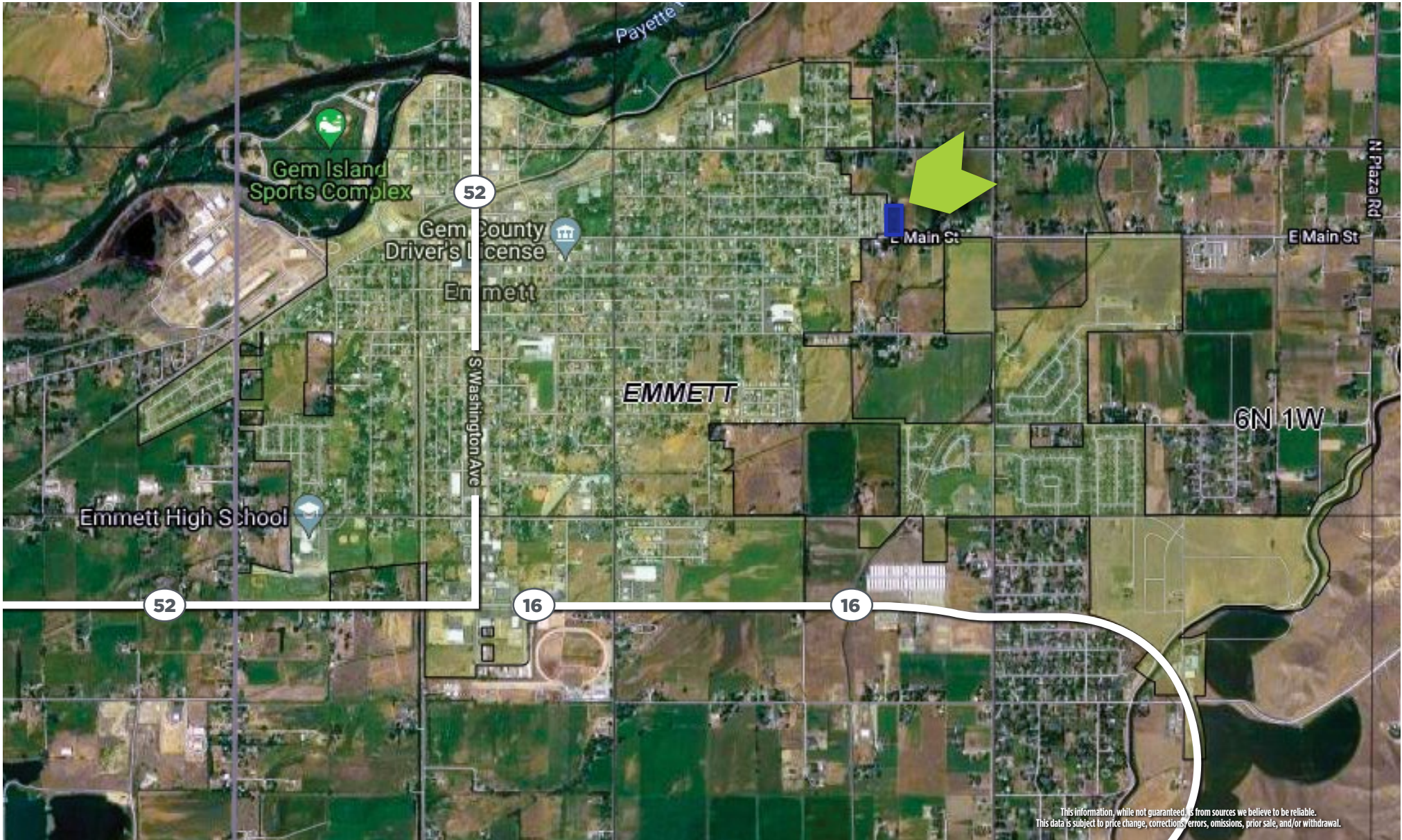
BRIAN RALLENS
208.761.0924 | brian@rallensrealty.com

BEN FULCHER
208.859.7407 | bfulcher@naiselect.com

 rallensrealty.com

142 NIELSEN LN Emmett, ID 83617

A division of
NALSelect



This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

BRIAN RALLENS

208.761.0924 | brian@rallensrealty.com

BEN FULCHER

208.859.7407 | bfulcher@naiselect.com



rallensrealty.com