



**COMMERCIAL BROKER CONNECT**

208.890.8636

**FOR SALE**  
MULTIFAMILY INVESTMENT



## *Affiliated Business Disclosure*

Commercial Broker Connect R/E Corp (“CBCRE”) operates as a licensed real estate brokerage with affiliated entities and partners engaged in a range of real estate business activities, including but not limited to brokerage services, property management, valuation, development, and investment activities.

From time to time, CBCRE and its affiliates or clients may have competing interests in the same transaction. For example, affiliates or their clients may have or express an interest in the Uptown Condos investment opportunity (the “Property”) and may submit an offer or bid. By accepting this Offering Memorandum, you acknowledge the possibility of such interests and agree that neither CBCRE nor any affiliate has an obligation to disclose such affiliates’ interest or involvement in the potential sale or purchase of the Property. In all instances, however, CBCRE and its affiliates will act in the best interest of their respective client(s) and in compliance with applicable law and fiduciary duties.

## *Confidentiality Agreement*

Your receipt of this Memorandum constitutes your acknowledgment that:

1. This Offering Memorandum is a confidential document provided solely for your limited use in evaluating whether you wish to express interest in the acquisition of the Uptown Condos.
2. You agree to hold this Memorandum and its contents in strict confidence.
3. You will not disclose any portion of this Memorandum to any third party without prior authorization from the Property owner (“Owner”) or Commercial Broker Connect R/E Corp (“CBCRE”).
4. You will not use any portion of this Memorandum in any manner detrimental to the Owner or CBCRE. If after review you have no further interest in the Property, please return or destroy this document.

## *Disclaimer*

This Memorandum contains selected information pertaining to the Uptown Condos (the “Property”) in Boise, Idaho and the Owner. It does not purport to be all-inclusive or contain all information a prospective investor may require. The information contained herein has been obtained from sources believed to be reliable but has not been independently verified for accuracy, completeness. All information is presented “as is” without representation or warranty of any kind.

This Memorandum may contain forward-looking statements, assumptions, or estimates related to market conditions, financial performance, or projections. Such information is subject to uncertainty and may not represent the actual future performance of the Property. Certain referenced documents, such as leases, agreements, or reports, may be described in summary form and may not reflect the complete terms of such documents.

Prospective purchasers are advised to conduct their own independent due diligence, including verification of all information and consultation with legal, financial, and tax advisors, to determine the suitability of the Property for their investment needs. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions at any time without notice. All offers and negotiations are non-binding until a fully executed purchase and sale agreement is delivered by the Owner.



**Commercial Broker Connect**  
Real Estate

# UPTOWN EIGHT COMMUNITY

## TABLE OF CONTENTS

- I. Executive Summary
- II. Investment Highlights
- III Market Overview
- IV Business Key Facts
- V Location Overview
- VI Brokers Open



## Executive Summary

The Orchard **Uptown Eight** property is a newly constructed three story, residential community featuring eight luxury condominium units in the *prime location of the Central Boise Bench*. **The property is built with superior ICF (insulated Concrete Foam) construction consisting of concrete walls between each unit, that combines high-end design, efficient layouts, and strong market fundamentals, creating a superior investment with residual income and long-term value appreciation in a growing and rapidly expanding market.**

- **UNIT MIX: GBA 11,988**
  - (6) Two-Bedroom, 2.5-Bath Units | 1,074 GLA | 1,556 SF w/garage
  - (2) One-Bedroom, 1.5-Bath Units | 989 GLA | 1,326 SF w/garage
- **Current Occupancy:** 100% (includes furnished unit varies from Mid Term to STR)
- **Certificate of Occupancy:** Issued July 2025
- **Parcel R8851690020 | Zoning Code MX-1 | Acres 0.293**
- **Superior Construction** to other like properties built with ICF –Insulated Concrete Foam that comes with more benefits than standard construction.
- An easement is established for guest parking in parking lot west of the property



# Investment Highlights

## **Brand-New, High-Quality ICF Construction (Delivered July 2025)**

Premium ICF (Insulated Concrete Form) construction offering exceptional durability, energy efficiency, and sound attenuation. Units feature modern finishes including tile bathroom floors/showers, quartz countertops, soft-close cabinetry, and an upgraded Bosch/LG appliance package. Each unit is fully fire-sprinklered for enhanced safety and long-term compliance.

## **Strong Early Lease-Up Performance**

The property reached **61% occupancy within the first 30 days**, reflecting strong tenant demand, healthy absorption, and competitive positioning within the Boise rental market.

