



1805 E OVERLAND RD

Building 40, Meridian, Idaho

PROPERTY DESCRIPTION

A turnkey investment opportunity in one of Southeast Meridian's most in-demand rental corridors. This well-maintained fourplex sits within the established Sagecrest community, offering steady rental demand thanks to its prime location just minutes from I-84, Eagle Road, and the shopping, dining, and entertainment hubs of South Meridian. Each unit is designed for tenant appeal and low turnover, featuring functional split floor plans, full-size side-by-side washer/dryer, dishwasher, microwave, refrigerator, central air conditioning, and a private patio or balcony with extra storage. Sagecrest community's shared amenities include a fully furnished clubhouse available for resident events, a seasonal pool, 24-hour fitness center, and playground. Meridian's continued population growth and easy freeway access drive expanded demand. This fourplex presents a compelling opportunity for investors seeking reliable cash flow and long-term appreciation in a growing Treasure Valley.

OFFERING SUMMARY

PROPERTY INFO

Sale Price:	\$965,000
Number of Units:	4
Lot Size:	0.1 Acres
Building Size:	3,380 SF
NOI:	\$45,046.00
Cap Rate:	4.67%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	147	693	3,302
Total Population	313	1,657	8,425
Average HH Income	\$92,677	\$118,364	\$132,352



Each Office Independently
Owned and Operated
KW Commercial

Tricia Callies
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1065 S. Allante Place, Boise, ID 83709

INCOME SUMMARY**GROSS INCOME****\$61,863****EXPENSES SUMMARY**

Plumbing	\$620
Advertising	\$200
Insurance	\$1,617
Taxes	\$6,107
Electric	\$319
Water	\$1,261
Dues & Subscriptions	\$50
HOA Dues	\$3,600
Gas	\$48
Carpet Cleaning 5025.1	\$250
Cleaning	\$520
1099 Tax Prep	\$0

OPERATING EXPENSES**\$14,592****NET OPERATING INCOME****\$45,046**

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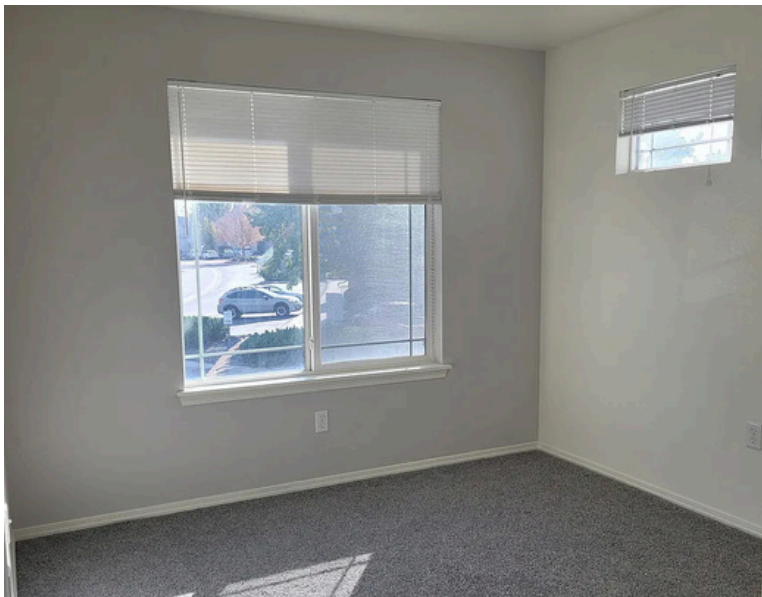
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1805 E Overland Rd, Meridian, ID 83642, Building 40

