

# AVAILABLE

## North Boise 8-Plex Investment Property

### Hays Street Apartments

602 W Hays Street, Boise, Idaho

SALE PRICE: ~~\$525,000~~

**Price  
Reduced to  
\$450,000**

BLDG SIZE: +/- 4,200 SF

PRICE/UNIT: \$56,250

PRICE/SF: +/- \$107.00

CAP RATE: 8.0%

#### PROPERTY HIGHLIGHTS

- ◆ Four on-site parking spaces with additional street parking
- ◆ Eight 525 SF one-bed, one bath units
- ◆ Forced air heat in most units
- ◆ Dishwasher and disposal in most units
- ◆ Convenient access to Downtown Boise and Boise's popular North End



#### CONDENSED BROKER PROFORMA

Type	Monthly Income	Annual Income
8 Units @ \$500	\$4,000	\$48,000
Other Income		2,000
Effective Gross		50,000
Property Expenses (\$1,070/unit)		(8,572)
Net Operating Income		\$41,248



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