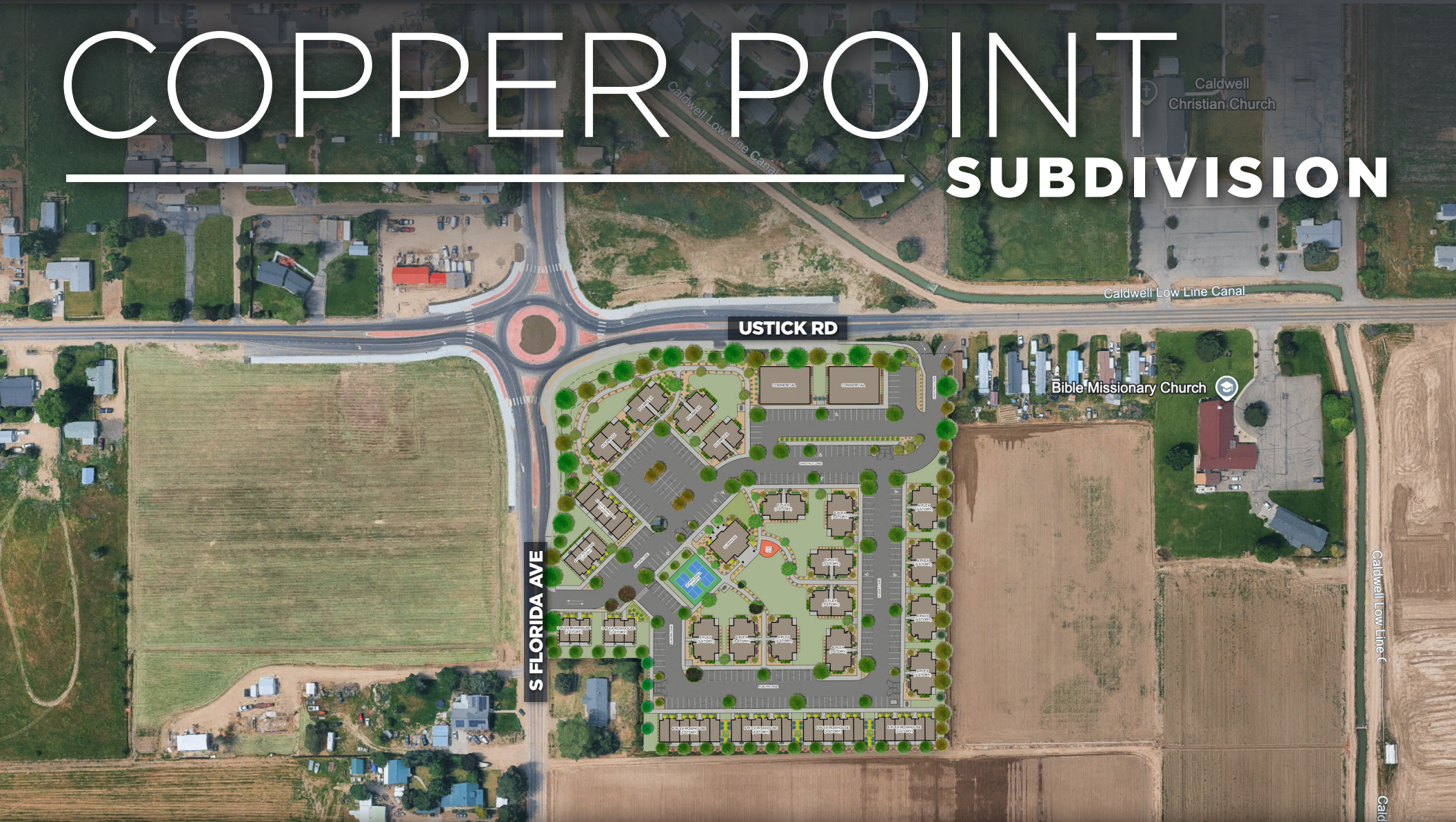


FULLY APPROVED MIXED-USE 128-UNIT DEVELOPMENT IN CALDWELL, ID

COPPER POINT SUBDIVISION



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COPPER POINT SUBDIVISION CALDWELL, ID 83651

Fully Approved Mixed-Use
128-Unit Development

FOR SALE



PROPERTY INFORMATION

ADDRESS	4125 & 4211 S Florida Ave Caldwell, ID 83651
PROPERTY TYPE	Approved Mixed-Use Development Land
COUNTY	Canyon County
LAND SIZE	±8.53 Acres
ZONING	R-2 with DA
COMP PLAN	Community Center
PRICE	\$3,490,000

