

Property Description

JRW Apartments is a thoughtfully designed, three-story multifamily community offering modern living in one of Nampa's most convenient locations. Built in 2021, this 12-unit residential building features a curated selection of one- and three-bedroom floor plans ranging from 746 to 1,270 square feet, each finished to a high standard with today's renter in mind. Every unit showcases an open-concept layout with granite countertops, stainless steel appliances, sleek laminate flooring, and an in-unit washer and dryer — delivering a truly turnkey living experience. Generous storage is woven throughout, including well-appointed kitchen cabinetry, walk-in closets, and private patio or balcony space. Community amenities complement the interiors with covered parking, a pet-friendly fenced outdoor area, and an on-site children's playground — making JRW a natural fit for a wide range of residents, from young professionals to growing families.

Offering Summary

Sale Price:	\$3,265,000
Number of Units:	12
Lot Size:	0.61 Acres
Building Size:	12,241 SF
NOI:	\$169,938.08
Cap Rate:	5.2%

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,783	20,988	45,349
Total Population	4,445	56,967	126,502
Average HH Income	\$51,379	\$60,250	\$63,189



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Income Summary

Rent	\$224,100
Ratio Utility Billing	\$7,685
Pet Rent	\$1,527
Vacancy Cost	(\$11,205)

Gross Income	\$222,107
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Expenses Summary

Alarm Monitoring	\$228
Computer Services	\$612
HVAC	\$720
Property Tax	\$21,616
Property Insurance	\$3,756
Landscape - Monthly Contract	\$1,836
Management Fees	\$10,863
Cleaning and Maintenance	\$1,396
Pressure Washing	\$450
Electricity (vacancy)	\$285
Electricity (HSE Meter)	\$784
Sewer	\$4,182
Trash	\$4,184
Water	\$1,257

