

**MICHENER
INVESTMENTS** LLP
COMMERCIAL REAL ESTATE

NNN Leased Idaho Single Family Home Portfolio for Sale

Location: Meridian, ID - 7 homes, Nampa, ID – 1 home and Idaho Falls, ID – 5 homes (Homes can be purchased as packages of 5, 8 or 13 homes)

Sales Price:

Meridian/Nampa Idaho - 8 homes...	\$3,876,000(4.65% Cap)
Idaho Falls, Idaho - 5 homes.....	\$2,422,000(4.65% Cap)
Meridian/Nampa/Idaho Falls, Idaho - 13 Homes.....	\$6,298,000(4.65% Cap)

Lease Terms:

- All the homes are leased to a national 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 2 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 over 2,000 sq ft
- The layout is 3 or 4 bedrooms with 2 baths
- The average age of the home is 24 years
- Please call for additional information

Agent: Lawrence A. Ross Cell: 208-861-9909
lawrence@michenerinvestments.com

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.

1412 W. Idaho #110 · Boise, Idaho 83702 · (208) 336-3202
www.michenerinvestments.com