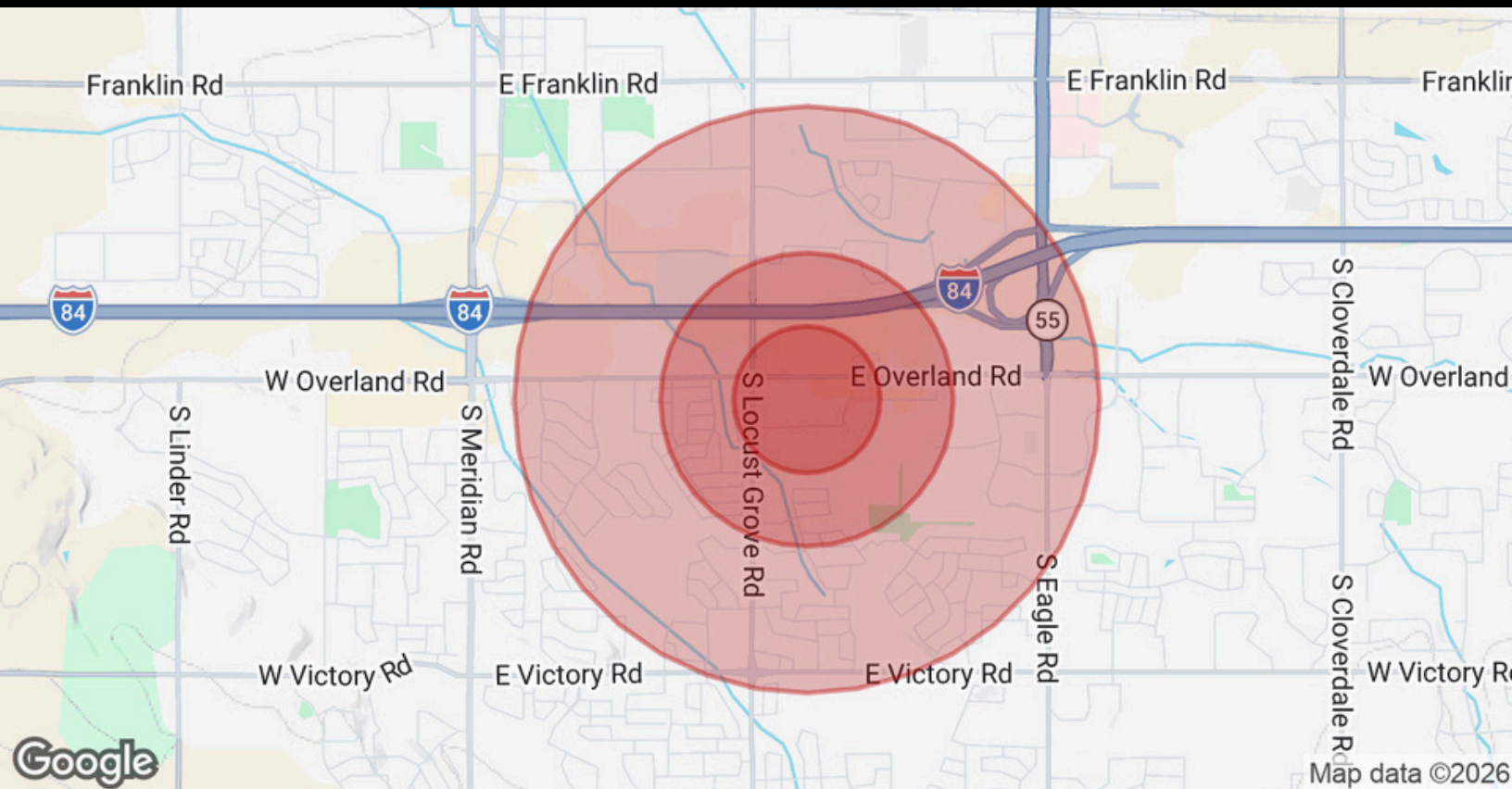


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	313	1,657	8,425
Average Age	48.4	46.7	45.6
Average Age (Male)	41.8	44.2	44.8
Average Age (Female)	51.3	47.5	46.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	147	693	3,302
# of Persons per HH	2.1	2.4	2.6
Average HH Income	\$92,677	\$118,364	\$132,352
Average House Value	\$388,524	\$488,036	\$522,709

