

**MICHENER
INVESTMENTS** LLP
COMMERCIAL REAL ESTATE

NNN Leased Idaho Single Family Home Portfolio for Sale

Location: Southwestern Idaho - 8 homes - Southeastern Idaho – 5 homes
(Homes can be purchased as packages of 5, 8 or 13)

Sales Price:

Southwestern Idaho - 8 homes.....\$3,876,000(4.5% Cap)
Southeastern Idaho - 5 homes..... \$2,422,000(4.5% Cap)
Southwestern/Southeastern Idaho - 13 Homes.....\$6,298,000(4.5% Cap)

Lease Terms:

- All the homes are leased to a regional housing provider.
- Tenant provides all management and maintenance (under \$5,000).
- The Landlord is responsible for the major replacement of the structure and operating systems (over \$5,000).
- Approximately 3 years remaining on the existing lease with options to extend thru 2027.
- Tenant can terminate the lease early with notice and payment of fee.
- All homes have independent leases on each home.
- 3% annual increases through initial term and options.

Miscellaneous:

- Seller has owned these homes for over 24 years
- Current tenant has occupied the homes for 9 years
- The homes are single level with +/- 2,000 sq ft
- The layout is 3/4 bedrooms with 2 baths
- The average age of the home is 24 years
- This is a confidential Listing. Please call for additional information

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The above 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.

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