

FOURPLEX & HOME



FOR SALE

GREGG DAVIS

Director - KW Commercial
 (208) 344-6275
 gdaviscre@gmail.com
 SP32434, Idaho

PROPERTY DESCRIPTION

Fourplex and one house on one splitable Parcel. All units were remodeled in 2020. Improvements include new dual pane windows, cabinets, counter tops, SS appliances, EVP flooring, heaters, AC units, bathrooms, plumbing & lighting fixtures, roofs, paint inside and out all completed in 2020/21. All units have washer and dryer hookups & private fenced yards. Fully occupied with excellent rental history. Perfect for a 1031 exchange, or live on-site in the house and rent the fourplex to offset your mortgage. Parcel can be split with administrative process. Listing agent is owner/seller.

LOCATION DESCRIPTION

Located directly across the street from Mountain Home High School. Excellent neighborhood and easy access to I-84.

SUMMARY

Price: \$700,000

Price Per Unit: \$140,000

NOI: \$38,305

Building SF: 2,800

Lot Size: 0.30 Acres

Year Built: 1943

Zoning: R-4 City of
 Mountain
 Home

Occupancy: 100



Pro Forma Summary

415-445 S 11th E & 1085 E 4th S



Investment Summary

Price	\$700,000
Year Built	1943
Units	5
Price/Unit	\$140,000
RSF	2,882
Price/RSF	\$242.89
Lot Size	0.30 acres
Floors	1
APN	RPA0137016001AA
Cap Rate	5.47%
Market Cap Rate	6.1%
GRM	11.15
Market GRM	10.32

Financing Summary

Loan 1 (Fixed)	\$388,834
Initial Equity	\$311,166
Interest Rate	6.2%
Term	25 years
Monthly Payment	\$2,553
DCR	1.25

Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Market	Total
1 bd/1 ba	4	\$11,055	\$44,220	\$12,000	\$48,000
2 bd/1 ba	1	\$14,340	\$14,340	\$15,600	\$15,600
Totals	5		\$58,560		\$63,600

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$58,560	\$63,600
- Less: Vacancy	(\$1,757)	(\$1,908)
+ Misc. Income	\$4,224	\$4,224
Effective Gross Income	\$61,027	\$65,916
- Less: Expenses	(\$22,732)	(\$23,221)
Net Operating Income	\$38,295	\$42,695
- Debt Service	(\$30,636)	(\$30,636)
Net Cash Flow after Debt Service	\$7,659	\$12,059
+ Principal Reduction	\$6,717	\$6,717
Total Return	\$14,376	\$18,776

Annualized Expenses

Description	Actual	Market
Building Insurance	\$2,704	\$2,704
Maintenance	\$6,026	\$6,026
Management Fees	\$4,784	\$5,273
Taxes - Real Estate	\$4,347	\$4,347
Utilities	\$4,871	\$4,871
Total Expenses	\$22,732	\$23,221
Expenses Per RSF	\$7.89	\$8.06
Expenses Per Unit	\$4,546	\$4,644