## **Attractive Stabilized Income Performance**

Projected stabilized rents of **\$2,150 for two-bedroom units** and **\$1,850 for one-bedroom units** support durable cash flow, long-term retention, and strong yield potential. Low-maintenance common areas further enhance operating efficiency. There is one furnished unit that adds increased income.

## **Prime Boise Location**

Centrally located with immediate access to top amenities including restaurants, grocery options, parks, and employment centers. Minutes to **Downtown Boise**, **Boise State University**, the **Boise River & Greenbelt**, the **Connector**, and the **Airport**. Tenants benefit from walkability and access to some of the best lifestyle and workforce attractions in the Treasure Valley.

## **Superior Build Quality & Operating Efficiency**

Energy-efficient ICF structure significantly reduces utility costs and enhances comfort and durability. Minimal common areas reduce operating expenses and simplify property management.

- **Ideal Investment Profile**

An excellent opportunity for **cash buyers**, **1031 exchange investors**, or long-term holders seeking a stable, high-quality asset in one of Boise's most sought-after core locations.

# Market Overview

## Boise Multifamily Market Snapshot

- The Boise/Treasure Valley region has been among the fastest-growing in the U.S., with growth rates often several times the national average in recent years.

## Rent Comparables Summary

1011 S Orchard St

Property Name/Address	Rating	Yr Built	Property Size		Asking Rent Per Month Per Unit				Rent/SF
			Units	Avg Unit SF	Studio	1 Bed	2 Bed	3 Bed	
1 Broadstone Saratoga 1201 W Grove St	★★★★★	2025	301	815	\$1,726	\$2,171	\$3,058	-	\$3.01
2 The Boardwalk Apartments 521 E 41st St	★★★★★	2023	234	831	\$1,581	\$2,479	\$2,848	-	\$2.56
3 Cantabria Townhomes 12167 W Overland Rd	★★★★★	2015	88	920	-	-	\$2,227	-	\$2.42
1011 S Orchard St	★★★★★	2025	8	942	-	\$1,858	\$2,954	-	\$2.26
4 The Aren 1066 S Silverstone Way	★★★★★	2024	396	784	\$1,442	\$1,600	\$1,876	-	\$2.15
5 The Springs of Royal Oaks 1800 N Cole Rd	★★★★★	1986	288	830	-	\$1,595	\$1,700	-	\$2.04
6 Arboretum at Barber Station 2964 E Parkcenter Blvd	★★★★★	2017	162	1,012	-	\$1,767	\$2,008	\$2,448	\$1.93
7 Tauri Apartments 12673 W Ashcreek St	★★★★★	2026	156	974	-	\$1,573	\$1,840	\$2,160	\$1.87
8 Sugar Pine Townhomes 2901 Robert Ln	★★★★★	1976	56	735	-	\$1,260	\$1,441	-	\$1.86
9 Renaissance at Hobble C... 6240 N Park Meadow Way	★★★★★	1997	288	839	-	\$1,431	\$1,665	-	\$1.83
10 Village East Apartments 12000 W Fairview Ave	★★★★★	2021	272	988	-	\$1,531	\$1,824	\$2,074	\$1.80
11 Fairview Crossing 8519 W Fairview Ave	★★★★★	2003	244	1,024	-	\$1,485	\$1,586	\$1,868	\$1.66
12 Monterra Townhomes 3960 S Federal Way	★★★★★	1994	148	1,313	-	-	\$2,064	\$2,262	\$1.65
13 805 N Roosevelt St	★★★★★	2025	12	1,227	-	-	\$1,998	-	\$1.63
14 Riverscape Townhomes 4800 Field St	★★★★★	2021	30	1,261	-	-	\$1,953	-	\$1.55
15 Roe Street Townhomes 6019-6077 N Tarako Ave	★★★★★	2019	157	1,449	-	-	\$1,980	\$2,152	\$1.43
16 The Franklin 239 S Orchard St	★★★★★	2024	205	954	-	\$1,170	\$1,411	\$1,526	\$1.41
17 Townhomes at Union Squ... 9941-9867 W Campville St	★★★★★	2021	53	1,704	-	-	-	\$2,211	\$1.30

# Business Key Facts

## Business Key Facts

Uptown Property (1, 3, 5 miles)  
Orchard Plaza  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 43.59442  
Longitude: -116.24385



