

100% LEASED MULTIFAMILY INVESTMENT OPPORTUNITY

# 1310 S GARLAND ST APARTMENTS

NAMPA, ID 83686

**SALE PRICE \$2,650,000**  
**ATTRACTIVE SELLER FINANCING!**

**14** / **\$189,286** / **5.67%** / **100%** / **1980**  
units / \$/unit / cap rate [ pro forma ] / leased / year built [ weighted avg. ]

**TOK**  
COMMERCIAL

 **ANDREW BOESPFLUG** / 208.284.9946



## EXECUTIVE SUMMARY

100% leased 14-unit multifamily investment comprised of triplex, duplex, and single-family buildings situated on a 1.59-acre site. Extensive 2019 remodel included new roofs, upgraded kitchens and baths, new paint, flooring, water heaters, resealed asphalt, and fencing. Value-add opportunity through professional management, continued rent growth, implementation of utility bill-backs, and separately charging for enclosed garages.

## BUILDING DETAILS

<b>CONSTRUCTION:</b>	primarily brick	<b>INTERIOR DOORS:</b>	hollow core panel wood
<b>ROOF:</b>	composite shingles	<b>COUNTER SURFACE:</b>	laminate
<b>WINDOWS:</b>	aluminium	<b>APPLIANCES:</b>	whirlpool
<b>AC:</b>	central air	<b>WASHER/DRYER:</b>	communal
<b>HEATER:</b>	heat pump with external condensers	<b>FLOORING:</b>	vinyl plank & laminate
<b>ENTRY DOORS:</b>	painted hollow metal	<b>ELECTRICTY/GAS:</b>	gas water heater & furnace
		<b>TUB/SHOWER:</b>	acrylic tub/shower insert

## PROPERTY SUMMARY

<b>PROPERTY TYPE:</b>	apartments
<b>PROPERTY SUBTYPE:</b>	garden
<b>CURRENT ZONING:</b>	RD
<b>UNITS:</b>	14
<b>REMODELED:</b>	2019
<b>SITE SIZE:</b>	1.59 Acres
<b>SELLER FINANCING:</b>	50% down 5.5% - 6.0% interest 10 - year term <i>*Ask Agent</i>

### UNIT MIX:

<b>2 BEDROOM/1 BATH:</b>	14
<b>AVERAGE UNIT SF:</b>	844 SF
<b>RENT:</b>	\$1,190
<b>RENT \$/SF:</b>	\$1.41

**TRIPLEX**



**DUPLEX**



**DUPLEX**



**FARM HOUSE**





# 1310 GARLAND AERIAL

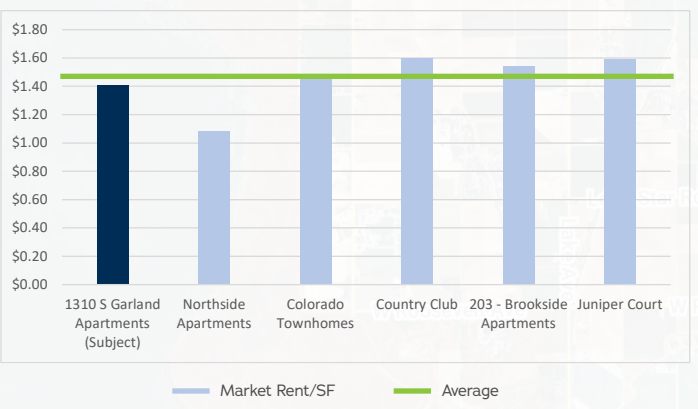


UNIT #	SF
816	832
818	832
820A	832
820B	832
820C	832
824	832
826	832
1310	832
1312	832
1314	832
1316	832
1318	832
1320	1,000



