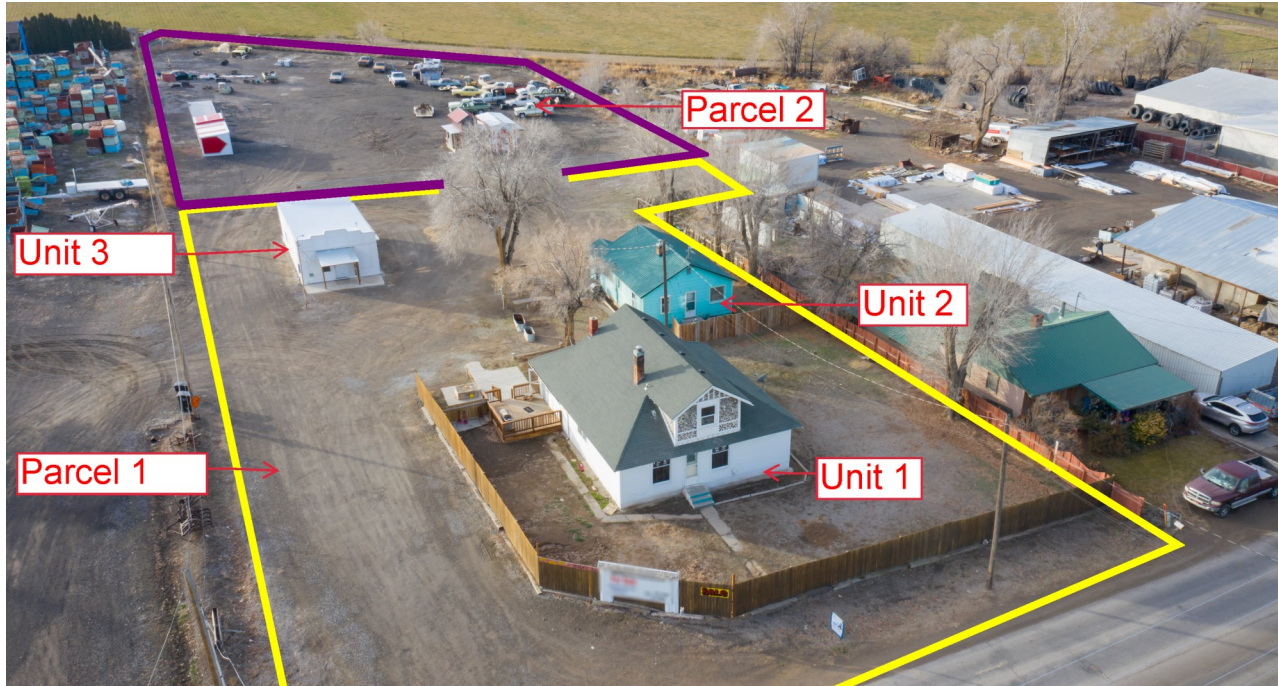


INVESTMENT PROPERTY FOR SALE

1225 BURLEY AVE
BUHL, ID 83316



OFFERING SUMMARY

SALE PRICE:	\$736,000
YEAR BUILT:	1918,1940,1918
CAP RATE:	6%
SQUARE FOOTAGE:	4,476 +/-
ACRES:	2.12+/-
TAXES 2022:	\$4,813

PROPERTY DESCRIPTION

Cap rate is 6%, parcel 1 has three separate houses with potential for fourth home all three have been updated. Unit 1 is the white house 4-bed 1 bath 2,435+- sf. Unit 2 is the green house 3-bedroom 1 bath 1,321 +/- sf. Unit 3 is a 1-bedroom/1 bath studio 720+- Sf, and each unit is on its own meter for gas and electric. Property is on one water meter averaging \$200+- a month. Parcel 2 is 1.313 +/- acres with a chain link fence, and a 50 ft . +/- cement pad for storage units half of lot is being rented for \$600 a month and the other half is being advertised for lease for \$600 a month and that is included in the operating gross income of \$50,400. Parcel 1 can be sold separately.

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