

Charter Pointe Village

Four 4-Plex Investment Portfolio

Offering Memorandum

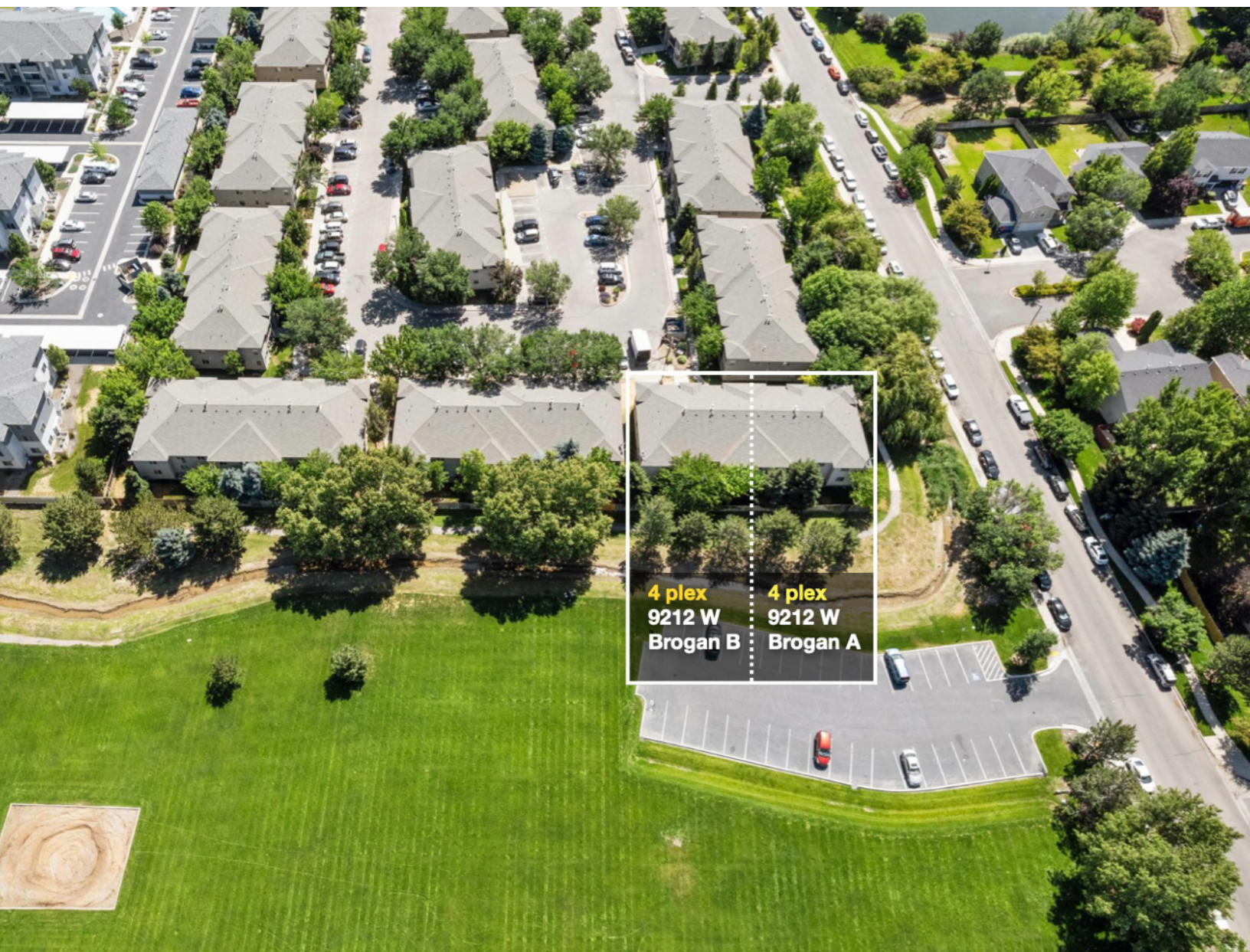
Investment Overview

This is a rare opportunity to acquire up to two individually titled 4-plex apartment buildings in Boise's sought-after Charter Pointe Village community. The Seller is willing to sell the properties individually, in any combination, or as a complete 8-unit portfolio.

