FOR SALE | VALUE ADD MULTIFAMILY INVESTMENT OPPORTUNITY

518 ASH ST. & 1213 5TH AVE E, TWIN FALLS, ID 83301

6 Two-Bedroom Apartments & 1 Single-Family Home

Asking Price: $1,200,000

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GOLDMAN | RYDEN
REAL ESTATE INVESTMENT SERVICES

Executive Summary

Goldman | Ryden Real Estate Investment Services is pleased to present 518 Ash St. & 1213 5th Ave E, a unique multifamily investment opportunity located near downtown Twin Falls, Idaho. The offering consists of a six-unit multifamily property and a separate single-family residence situated on its own 0.29-acre parcel, providing investors with diversified income and multiple value-add opportunities.

The property is conveniently located near downtown Twin Falls with easy access to major employers, retail, restaurants, and other amenities. As a regional employment and healthcare hub for Southern Idaho, Twin Falls continues to support strong demand for centrally located rental housing.

The property offers meaningful upside through market rental increases and operational improvements, allowing investors to grow cash flow over time. The combination of six multifamily units and a separately parceled single-family residence provides flexibility, diversified income, and long-term value-add potential.

OFFERING SUMMARY

ADDRESS	518 Ash St. & 1213 5th Ave E, Twin Falls, ID 83301
PROPERTY TYPE	Multifamily
UNITS	6 Two-Bedroom Apartments & 1 Single-Family Home
TOTAL SIZE	7,232 SF
PRO FORMA CAP RATE	7.5%
CURRENT GROSS INCOME	$96,120
UPSIDE TO	Market Rents