# RENT SURVEY AVERAGE RENT

Property	Address	Dist. (mi)	Yr Built	# Units	Stories	Market Rent/SF	Avg Sqft	Leased %
<b>1310 S Garland Apartments (Subject)</b>	<b>1310 S Garland St, Nampa, ID 83686</b>	--	1980	14	1	\$1.41	845	100%
Northside Apartments	2016-2043 5th Street North, Nampa, ID	2.12	1993	25	1	\$1.08	1152	100%
Colorado Townhomes	202 East Colorado Avenue, Nampa, ID	0.56	1978	16	2	\$1.47	900	100%
Country Club	412 North Broadmore Way, Nampa, ID	3.01	1918	36	2	\$1.60	776	91.7%
203 - Brookside Apartments	2324 Sunnybrook Drive, Nampa, ID	0.41	1996	84	3	\$1.54	833	100%
Juniper Court	1801-1823 South Juniper Street, Nampa, ID	0.06	1977	96	2	\$1.59	735	93.8%
<b>Comp Average</b>		<b>1.23</b>	<b>1972</b>	<b>51</b>	<b>2</b>	<b>\$1.46</b>	<b>879</b>	<b>97%</b>



UPDATED: 5.12.2026

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# FINANCIAL ANALYSIS



**CLICK HERE TO ACCESS** 

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# POPULATION



1 MILE RADIUS  
**15,798**

3 MILE RADIUS  
**88,612**

5 MILE RADIUS  
**129,759**

# MEDIAN HOME VALUE



5 MILE RADIUS  
**\$400,104**

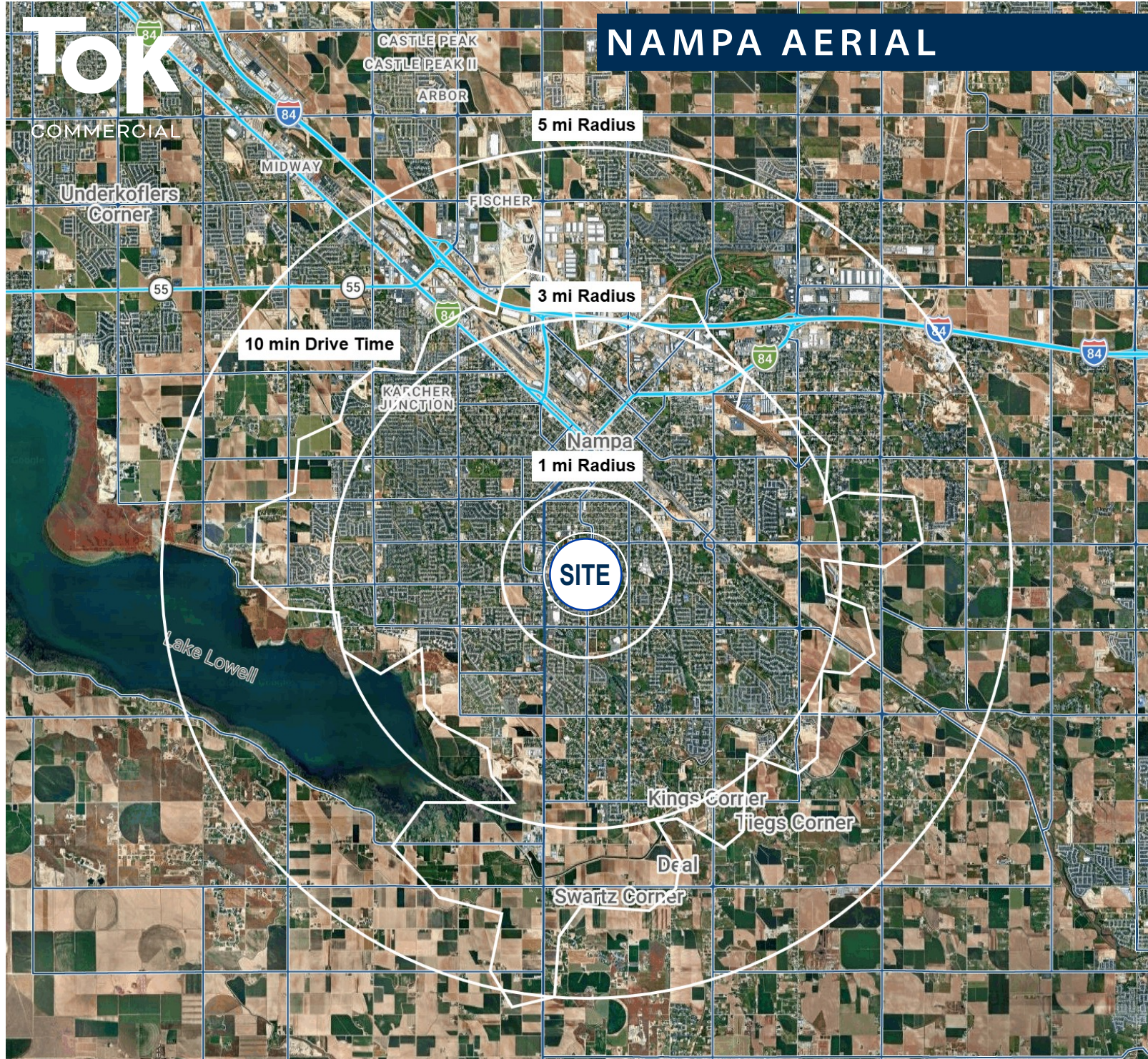
# 2030 POPULATION FORECAST



1 MILE RADIUS  
**16,192**

3 MILE RADIUS  
**94,637**

5 MILE RADIUS  
**143,460**



# NAMPA AERIAL

# TOK

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**BOISE  
RANKED #10  
AMONG BEST  
PERFORMING  
CITIES**

*-Milken Institute, 2025*

**#10 BEST  
PLACES TO LIVE  
OUT WEST**

*-Livability, 2023*

**BOISE NAMED  
TOP 10 MOST  
CUTTING EDGE  
MID-SIZE CITIES**

*-Wall Street Journal, 2023*

WELCOME TO THE  
**BOISE MSA**

The Boise Valley is home to Idaho's capitol and serves as the center of commerce, politics, population, cultural events, and the blue field that personifies the Boise State Broncos. As a high desert community resting at the foot of the mountains, it is surrounded by thriving bedroom communities rich in their own histories and economies, bringing the metro area population to approximately 845,864. Experts estimate the MSA population will exceed 1,075,000 by 2050.

