



MLS # **98914272**
 Class **Residential Income**
 Type **Other**

Address **259 Pheasant Rd W.**
 City **Twin Falls**
 Zip **83301**

Asking Price **\$1,520,000**
 Status **Active**
 # Units **8**
 # Parking **16**
 Year Built **1978**
 Land Use **Condo/Townhouse**
 Apx SqFt **7300** **For Sale**



REMARKS

8 individual units being offered in bulk sale. There are (3) 2 bedroom 1 Bath 1 level units, (4) 2 bedroom 1 Bath 2 level units, (1) 3 bedroom 1.5 bath 2 level unit. See addendum for breakdown on rents and lease status. These units each have there own parcel number which could be ideal as an exit strategy in the future. NEW ROOFS on all units. Maintenance free siding and vinyl fences. Most of these units have been refurbished. The list price reflects that some of the units need refurbishing. HOA fee is \$76 per month per unit & covers trash & common area maintenance.

Agent Count: **449** Open House:
 Client Count: **71**

AGENT REMARKS

Showing with acceptable offer only. Make offers contingent upon viewing and approval of units. See docs section for financials

GENERAL

Confidential: This view may only be distributed to IMLS members. Any violation subject to a \$500 fine.

Listing Date	6/14/2024	List Agent - Phn	Walt Hess - Cell: 208-410-2525	/ Fax:	208-737-3941
Expiration Date	7/31/2027	List Office -	Gem State Realty Inc - Main: 208-734-0400	/ Fax:	208-733-6112
DOM / CDOM	759 / 759	Co-List Agent	Adam R Hess - Cell: 208-571-6644		
Age	31-50 Years	Owner/Main/Alt.	FWK Properties LLC	/	
Lot Size	0 X 0	Manager Name			
Land Size	10000SF - .49	Agt Email	walthess@gemstaterealty.com	Sell Agt to Prsnt?	No
School District	Twin Falls School District #411	Seller Concession:		Monthly Rent	SepMtrs:
Grade School	Oregon Trail	Original Price	\$1,750,000	Projectd	Actual
Jr High	South Hills	Prc/SqFt	\$208.22	1	2
Sr High	Twin Falls	SqFt Above Grade	7300	2	2
County	Twin Falls	SqFt Below Grade	0	3	2
Subdivision	Washington Park Townhouses	Annual Income		4	2
Listing Service	Full Service	Actual Rent Income	\$120,000	5	2
Virtual Tour	/	Other Income		6	2
Showing	See Remarks	Vacancy/Credit Loss		7	2
Addl Showing	No showing until accepted offer	Annual Owner Expenses		8	3
# Acres	0.39	Electric	Sewer	Actual Cap Rate %	Projected Cap Rate %
Improv. Dist?	No	Heat	Maint/Rprs	Gross Operating Income	
Owner Exempt?	No	Hazard Ins.	Reserves	Total Annual Expenses	
Irrigation Dist?	No	Mgmt Fee	Garbage	Annual Net Operating Inc.	
Irrigation Dist.		Water	Other Exp	(Gross Income Less Expenses)	
Includes	oven/ranges all units, refirgerators all units				
Excludes	tenants personal property				
Directions	Washington St. S/West on Pheasant Rd. to the Pheasant View Townhomes				
Legal	Washington Park Townhouse Subdivision lots 17,27,42,57,58,65,75,85			Zoning	

FEATURES

Printed/Emailed By: 10170 Walt Hess

COOLING	Window/Wall Unit, Some Units	LIST CLASS	Excl Right to Sell	STOVE/RNG	All Units
DISPOSAL	Some Units	REFRIG	All Units	WASH/DRY	No Units
GARAGE TYPE		ROOF	Composition Shingle	WSH/DRY HKUP	All Units
HEATING	Baseboard, Electric	SEWER	Yes Connected	WATER	City Service
CONSTRUCTION	Frame, Vinyl Siding	ACCESS			
DOCS ON FILE	Property Disclosure				
LOT FEAT	Sidewalks				
STRUCTURE					
TERMS	Cash, Conventional				

FINANCIALS

SOLD INFORMATION

Financing Rmrks					
Loan Balance	Assumable?	REO/Bank Owned?	No	Closing Date	Pending Date
Loan Payment	Interest %	In Foreclosure?	No	Sold Price	Sold Prc/SQFT
Tax Year	2025	Taxes	\$11,265.44	Short Sale?	No
Parcel #	RPT56310000750A	Auction?	No	How Sold	
				Close Contrib.	/

This information is not guaranteed. Equal Housing Opportunity. Copyright 2010-2026 Intermountain MLS. All Rights Reserved 07/13/2026