HIGHLIGHTS

- Fully approved project with preliminary plat for 128 multifamily units on 42 lots, including:
 - 12 Triplex Townhomes
 - 5 Fourplex Townhomes
 - 12 Sixplex Apartment Buildings
- Horizontal construction drawings are complete, with full architectural drawings nearly complete — making this a near shovel ready project
- Four commercial lots totaling ±0.45 acres with high-visibility frontage on Ustick Road
- Conveniently located just minutes from Vallivue District Middle and High Schools
- Located on Caldwell's primary East/West corridor with great access to Interstate as well as bridge across freeway to the Treasure Valley's largest shopping center and medical facilities
- Planned community features include a clubhouse and pickleball courts

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.

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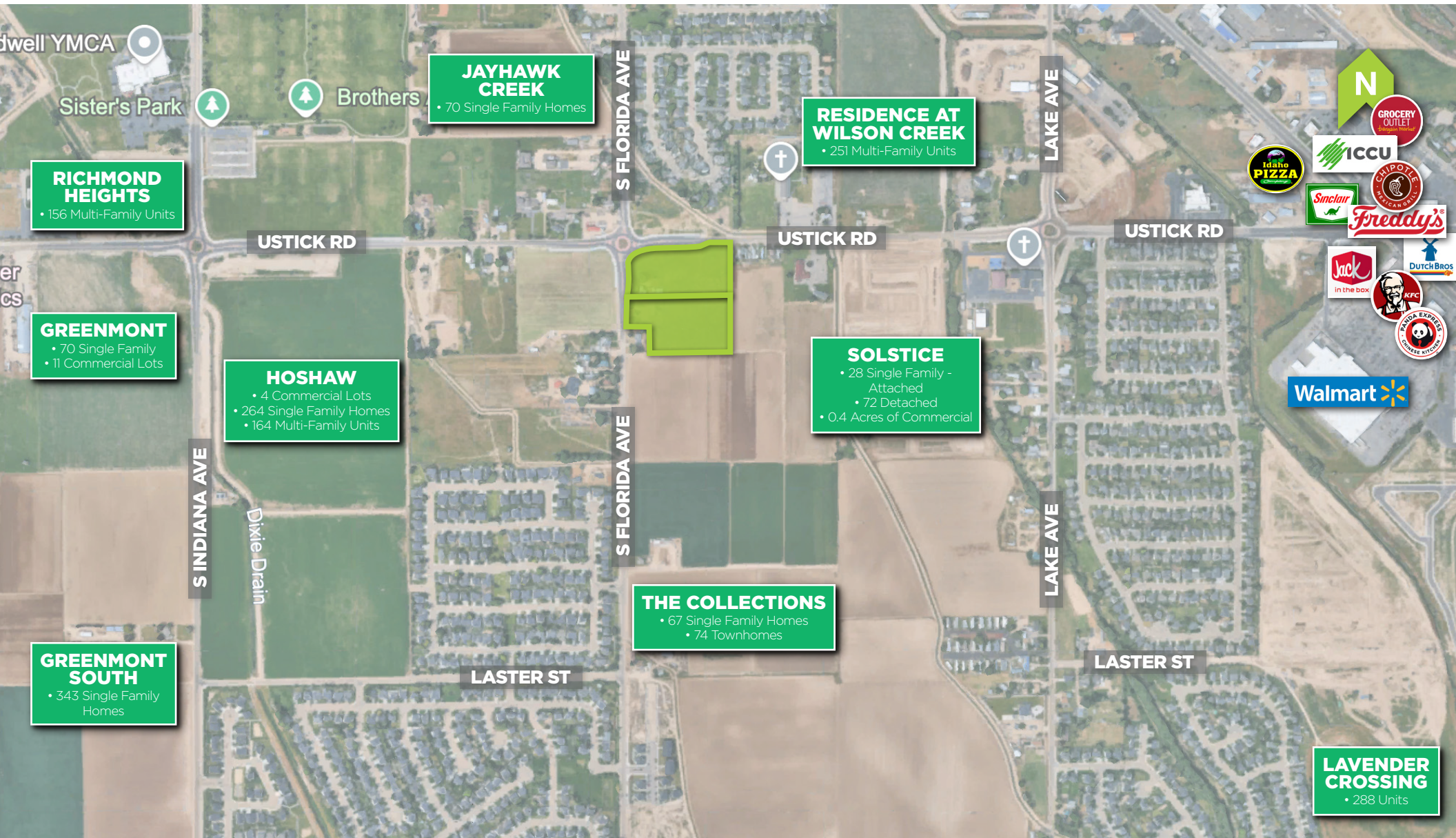
RALLENS REALTY CONSULTANTS | 401 W FRONT STREET, SUITE 307 | BOISE, ID 83702 | 208.996.1055