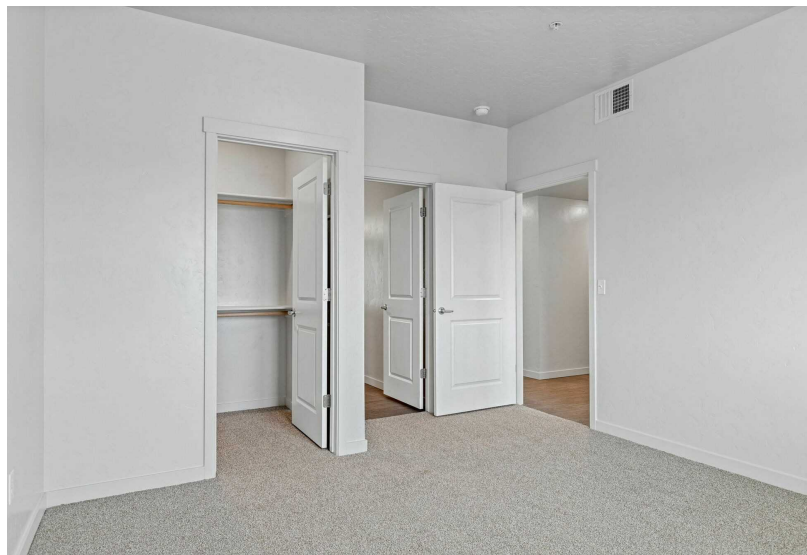
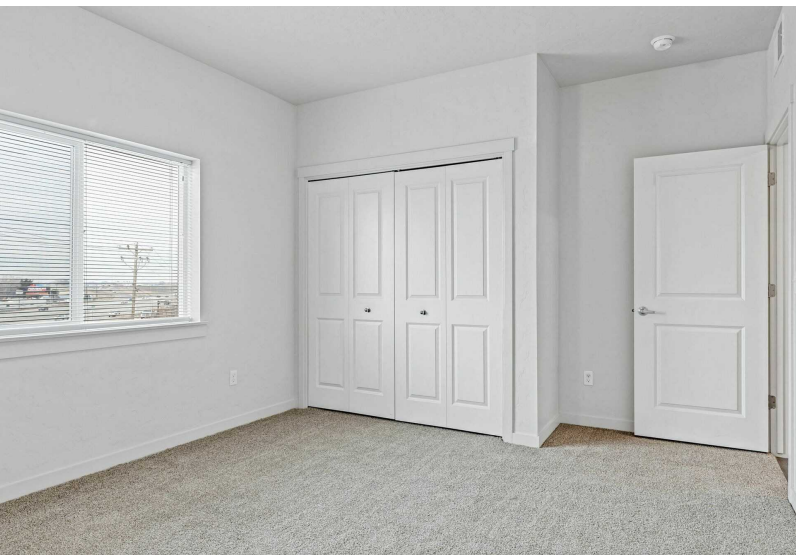
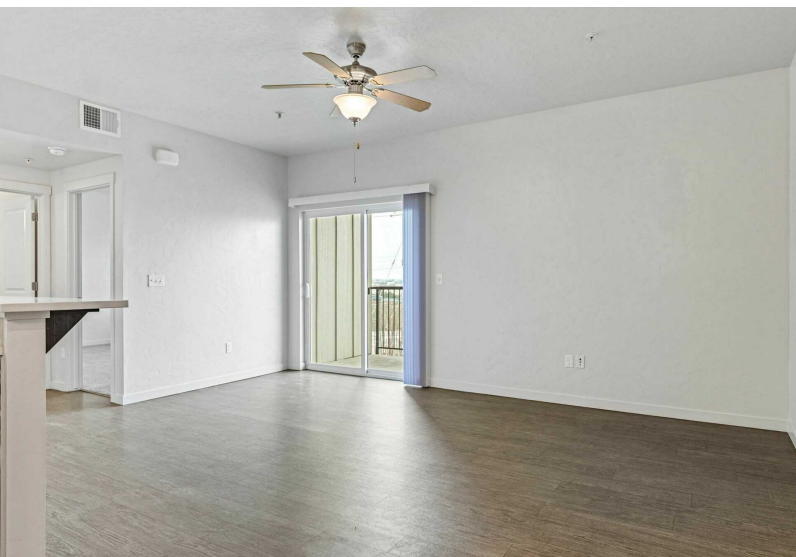
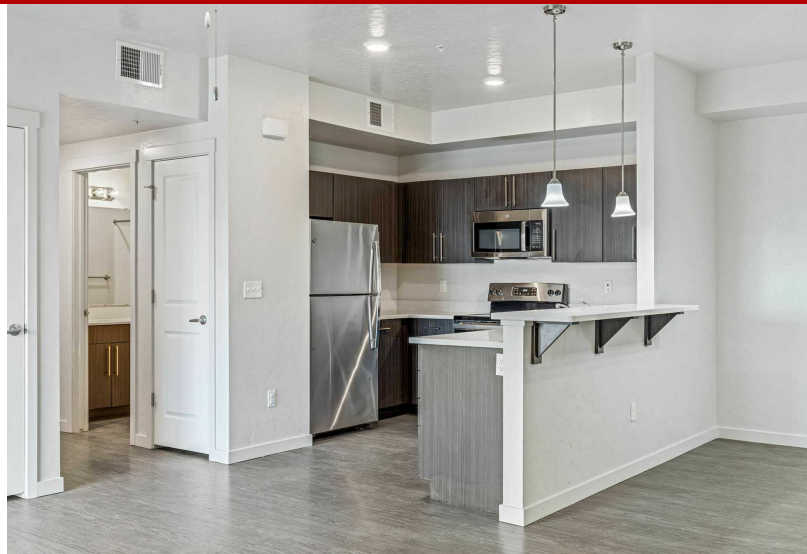
Operating Expenses	\$52,169