Business Key Facts | Uptown Property | Ring bands: 0-1, 1-3, 3-5 mile radii

### About the Workforce

0 - 1 miles



18.9%

Services



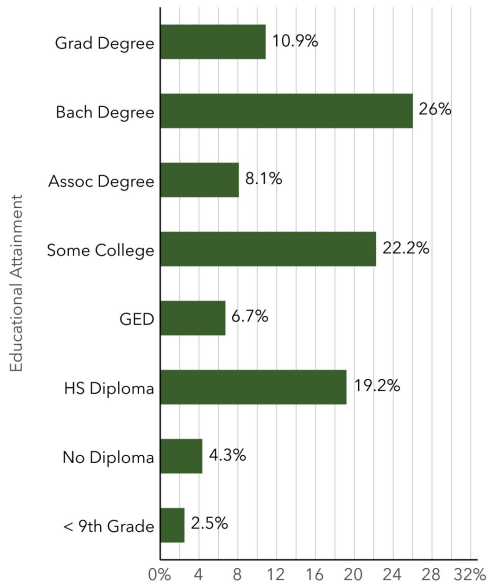
24.2%

Trades/Skilled Labor



56.9%

Office Based



### Tapestry

Top 3 segments by household count



D1 Emerging Hub > 2,665 | 38.3%

C6 Moderate Metros > 1,468 | 21.1%

C1 Single Thrifties > 730 | 10.5%

Other 2,091 | 30.1%

[View comparison table](#)

### About the Community

0 - 1 miles



-0.0% ↓

Pop Growth Rate is 104.2% lower than United States



63

Wealth Index  
Below 100 = low Above 100 = high



0.6% ↓

Housing Units Growth Rate is 33% lower than United States.

### Businesses Per 1,000 Population

Business Categories	0 - 1 miles	1 - 3 miles	3 - 5 miles	ZIP Codes 83705 (Boise)	States Idaho	United States of America United States
Restaurants	3.16	6.04	1.34	3.41	2.05	2.45
Health Care & Social Assistance	7.65	11.26	3.40	5.18	3.87	3.76
Retail	5.80	11.09	3.81	6.18	4.58	4.60
Manufacturing	1.38	3.26	1.29	1.74	1.35	1.32
Finance & Insurance	3.30	4.72	1.59	2.55	1.66	1.80
Professional & Tech Services	5.93	12.12	3.35	5.92	3.03	3.60

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. \* Indicates the number of locations has reached the maximum.

# Business Key Facts

## Business Key Facts

Uptown Property (1, 3, 5 miles)  
 Orchard Plaza  
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
 Latitude: 43.59442  
 Longitude: -116.24385



## Business Key Facts Uptown Property | Ring bands: 0-1, 1-3, 3-5 mile radii

This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

### Key Statistics

0 - 1 miles

**813**

Total Businesses

**7,689**

Total Employees

**\$1.19B**

Total Sales

**3.7%**

Unemployment Rate

### Daytime Population

0 - 1 miles



**15,173**

Total Population



**13,003**

Total Daytime Population

Ratio of daytime to total population:

**0.86**

Values > 1.0 mean that more people come to the area during the day than live there.



### Urban Core

0 - 1 miles

Dominant Urbanicity Type



**5.1**

Avg Number of Employees



**259**

Total Businesses Per Square Mile

### Largest Businesses in Area



**25\***

100 or More Employees



**25\***

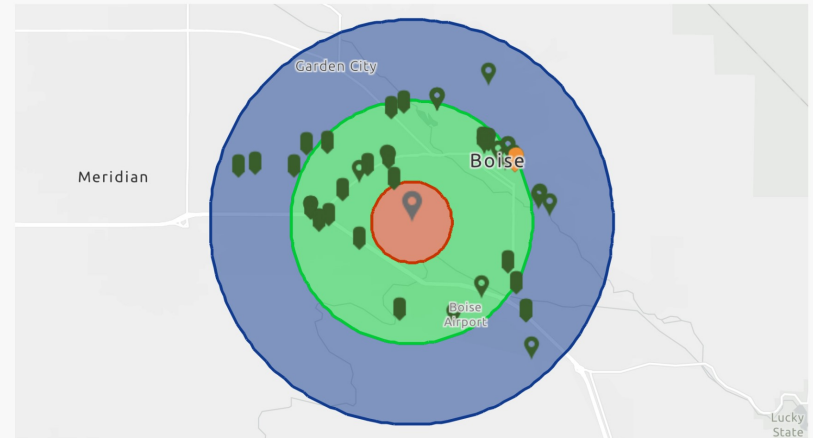
\$10M+ Annual Sales Vol

Most Employees

St Luke's Boise Medical Center	Headquarters	8,863
--------------------------------	--------------	-------

