

FOR SALE \$3,750,000

6-UNIT MULTIFAMILY INVESTMENT PORTFOLIO



**760 N 1ST AVE
781 N 2ND AVE
701 N 2ND AVE**

HAILEY, ID

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

SALE PRICE	\$3,750,000
CAP RATE	4.7%
BUILDINGS	3
SQUARE FEET	#760 = 2,346 + 894 SF #781 = 1,507 + 872 SF #701 = 1,507 + 872 SF
PRICE PER SF	\$468.87
UNITS	6
STORIES	2
YEAR BUILT	#760 = 2022 #781 = 2023 #701 = 2023
PARCEL SIZE	#760 = 0.15 acres #781 = 0.14 acres #701 = 0.15 acres
ZONING	LR-1
PARCELS	RPH04640310050 RPH04640320040 RPH04640320120

REACH OUT TO THE AGENT TO REQUEST FINANCIALS



PROPERTY OVERVIEW

EXCEPTIONAL MULTIFAMILY OPPORTUNITY IN HAILEY, ID

Lee & Associates is pleased to present this rare opportunity to acquire a 6-Unit multifamily investment portfolio in Hailey, Idaho. The portfolio is comprised of three single family homes, each with an ADU attached, separately parceled, and located on the same block. Built in 2022–2023, the portfolio is fully leased and finished with custom, modern interiors throughout offering a high level of quality and design. Investors benefit from immediate, stabilized income with no deferred maintenance, plus the flexibility to hold as a portfolio or sell individual home/ADU pairs to owner-occupants or investors down the road.

Situated in Hailey, in Idaho's Wood River Valley, minutes from Sun Valley and Ketchum. The valley is a supply-constrained housing market with consistently strong rental demand, driven by its resort economy, year-round outdoor recreation, and limited new construction supporting durable occupancy and long-term appreciation.

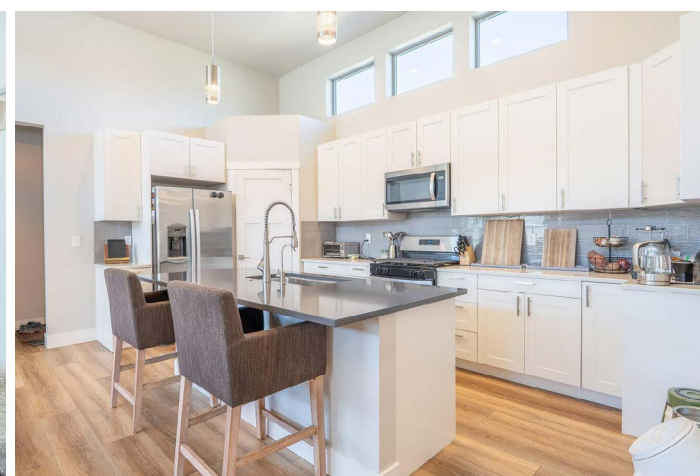
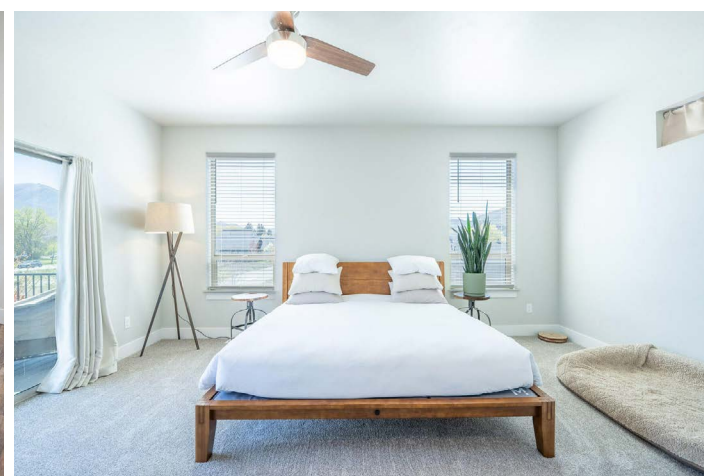


PARKING AVAILABILITY

Each House has a 2-car garage and each Adu has a 1-car garage. Plus 3-4 driveway spaces.