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Net Operating Income	\$169,938
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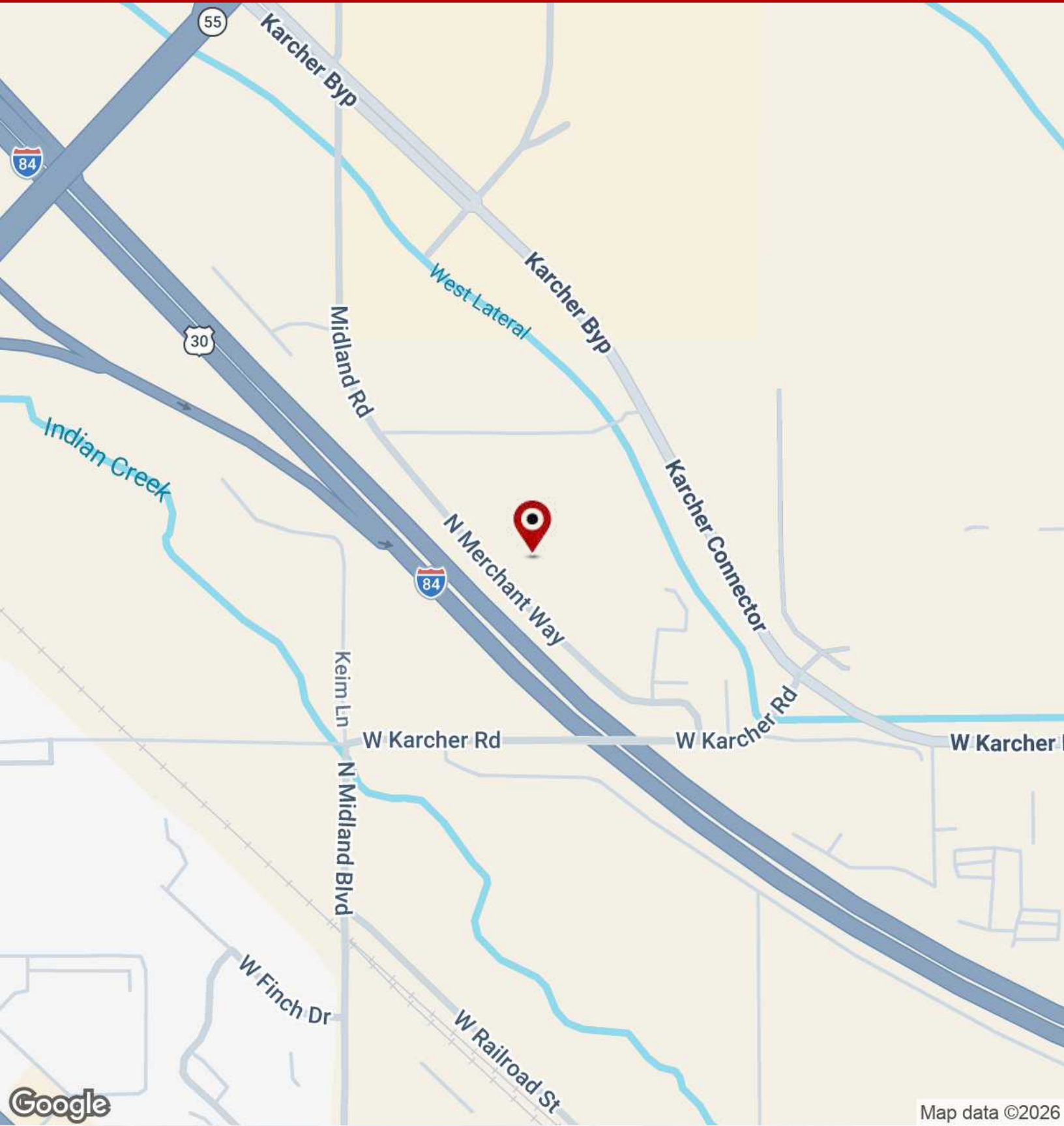


