

8 UNITS FOR SALE

259 Pheasant Rd W - Twin Falls

17, 27, 42, 57, 58, 65, 75 & 85



- 3 - 2 bedroom, 1 bath 1 level units
- 4 - 2 bedroom, 1 bath 2 level units
- 1 - 3 bedroom, 1.5 bath 2 level unit

**LISTED AT
\$1,520,000**

8 INDIVIDUAL UNITS BEING OFFERED IN BULK SALE. THERE ARE (3) 2 BEDROOM 1 BATH 1 LEVEL UNITS, (4) 2 BEDROOM 1 BATH 2 LEVEL UNITS, (1) 3 BEDROOM 1.5 BATH 2 LEVEL UNIT. THESE UNITS EACH HAVE THERE OWN PARCEL NUMBER WHICH COULD BE IDEAL AS AN EXIT STRATEGY IN THE FUTURE. NEW ROOFS ON ALL UNITS. MAINTENANCE FREE SIDING AND VINYL FENCES. MOST OF THESE UNITS HAVE BEEN REFURBISHED.

THE LIST PRICE REFLECTS THAT SOME OF THE UNITS NEED REFURBISHING. HOA FEE IS \$76 PER MONTH PER UNIT & COVERS TRASH & COMMON AREA MAINTENANCE.

**MLS#98914272
WALT HESS
208-410-2525**



Current Rent Roll

Unit #17 - \$1,250/month - \$1,480.98 annual tax - \$76/month HOA Dues

Unit #27 - \$1,200/month - \$1,336.52 annual tax - \$76/month HOA Dues

Unit #42 - \$1,250/month - \$1,313.22 annual tax - \$76/month HOA Dues

Unit #57 - \$1,250/month - \$1,258.36 annual tax - \$76/month HOA Dues

Unit #58 - \$1,200/month - \$1,480.98 annual tax - \$76/month HOA Dues

Unit #65 - \$1,200/month - \$1,496.24 annual tax - \$76/month HOA Dues

Unit #75 - \$1,200/month - \$1,352.20 annual tax - \$76/month HOA Dues

Unit #85 - \$1,450/month - \$1,546.94 annual tax - \$76/month HOA Dues