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COPPER POINT SUBDIVISION CALDWELL, ID 83651

Heart of Caldwell's
Developing Area



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(42) INDIVIDUALLY PLATTED LOTS

LOT BREAKDOWN

RESIDENTIAL TYPE	# OF LOTS	# OF BLDGS	# OF DWELLING UNITS
Triplex Townhomes	12	12	36
4-plex Townhomes	5	5	20
Multi-family Apartments	12	12	72
Common Lots	8	N/A	N/A
NON-RESIDENTIAL TYPE	# OF LOTS	# OF BLDGS	# OF DWELLING UNITS
Commercial	4 (0.45AC)	N/A	N/A

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Plat Showing
Individual Lots



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Purchase Analysis (Buy & Hold Scenario)

PURCHASE INFORMATION	
Initial Market Value	\$32,000,000
Market Price Stabalized	\$32,000,000
- First Mortgage (60%)	\$16,464,000
- Second Mortgage	—
= Downpayment	\$15,536,000
+ Buying Costs (1%)	\$164,640
+ Initial Improvements	—
= Initial Cash Invested	\$27,440,000
LAND COST	\$3,300,000
Square Feet	129200
Market Price per Square Foot	\$248
Monthly Rent per Square Foot	\$1.75
Average Monthly Rent Per Unit	\$1,766.41
Total Rental Units	128

MORTGAGES	FIRST	SECOND
Loan-To-Cost Ratio	60%	0.00%
Loan-To-Value Ratio	49%	0.00%
Loan Amount	\$16,464,000	0.00%
Loan Type		
Term Years	10	
Interest Rate	6.25%	
Payment =	\$108,608	25

FINANCIAL METRIC [YEAR 1]	
Annual Gross Rent Multiplier	10.11
Operating Expense Ratio	25.48%
Debt Coverage Ratio	1.45
Cap Rate (Market)	5.89%
Cash on Cash Return	3.54%
CAP on COST	6.87%

INCOME	MONTHLY	ANNUAL
Gross Rental Revenues	\$226,100	\$2,713,200
Vacancy Loss	\$(11,305)	\$(135,660)
Tech Package/Internet	—	—
Operating Income =	\$214,795	\$2,577,540
Per Unit	\$1,678.09	

EXPENSES [% OF INCOME]	MONTHLY	ANNUAL
Maintenance & Turnover (4.0%)	\$8,592	\$103,102
Insurance & Management (9.0%)	\$19,332	\$231,979
Utility Expense (3.0%)	\$6,444	\$77,326
Admin Fee & Marketing (2.0%)	\$4,296	\$51,551
Taxes [a]	\$18,939	\$227,268
Association Fees (0.0%)	—	—
Operating Expenses = 26.8%	\$57,602	\$691,225

NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$157,193	\$1,886,315
Mortgage Payments	\$(108,608)	\$(1,303,296)
Year 1 Improvements	—	—
Cash Flow =	\$48,585	\$583,019
Debt Service Ratio	1.45	

PROPERTY TAX CALCULATION [a]	
2024 Levy =	0.0078912
Total Purchase Price (Market Value)=	\$32,000,000
Assessed Value 90% of Market Price	\$28,800,000
Est Annual Property Taxes =	\$227,268
Est Monthly Property Taxes =	\$18,939
Property Tax - % of Monthly Gross Rent =	8.38%

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COPPER POINT SUBDIVISION CALDWELL, ID 83651

Two-Story Flat III
Townhome Units



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COPPER POINT SUBDIVISION CALDWELL, ID 83651

Two-Story Flat IV
Townhome Units



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COPPER POINT SUBDIVISION CALDWELL, ID 83651

Three-Story Walk-Up
Apartments



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COPPER POINT SUBDIVISION CALDWELL, ID 83651

Townhome Units



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