6-UNIT INVESTMENT HIGHLIGHTS

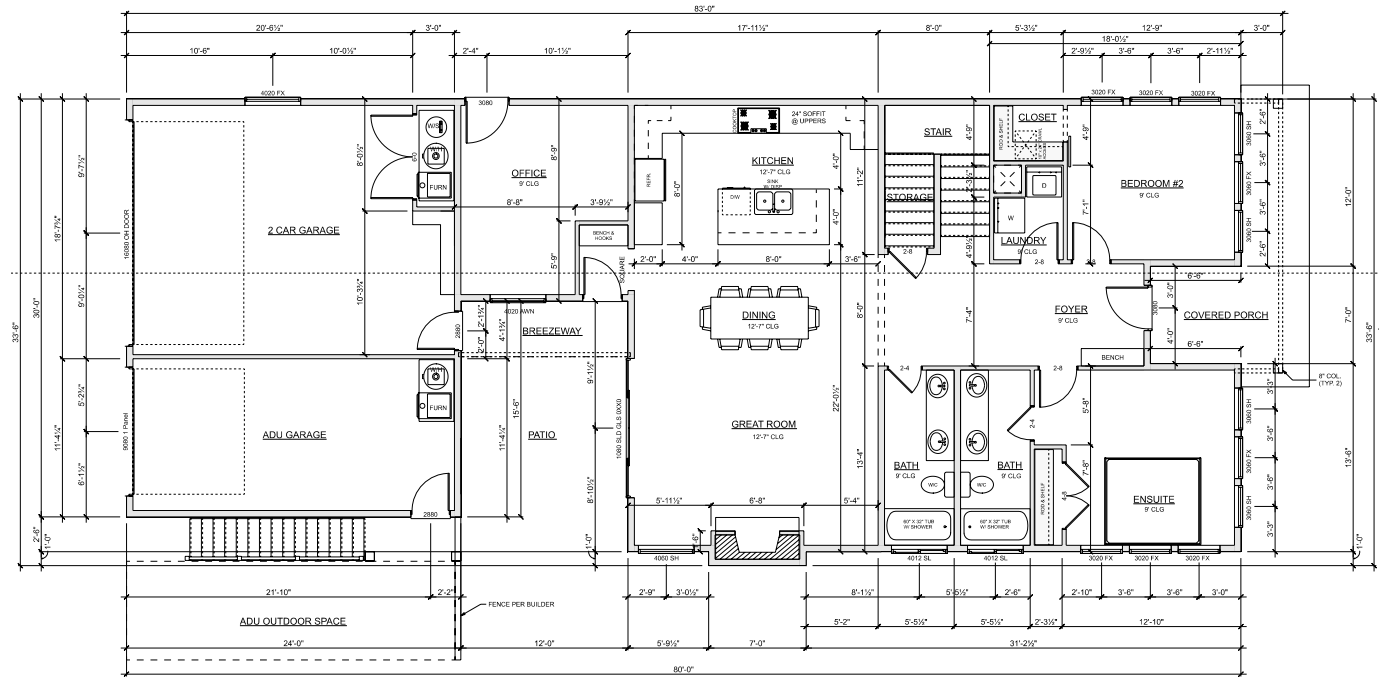
- » Three homes ranging from 1,507–2,346 SF with 3–4 bed/2.5–3 bath layouts, two-car garages, and fenced yards
- » Fully independent 2-bed/1-bath ADU attached to each home, with its own private entrance and dedicated parking
- » Custom, modern finishes throughout
- » Vaulted ceilings and oversized laundry/mud rooms in every home, plus a fireplace, balcony, and office in the largest unit
- » All three properties clustered on the same block in Hailey's supply-constrained Wood River Valley market
- » Each home/ADU pair sits on its own separate parcel, giving investors the flexibility to hold the portfolio intact or sell the properties individually down the road



