

**For Sale | 21 Unit Multi-Family Development
Offered For \$7,999,950**

Dearborn Apartments | “ To Be Built”



Rick McGraw 208.880.8889 rickmcgraw54@gmail.com

Jonathan Langston 208.794.0958 jonlangstoncre@gmail.com

The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

FOR SALE

21 Unit Multi-Family Development

1109 Dearborn Street | Caldwell, ID 83605



PROPERTY SUMMARY

- Price: \$7,999,950
- 21 Unit Apartment Complex
- Construction Start Date: July 2022
- Projected Completion Date: Spring 2023
- Projected Cap Rate: 4.5%
- Final Building Permits to be at Buyer's expense
- Complex will have the following Units:
 - ⇒ (1) 1 Bedroom | 1 Bath
 - ⇒ (17) 2 Bedroom | 2 Bath
 - ⇒ (3) 3 Bedroom | 2 Bath
- Excellent Exterior Design with Great Floor Plans
- Complex will have (19) Paved Parking Spaces along with Bicycle Storage Area
- Complex will be minutes away from College of Idaho and the New Indian Creek Redevelopment and Lux Theater



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Dearborn Apartments						
Unit Type	Unit Size (sf)	# Units	Rentable Area (sf)	Market Rent/Mo.	Rent/SF	Gross Income
1 Bedroom 1 Bathroom	727	1	727	\$1,325	\$1.82	\$15,900
Small 2 Bedroom 2 Bathroom	929	7	6,503	\$1,500	\$1.61	\$126,000
Large 2 Bedroom 2 Bathroom	1,173	10	11,730	\$1,875	\$1.60	\$225,000
3 Bedroom 2 Bathroom	1,465	3	4,395	\$2,250	\$1.54	\$81,000
Average	1,112	21	23,355	\$1,777	\$1.60	
Potential Gross Rental Income						\$447,900



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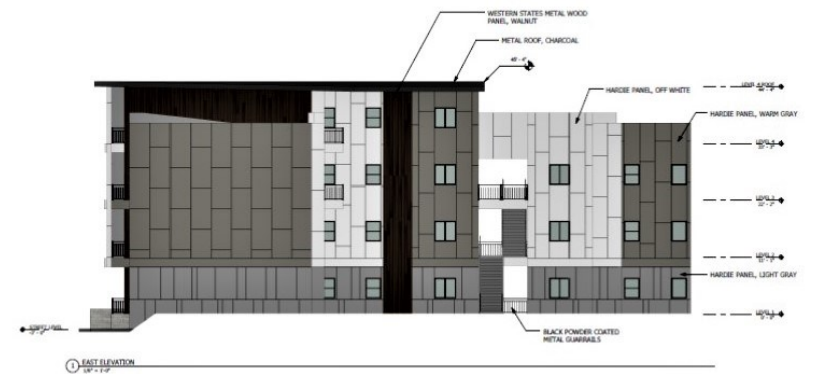
COLDWELL BANKER
COMMERCIAL
TOMLINSON