$ SALE PRICE: **$1,200,000**

Single-Family Home

6 Two-Bedroom Apartments

Pro Forma Overview

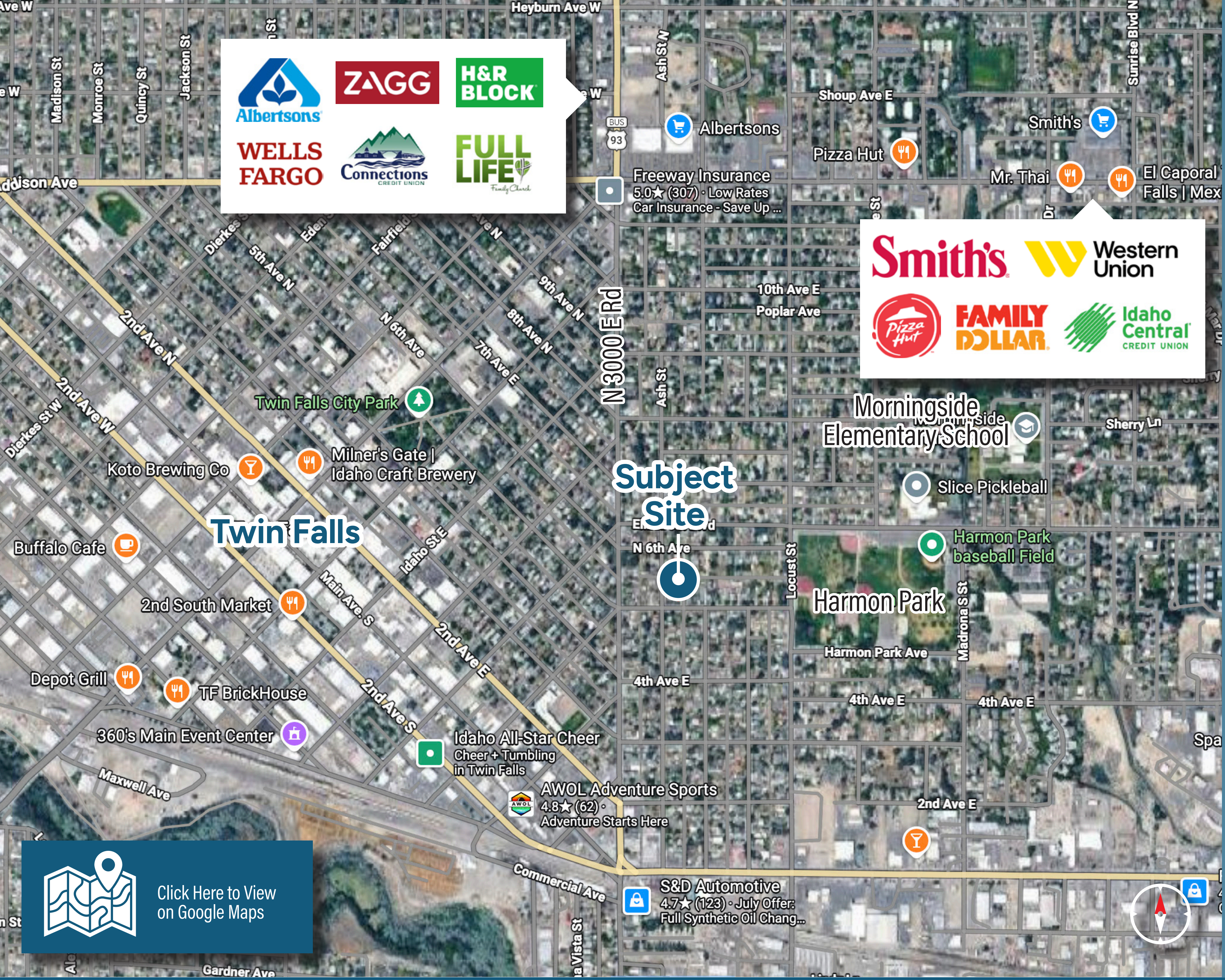
Category	Item	Pro Forma Total	Pro Forma Per Unit / Mo.	Assumptions	
Revenue	Rental Revenue	$121,498	$1,446	*$1.40*	*PF rental rate PSF.*
	Gross Potential Revenue	**$121,498**	**$1,446**		
	Less: Credit	-	-	*0.0%*	*PF Estimated credit loss.*
	Less: Vacancy	-$3,037	-$36	*97.5%*	*Estimated occupancy.*
	Pet Rental Income	-	-	*$0*	*Estimated Pet Rental.*
	Late Fees Income	-	-		
	Other Income	-	-		
	Interest Income	-	-		
	Maintenance Income	-	-		
	RUBS Income (Water & Trash)	$8,550	$102	*95%*	*Assumed recapture occup.*
	Prepaid Income	-	-		
	Total Effective Revenue	**$127,010**	**$1,512**		
Expenses	Management Fees	$7,621	$91	*6.0%*	
	Marketing Expense	-	-		
	Insurance Expense	$3,616	$43	*$0.50*	*Per SF per year estimate.*
	Professional Fees	-	-		
	Repairs & Maintenance	$3,500	$42	*$500*	*Per unit estimate.*
	Property Taxes	$8,431	$100	*3.0%*	*Inflation factor applied.*
	Utilities	$9,000	$107		
	Contract Services	$2,100	$25	*$300*	*Per unit estimate.*
	Admin Expenses	$1,400	$17	*$200*	*Per unit estimate.*
	Miscellaneous Expense	-	-		
	Bank Fees	-	-		
	Subtotal	**$35,667**	**$425**		
	Non-Operating Costs	$700	$8	*$100*	*Estimated per unit.*
	Total Expenses	**$36,367**	**$433**		
	Net Operating Income	**$90,643**	**$1,079**		
	Expense %	28.63%	28.63%		
	NOI %	71.37%	71.37%		

Investment Highlights

- Six-unit multifamily property with ample on-site parking.
- Separate single-family residence situated on its own 0.29-acre parcel.
- Prime infill location near Downtown Twin Falls.
- Strong regional economic fundamentals and growing rental demand.
- Flexible investment and ownership structure with multiple value-add opportunities.
- Convenient access to major employers, retail amenities, and transportation corridors.
- Located in one of Southern Idaho's fastest-growing regional markets.