In addition to strong in-place income and low operating costs, the project offers considerable upside potential through the easy modernization of apartment interiors—allowing an investor to capture higher rents and boost overall asset value in a short period of time.

Offering Structure

The seller will sell all four buildings as a portfolio or will complete individual sales.



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Executive Summary

Property Type: 8-Unit Multifamily (Two 4-Plex Buildings)

Location: 9212 W Brogan Dr A & B, Boise, ID 83709

Asking Price: \$1,750,000

Cap Rate (Actual): 5.7%

Unit Mix: Eight (8) 3BR / 2BA units, approx. 1,178 sq ft each

Built: 2006

School District: West Ada

Description:

A well-maintained, fully occupied 8-unit property located in the desirable South Boise submarket.

Surrounded by single-family residential neighborhoods, the property benefits from strong tenant demand,

consistent occupancy, and minimal turnover. Professionally managed with exterior maintenance maintained

through the association for simplified ownership.

Investment Highlights

- Strong in-place income with 5.7% cap rate
- All units are spacious 3-bedroom layouts — high renter demand
- Consistent rent history with upside potential through modernization or repositioning
- Exterior maintenance handled by the owners' association
- Located in a high-demand South Boise neighborhood near schools, parks, shopping, and major arterials
- Separate utility meters
- Professionally managed, easy to operate

HOA is scheduled to paint the exterior in late spring/early summer 2026.

Parking lot is scheduled for slurry seal coat.

Roofs were replaced about 4 years ago.

Four plexes can be purchased individually or together (a single 4 plex or two 4 plex's)

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Property Overview

- Total Units: 8
- Buildings: Two (2) 4-plex condominium buildings
- Unit Size: Approx. 1,178 sq ft each
- Beds/Baths: 3 bed / 2 bath per unit
- Parking: On-site, uncovered
- Construction: Stucco and synthetic materials, composition roof
- HVAC: Forced-air gas heating; central AC
- Appliances: All units include refrigerator, dishwasher, microwave, and range
- Laundry: W/D hookups in each unit
- HOA: Covers exterior maintenance, landscaping, irrigation, and common areas

Rent Roll Summary (October 2025)

Total Rent Collected (All Units): \$9,805

Security Deposits Held: \$11,095

Charge MTD Total: \$12,256.57

Unit-Level Snapshot:

A103 – \$1,320	B101 – \$1,495
A104 – \$1,595	B102 – \$1,375
A203 – \$1,295	B201 – \$1,295
A204 – \$1,400	B202 – \$1,325

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Market Overview

South Boise continues to experience strong renter demand with limited 3-bedroom rental inventory.

Proximity to Lake Hazel, Maple Grove, schools, parks, and arterial routes makes the Brogan property

highly attractive for long-term renters. Multifamily vacancy in the submarket remains below the Boise

average, and units of this size rent quickly when available.

Offering Terms

Asking Price: \$1,750,000

Projected Cap Rate: 5.6%

Financing: Cash or Conventional

Conditions: Offer contingent upon property walkthrough

Included: All appliances in units

	Income	Expenses	Net
Rental	\$133,200.00		
Late Fees	\$2,200		
General Maintenance		\$833.00	
Fire sprinkler		\$2,624.00	
HOA		\$10,320.00	
Sewer		\$9,307.56	
HVAC		\$1,104.50	
Management (5.4%)		\$7,192.80	
Misc		\$894.00	
Insurance*		\$3,800.00	
Property Taxes		\$3,311.66	
TOTAL	\$135,400.00	\$39,387.52	\$96,012.48

*Insurance cost vary greatly depending on coverage, insured's claim history and many other variables. Contact your insurance agent for a specific quote.

Capital Improvements are not included regular maintenance.