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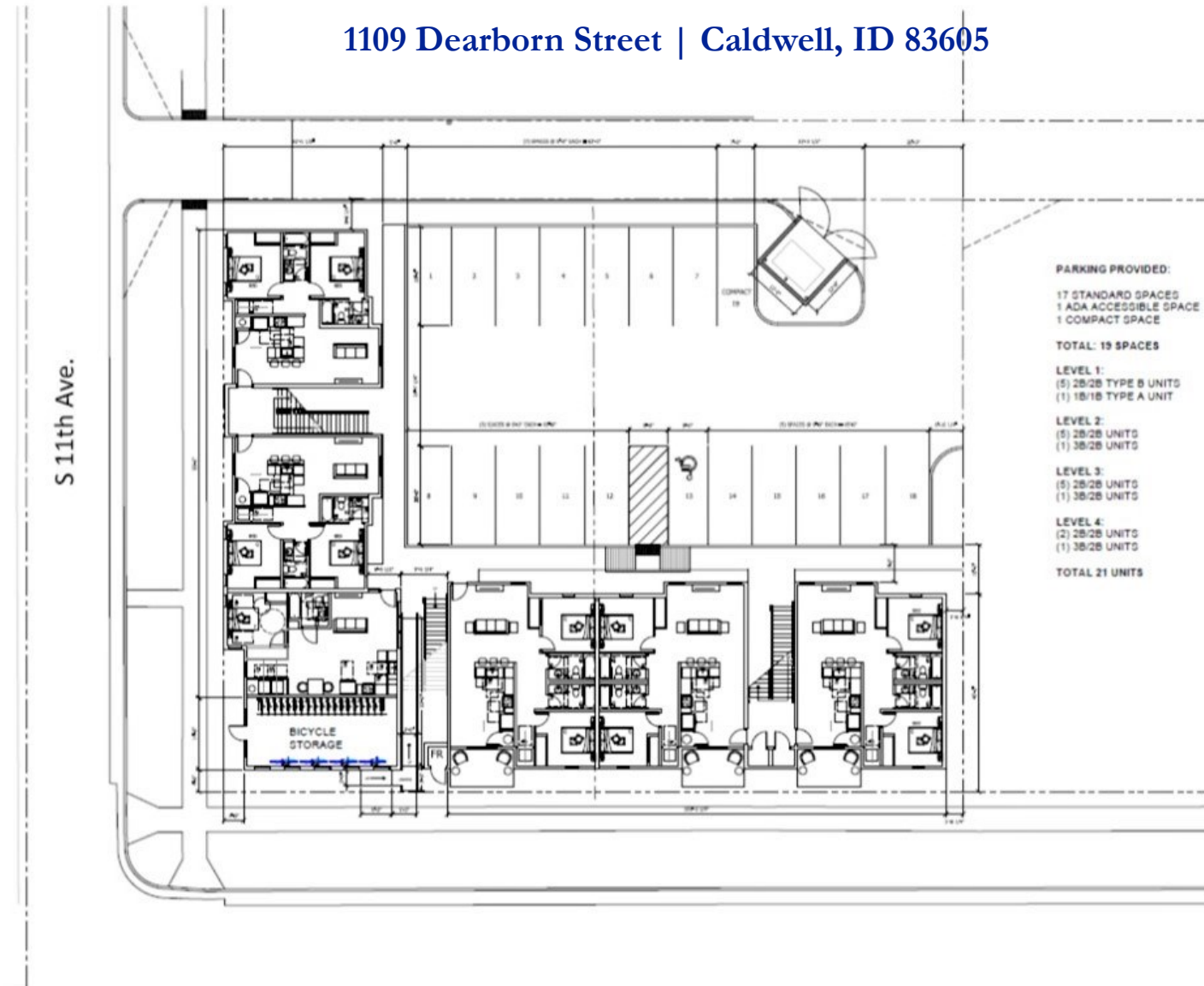
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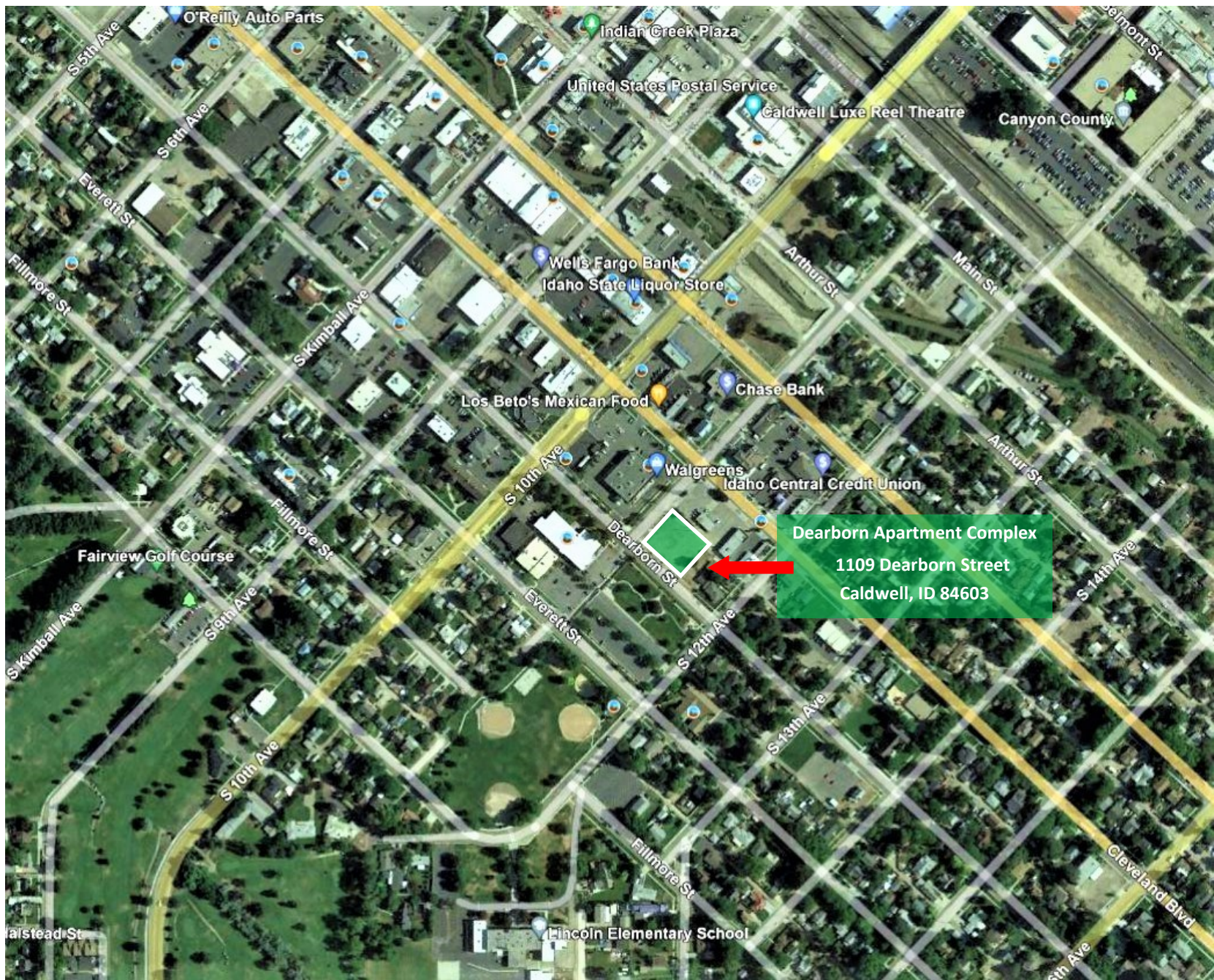


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