Property Photos

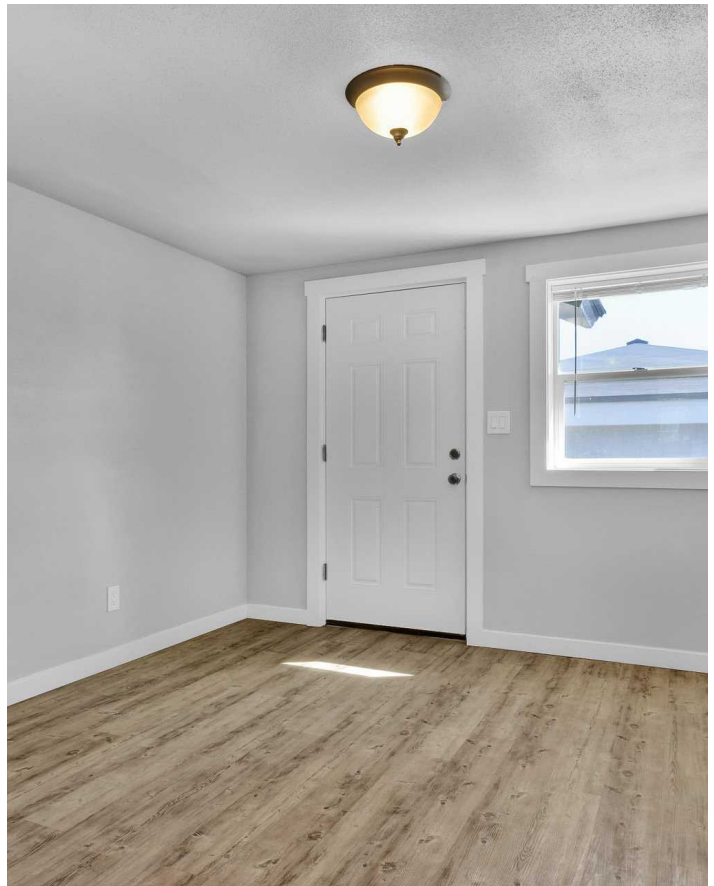
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