2023 American Community Survey (ACS)

Map and demographics data derived from AlphaMap

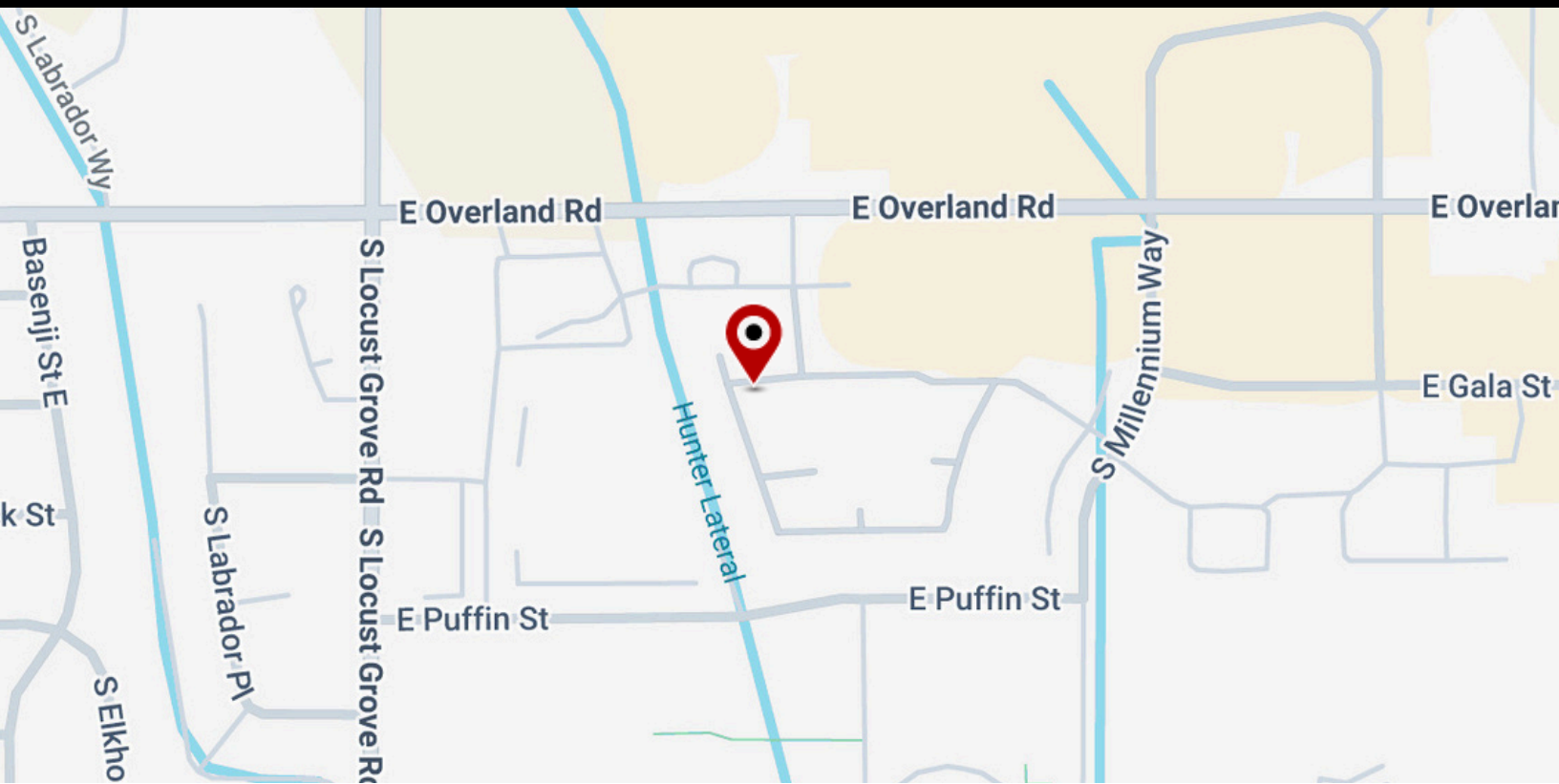


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LIVING IN THE TREASURE VALLEY

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.



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