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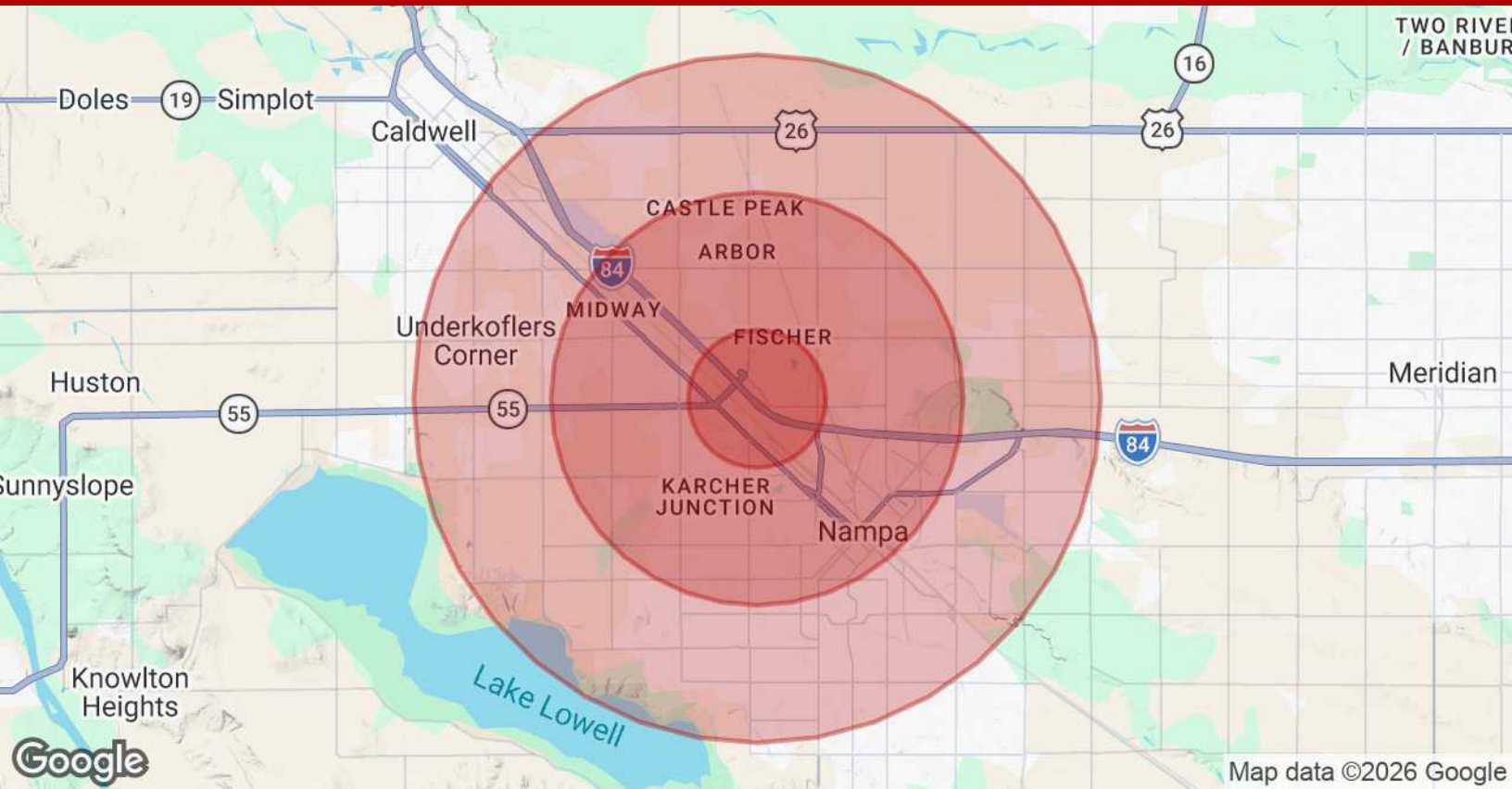


