

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 / andrew@tokcommercial.com

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

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

PROPERTY SUMMARY

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

UNIT MIX:

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

DOWNTOWN NAMPA
7.7 MIN / 2.2 MILES



RENT SURVEY AVERAGE RENT

Property	Address	Dist. (mi)	Yr Built	# Units	Stories	Market Rent/SF	Avg Sqft	Leased %
1310 S Garland Apartments (Subject)	1310 S Garland St, Nampa, ID 83686	--	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%
Comp Average		1.23	1972	51	2	\$1.46	879	97%



COUNTRY CLUB



NORTHSIDE APARTMENTS



COLORADO TOWNHOMES



1310 S GARLAND APARTMENTS



BROOKSTONE APARTMENTS



JUNIPER COURT

UPDATED: 5.14.2026

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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



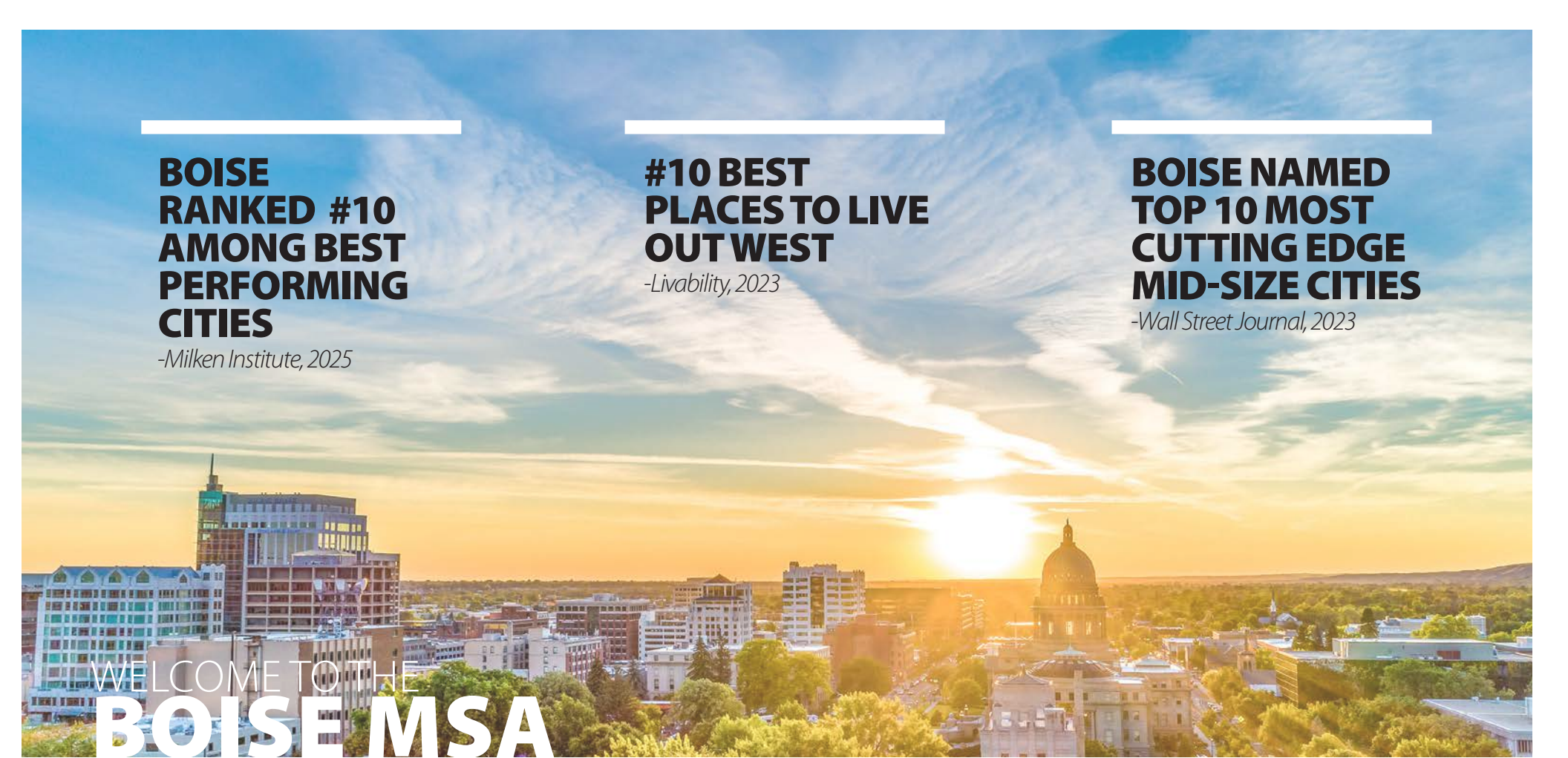
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BOISE RANKED #10 AMONG BEST PERFORMING CITIES

-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+), Albertsons (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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THE BOISE MSA IS THE STATE'S LARGEST METROPOLITAN AREA AND ACCOUNTS FOR NEARLY 40 % OF IDAHO'S POPULATION CONCENTRATION.



845,864

**TOTAL
POPULATION**

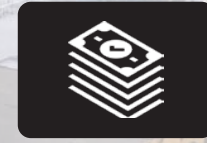
BOISE MSA
Q3 2025



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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