Although Idaho is world famous for its agriculture, it has an equally vibrant economic environment for high-tech, healthcare, education, transportation, service, tourism, and retail industries. Many nationally and globally recognized corporations have a home in the valley, including Micron Technology, Hewlett Packard, Amazon, Albertsons, J.R. Simplot Company, MotivePower, Materne, LambWeston, and many others.

Forbes consistently ranks the Boise Valley as one of the top places in the country to not only do business, but also for raising a family, entertainment, recreation and its high quality of life.

The economy is diversified, with key sectors including: Government, Healthcare, Higher education, Manufacturing, Software, Retail, Transportation and Warehousing. St. Luke's Health System (16,000+), Walmart (9,000+), Saint Alphonsus Health System (6,000+), Albertson's (5,500+), Micron Technology, Inc. (5,500+), Boise State University (5,000+), Amazon (5,000+), West Ada School District (4,500+), Boise School District (3,000+), and J.R. Simplot Company are the MSA's top private employers.

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1310 S GARLAND ST APARTMENTS

8

THE BOISE MSA IS THE STATE'S LARGEST METROPOLITAN AREA AND ACCOUNTS FOR NEARLY 40 % OF IDAHO'S POPULATION CONCENTRATION.



**845,864**

**TOTAL  
POPULATION**

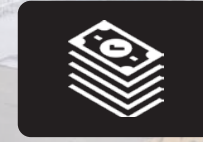
BOISE MSA  
Q3 2025



**13TH**

**FASTEST GROWING  
METRO IN THE U.S.**

BOISE MSA  
Q3 2025



**\$113,914**

**AVERAGE  
HH INCOME**

BOISE MSA  
Q3 2025

**BOISE MSA**

**POPULATION**



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