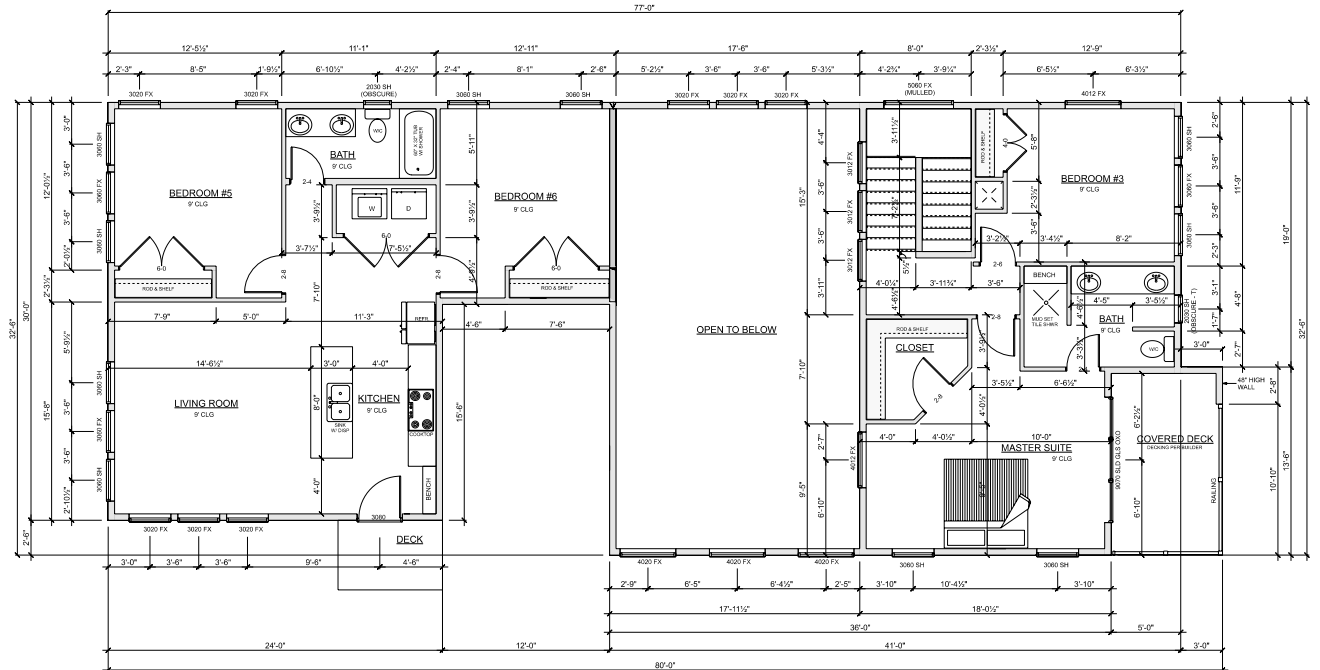
FLOOR PLAN



760 N 1ST AVE
MAIN LEVEL



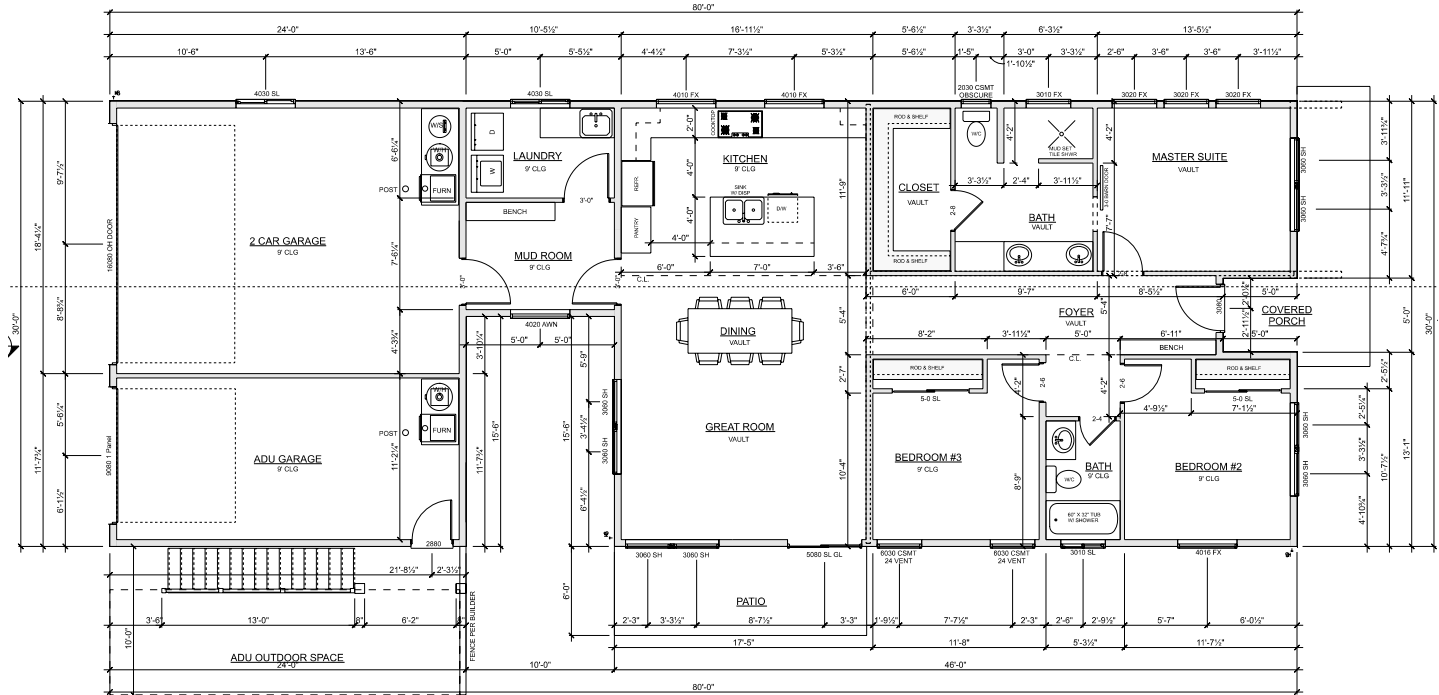
760 N 1ST AVE
UPPER LEVEL



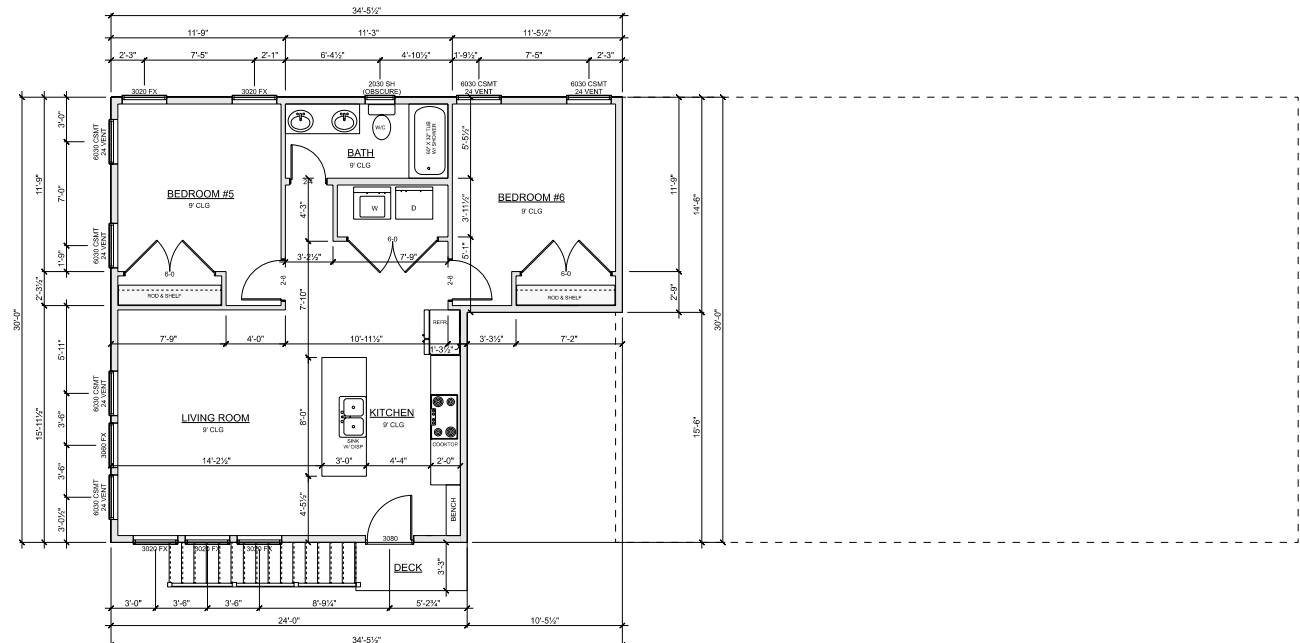
FLOOR PLAN



781 N 2ND AVE
MAIN LEVEL



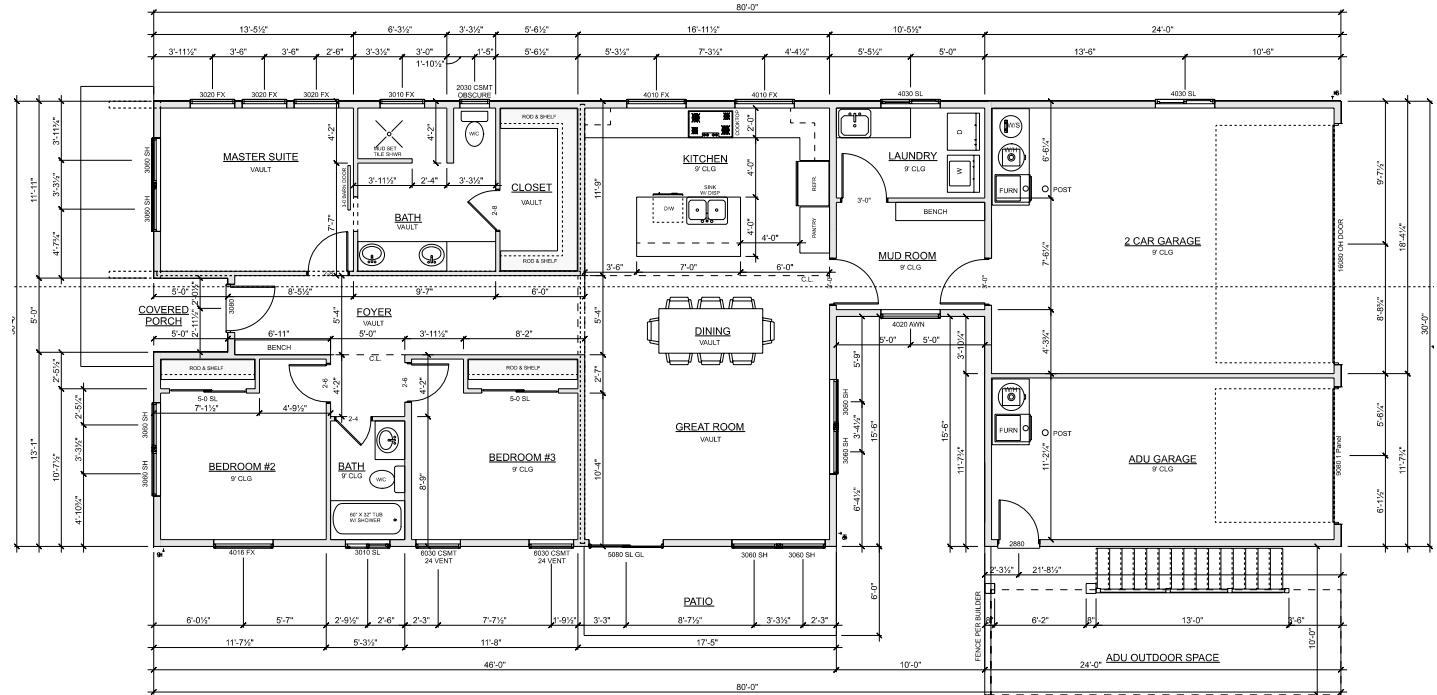
781 N 2ND AVE
UPPER LEVEL



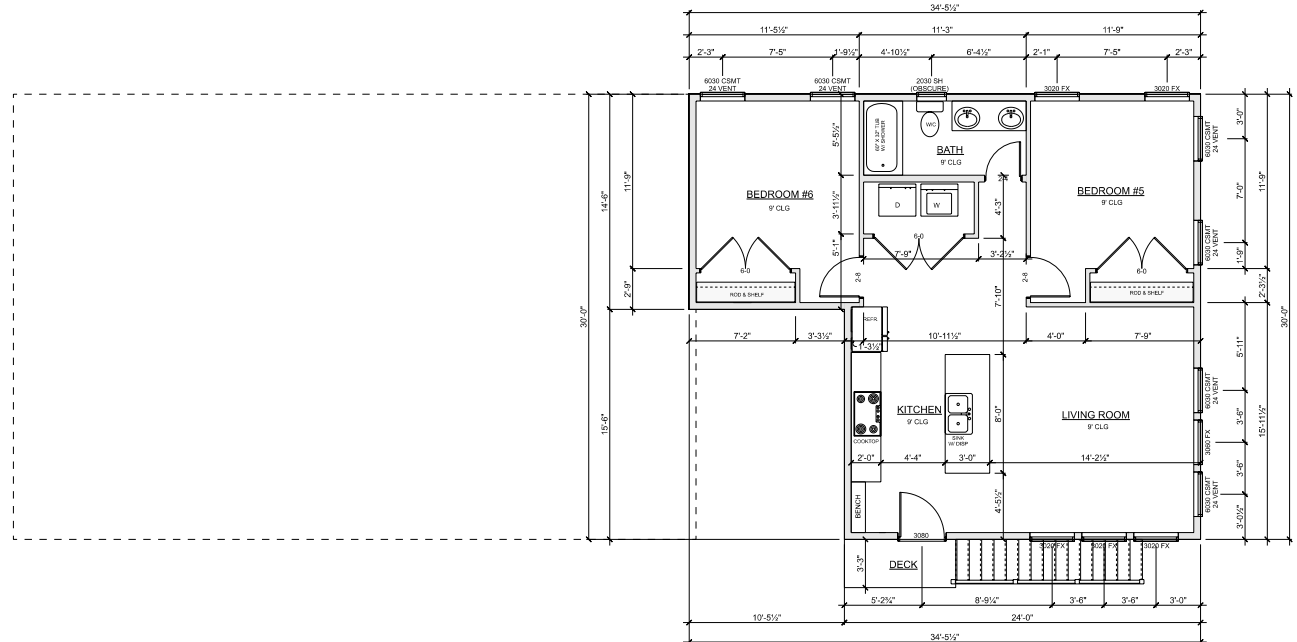
FLOOR PLAN



701 N 2ND AVE
MAIN LEVEL



701 N 2ND AVE
UPPER LEVEL



NEARBY RETAILERS



HAILEY IDAHO

Hailey has emerged as one of south-central Idaho's most desirable mountain communities, combining steady residential growth with a strong local business base and year-round tourism. Located along State Highway 75 in the heart of