Highest sales volume

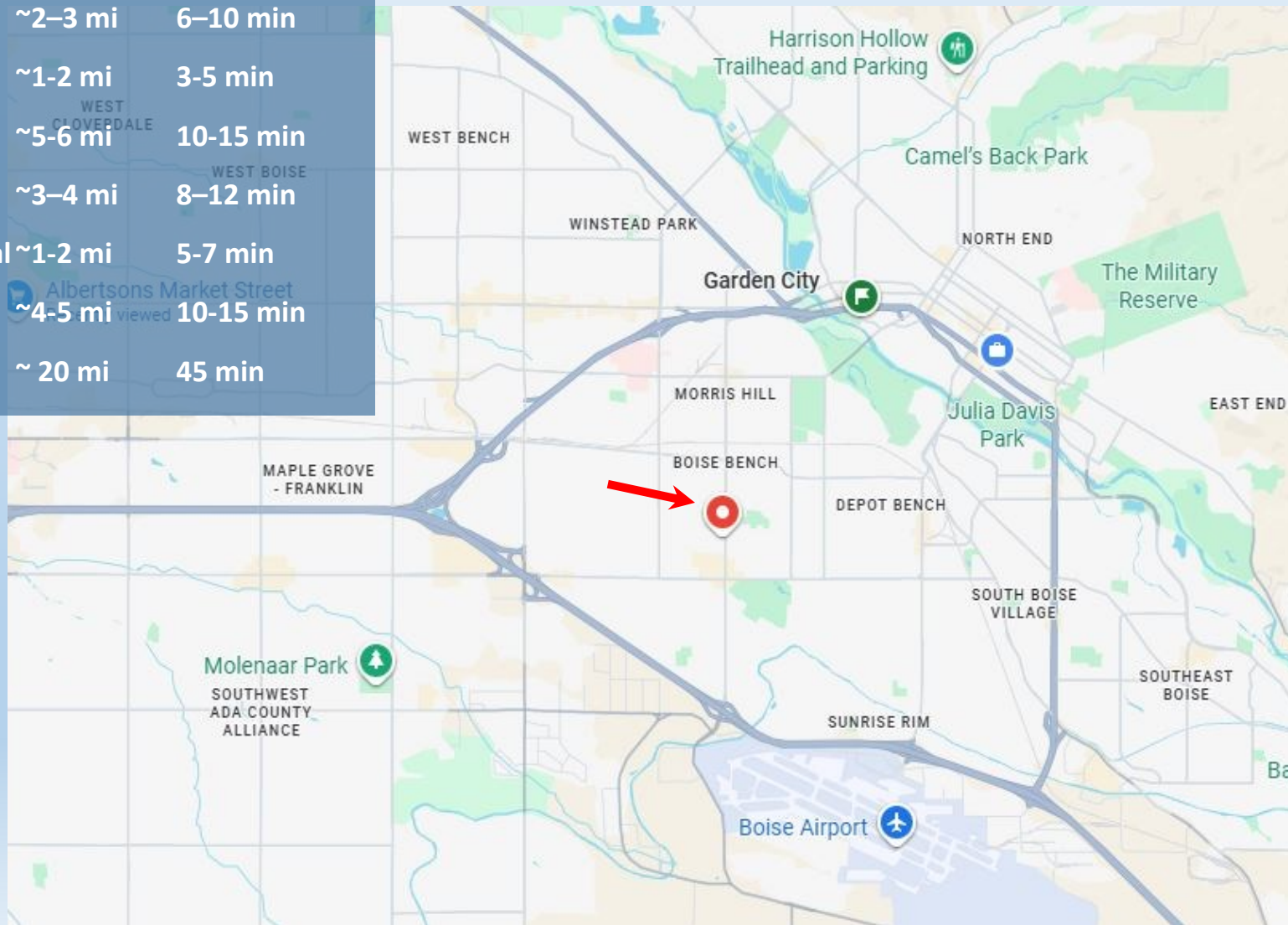
St. Luke's Center For Breast Imaging	Branch	\$702M
--------------------------------------	--------	--------



**Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. \* Indicates the number of locations has reached the maximum.

# Location Overview

Destination	Distance	Drive Time
Boise Airport	~2.5 mi	5–8 min
Downtown Boise	~3–4 mi	8–12 min
Boise River & Greenbelt	~2–3 mi	6–10 min
Boise State University	~2–3 mi	6–10 min
Hillcrest Country Club	~1-2 mi	3-5 min
Quail Hollow Golf Course	~5-6 mi	10-15 min
Towne Square Mall	~3–4 mi	8–12 min
St Alphonsus Regional Medical	~1-2 mi	5-7 min
St Lukes Boise Medical Ctr	~4-5 mi	10-15 min
Bogus Basin Ski & Recreation	~ 20 mi	45 min