Rent Roll Mix

Type	Units	SF	Current Rent/Mo	Current Rent/Mo/SF	Market Rent/Mo	Market Rent/Mo/SF
SFH - 3 BR / 1BA	1	1,232	$1,415.00	$1.15	$1,725.00	$1.40
6plex - 2 BR / 1.5 BA	1	1,000	$1,215.00	$1.22	$1,400.00	$1.40
6plex - 2 BR / 1.5 BA	1	1,000	$1,240.00	$1.24	$1,400.00	$1.40
6plex - 2 BR / 1.5 BA	1	1,000	$1,200.00	$1.20	$1,400.00	$1.40
6plex - 2 BR / 1.5 BA	1	1,000	$900.00	$0.90	$1,400.00	$1.40
6plex - 2 BR / 1.5 BA	1	1,000	$915.00	$0.92	$1,400.00	$1.40
6plex - 2 BR / 1.5 BA	1	1,000	$1,125.00	$1.13	$1,400.00	$1.40
Total/Wtd. Avg.	**7**	**7,232**	**$1,144.00**	**$1.11**	**$1,446.40**	**$1.40**


Albertsons
ZAGG
H&R BLOCK
WELLS FARGO
Connections CREDIT UNION
FULL LIFE
Smith's
Western Union
Pizza Hut
FAMILY DOLLAR
Idaho Central CREDIT UNION
Subject Site
Twin Falls
Twin Falls City Park
Koto Brewing Co
Milner's Gate | Idaho Craft Brewery
Buffalo Cafe
2nd South Market
Depot Grill
TF BrickHouse
360's Main Event Center
Idaho All-Star Cheer
Cheer + Tumbling in Twin Falls
AWOL Adventure Sports
4.8★ (62) ·
Adventure Starts Here
S&D Automotive
4.7★ (123) · July Offer:
Full Synthetic Oil Chang...
Freeway Insurance
5.0★ (307) · Low Rates
Car Insurance - Save Up ...
Albertsons
Pizza Hut
Smith's
Mr. Thai
Morningside Elementary School
Slice Pickleball
Harmon Park baseball Field
Harmon Park
Heyburn Ave W
Shoup Ave E
10th Ave E
Poplar Ave
N 3000 E Rd
Ash St
Locust St
Harmon Park Ave
Madrona S St
4th Ave E
2nd Ave E
Sherry Ln
Sunrise Blvd N
Commercial Ave
Maxwell Ave
Gardner Ave
Main Ave. S
2nd Ave N
2nd Ave W
2nd Ave S
Dierkes St W
5th Ave N
9th Ave N
8th Ave N
7th Ave E
N 6th Ave
Idaho St E
Madison St
Monroe St
Quincy St
Jackson St
Click Here to View on Google Maps

Twin Falls, ID

Twin Falls is a thriving regional center in Southern Idaho, recognized for its diverse economy, business-friendly environment, and steady population growth. Serving as the commercial hub of the Magic Valley, the city attracts residents and businesses from across the region, supporting strong demand for retail, office, industrial, and multifamily development. Its affordable cost of living and high quality of life continue to draw new employers and families to the area.

The local economy is anchored by agriculture, food processing, manufacturing, healthcare, and retail, providing a stable employment base and long-term economic resilience. Major employers, including Chobani, Glanbia Nutritionals, and St. Luke's Health System, contribute to sustained job growth and continued investment throughout the community. Idaho's favorable tax climate and low cost of doing business further enhance Twin Falls' appeal for companies looking to expand or relocate.

Strategically located along Interstate 84, Twin Falls offers convenient access to Boise, Salt Lake City, and other major Western markets, making it an attractive location for logistics, distribution, and regional commerce. Continued residential development, expanding infrastructure, and a growing consumer base have supported new commercial projects, while the city's outdoor amenities—including Shoshone Falls and the Snake River Canyon—help attract and retain residents.

Supported by a diversified economy, strategic transportation access, and ongoing population growth, Twin Falls remains well-positioned for long-term commercial investment. Its combination of economic stability, expanding development, and strong regional influence continues to make the market an attractive destination for businesses, investors, and developers.

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