the Wood River Valley, Hailey serves as the Blaine County seat and provides convenient access to Ketchum, Sun Valley Resort, and Friedman Memorial Airport. The city offers a vibrant downtown, locally owned shops and restaurants, community parks, and direct access to trails and outdoor recreation along the Big Wood River.

Continued investment in housing, downtown improvements, transportation infrastructure, and expanded air service is strengthening the city's appeal for residents and businesses. Supported by the affluent Sun Valley market and growing demand for housing, Hailey offers an attractive setting for commercial and multifamily investment.



DOWNTOWN HAILEY

A lively Main Street district featuring locally owned boutiques, outdoor retailers, restaurants, cafés, historic architecture, and community events.



HAILEY GREENWAY

A 350-acre natural corridor extending 1.5 miles along the Big Wood River, featuring trails, public parks, protected open space, and river access.



THE LIBERTY THEATER

A restored Art Deco landmark on Main Street hosting concerts, films, comedy, performing arts, and community events throughout the year.

10,000+ RESIDENTS with Hailey's population growing 9.7% between 2020 and 2025.

350 ACRES OF PARKS and protected open space along the 1.5-mile Hailey Greenway

4,500+ JOBS across more than 680 business establishments within the Hailey area

HAILEY IN THE NEWS

HAILEY SURPASSES 10,000 RESIDENTS



Hailey's population reached an estimated 10,053 residents in 2025, representing 9.7% growth since 2020. Continued population gains are supporting demand for new housing, commercial services, and community amenities throughout the city.

U.S. Census Bureau

REGIONAL AIR SERVICE EXPANDS



Friedman Memorial Airport introduced new nonstop winter service to Chicago, Phoenix, and San Diego in December 2025, bringing the airport to a record eight nonstop destinations. Expanded air access strengthens Hailey's connection to major markets and supports continued tourism and business activity.