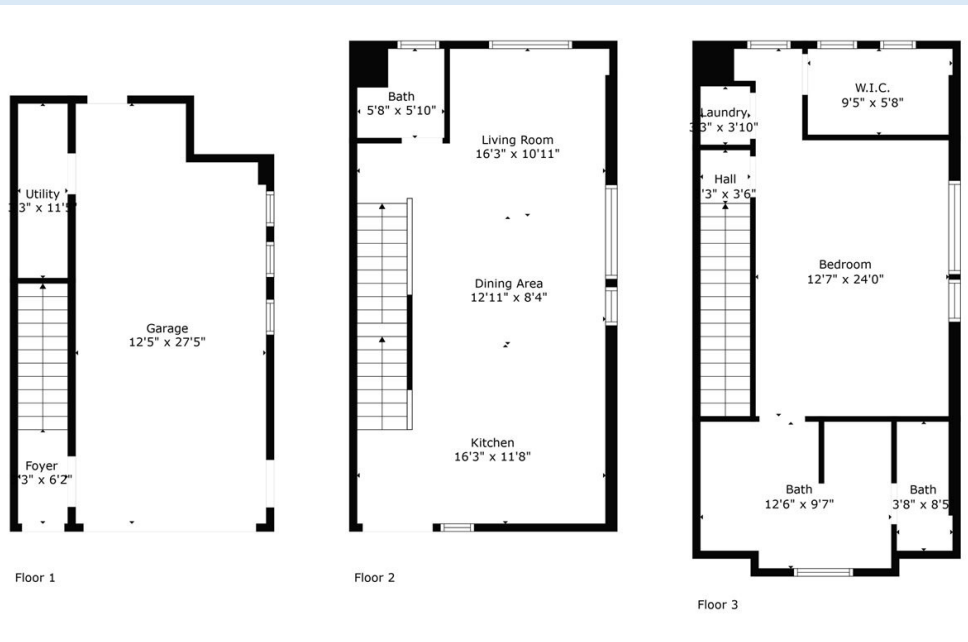


# Floorplans

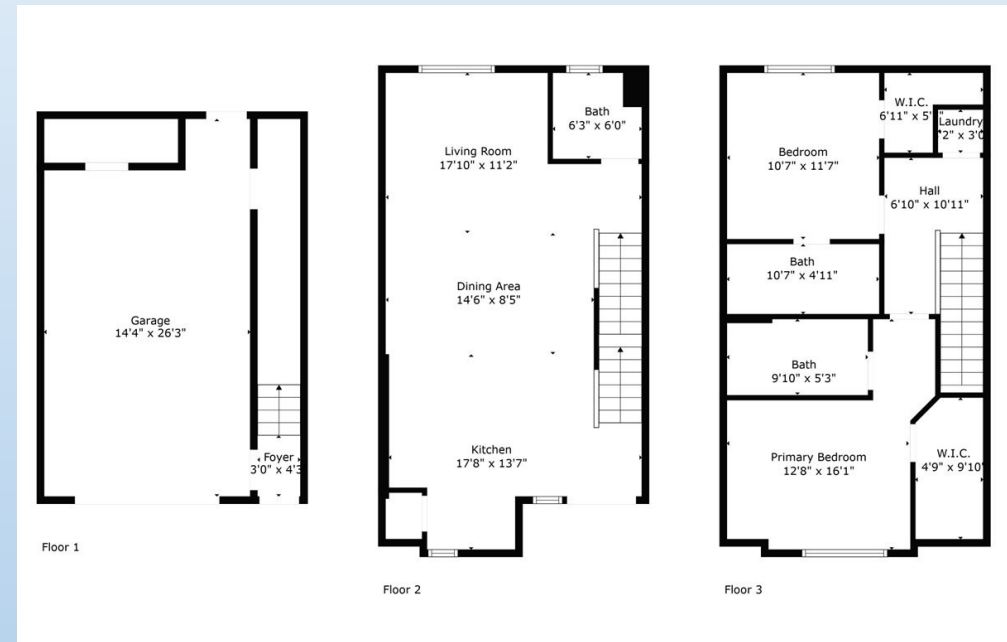


Commercial Broker Connect  
Real Estate

One-Bedroom | 1.5-Bath | 989 GLA | 1,326 SF GBA



Two-Bedroom Ensuites | 2.5-Bath | 1,074 GLA | 1,556 GBA



**RENEE RAYMES, CCIM**  
208.890.8636  
Renee@CommercialBrokerConnect.com



**PATRICK RAYMES, CCIM**  
208.250.1471  
Raymesinc@gmail.com