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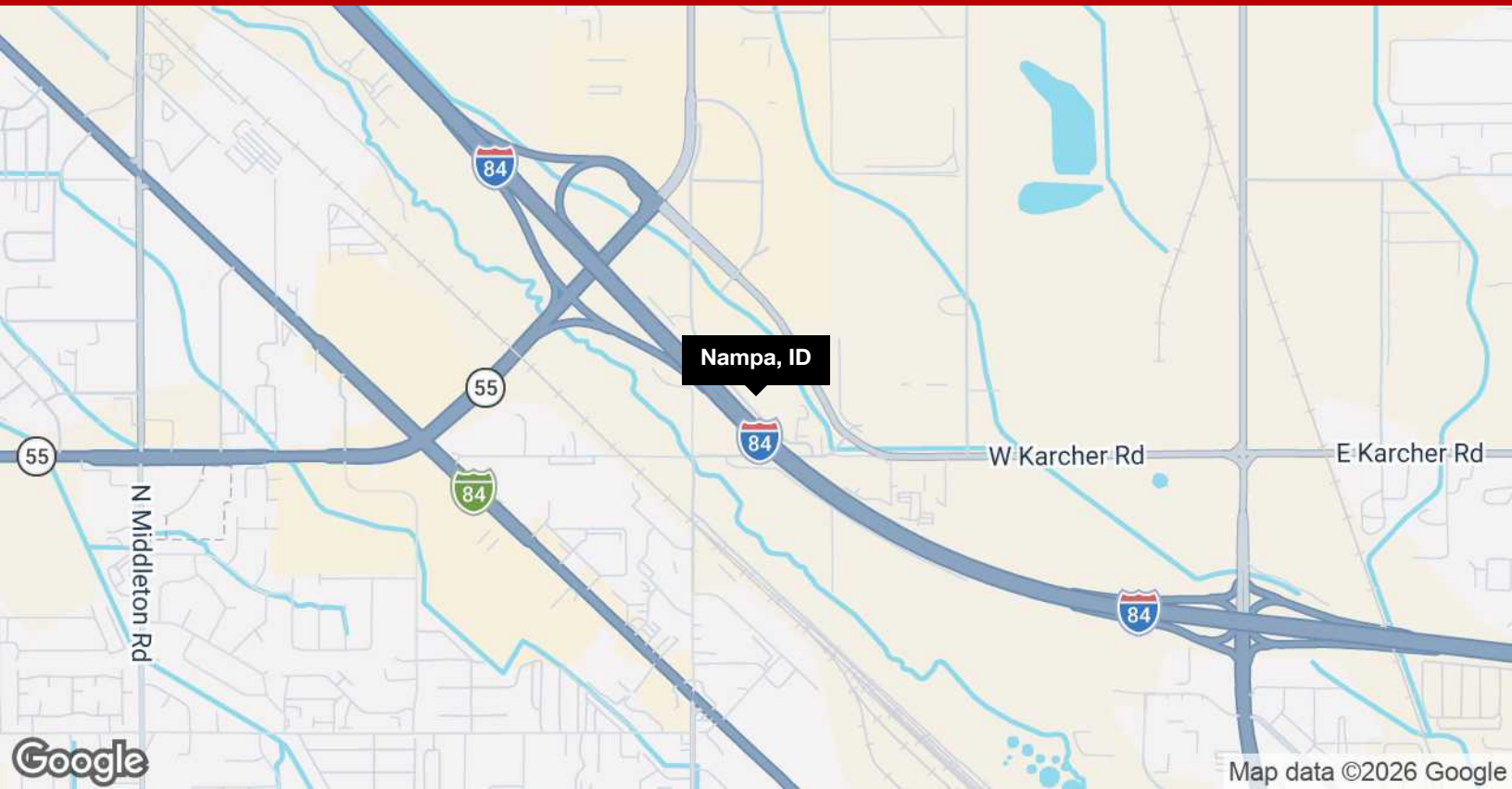
Population	1 Mile	3 Miles	5 Miles
Total Population	4,445	56,967	126,502
Average Age	38.6	34.6	34.2
Average Age (Male)	36.1	33.7	33.4
Average Age (Female)	41.0	35.8	35.5
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,783	20,988	45,349
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$51,379	\$60,250	\$63,189
Average House Value	\$162,809	\$187,589	\$204,096

2020 American Community Survey (ACS)



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Living In The Treasure Valley

Backed by beautiful mountains, blessed with over 200 days of sunny weather and an unemployment rate of 2.8% the Treasure Valley is earning national acclaim like no other mid-sized city in America. It is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work. Our unbelievable quality of life has attracted a thriving mix of agribusiness, high tech and manufacturing industries along with a young, educated workforce to support them. The Boise Foothills provide over 135 miles of unmatched mountain biking and hiking trails expanding to Bogus Basin Ski Area. A beautiful greenbelt system runs from Lucky Peak Reservoir through Boise, 25 miles, along the Boise River and ending in Eagle, ID.

Location Details

County	Canyon
Signal Intersection	No



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