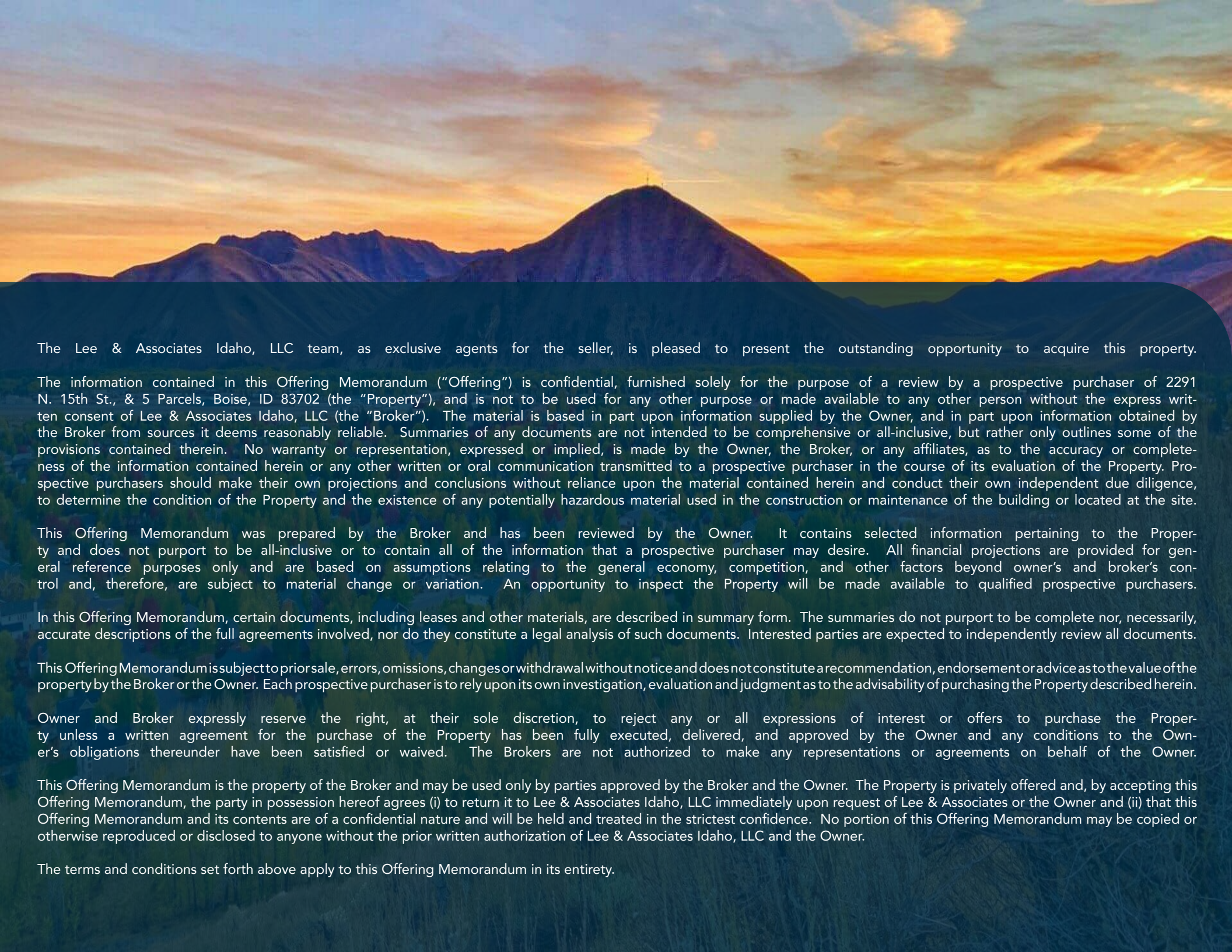
Visit Sun Valley

HAILEY AREA EARNS "PURE LUXURY" STATUS



The Hailey micropolitan area was identified as one of 13 "pure luxury" housing markets in the U.S., with 62% of active listings priced above \$1 million in March 2026. The region's high-value housing market reflects the Wood River Valley's affluent demographics and enduring appeal.

Realtor.com Economic Research



The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 2291 N. 15th St., & 5 Parcels, Boise, ID 83702 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

PARKER BRAKEBILL

FOR MORE INFORMATION, PLEASE CONTACT

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