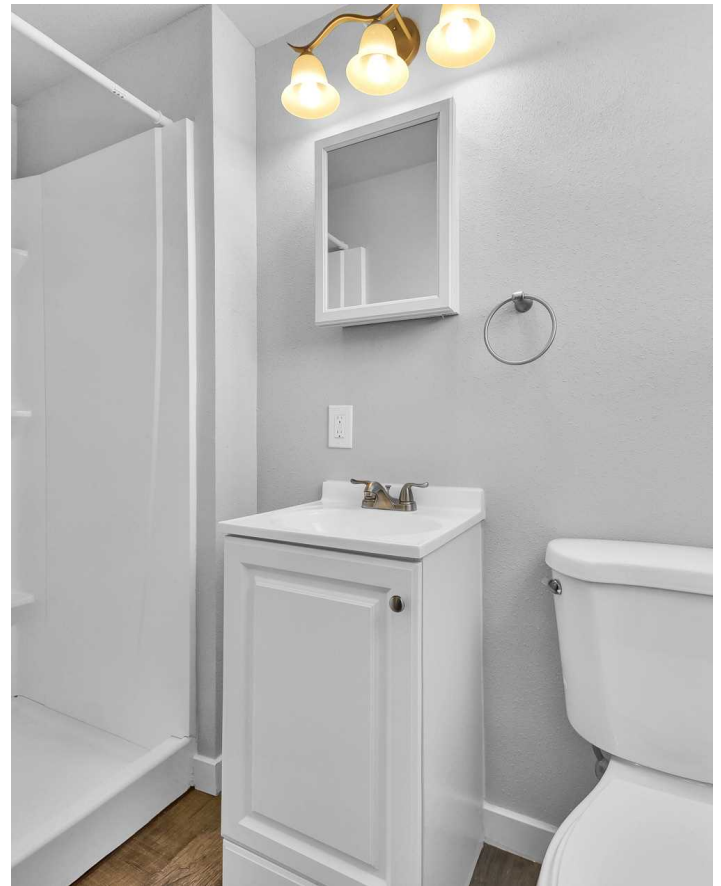
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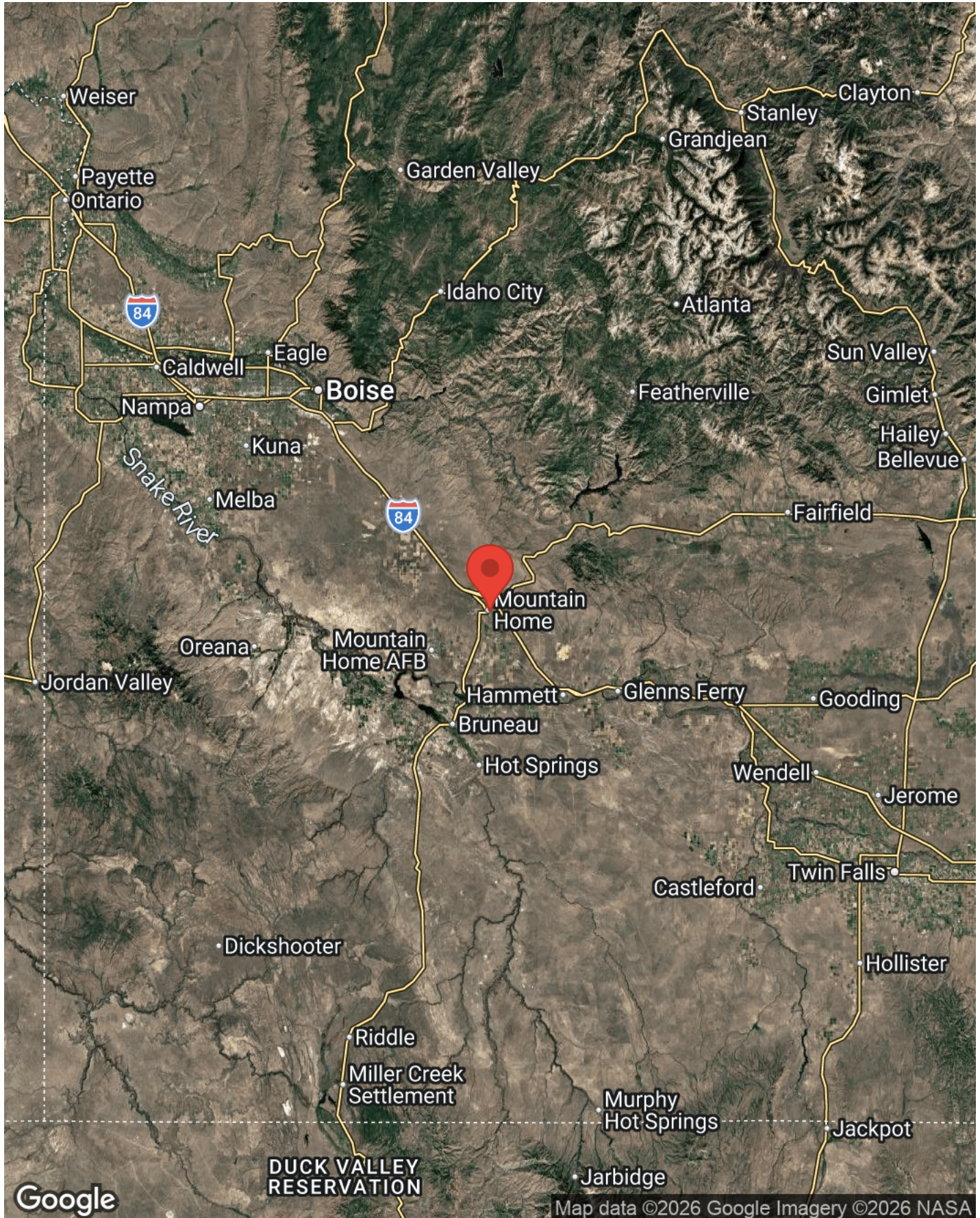
Location Maps

415-445 S 11th E & 1085 E 4th S



Regional Map

415-445 S 11th E & 1085 E 4th S

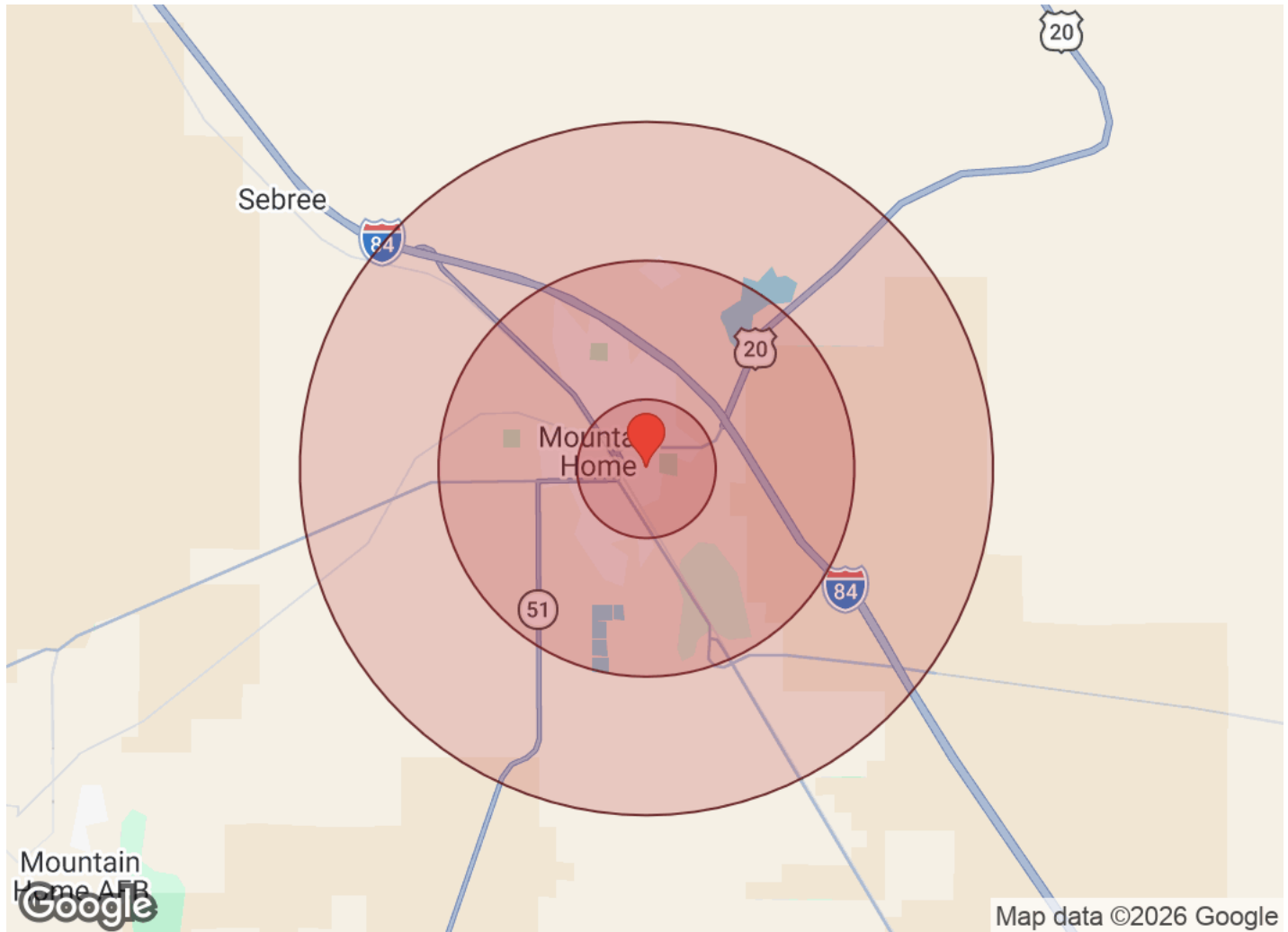


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Demographics

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,994	10,246	11,118
Female	3,575	9,457	10,265
Total Population	7,569	19,703	21,383

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,407	13,920	15,148
Black	195	558	601
Am In/AK Nat	42	106	120
Hawaiian	18	41	45
Hispanic	1,341	3,588	3,879
Asian	240	664	704
Multiracial	317	794	853
Other	9	30	32

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,433	8,498	9,155
Occupied	3,161	7,862	8,478
Owner Occupied	1,730	4,991	5,470
Renter Occupied	1,431	2,871	3,008
Vacant	272	635	677

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,495	4,093	4,440
Ages 15 - 24	1,109	2,686	2,898
Ages 25 - 54	2,843	7,681	8,335
Ages 55 - 64	828	2,170	2,378
Ages 65+	1,294	3,073	3,333

Income	1 Mile	3 Miles	5 Miles
Median	\$59,309	\$67,739	\$69,165
Under \$15k	264	504	534
\$15k - \$25k	244	422	430
\$25k - \$35k	286	744	800
\$35k - \$50k	529	1,238	1,290
\$50k - \$75k	575	1,439	1,537
\$75k - \$100k	444	950	1,041
\$100k - \$150k	475	1,537	1,695
\$150k - \$200k	244	675	735
Over \$200k	99	352	415