



KINGS APARTMENTS

3126 E Victory Rd, Nampa, Idaho

PROPERTY DESCRIPTION

Introducing a brand-new 300-unit apartment complex located at the prime intersection of Victory and Kings Roads in Nampa, Idaho. This exceptional property is strategically situated near the College of Western Idaho and a thriving category killer retail center, making it an attractive residence for a diverse tenant base. Designed with modern living in mind, the complex features state-of-the-art amenities, spacious floor plans, and high-quality finishes that cater to the needs of today's renters. Residents will enjoy access to a range of facilities, including a fitness center, community lounge, outdoor recreational areas, and ample parking, ensuring a lifestyle of convenience and comfort. The property's location is a major draw, providing easy access to major transportation routes and proximity to educational institutions, shopping, dining, and entertainment options. The vibrant community atmosphere and robust economic growth in Nampa further enhance the appeal of this investment. Note pictures are from a similar property by the same builder. There are a total of fourteen (14) buildings in the complex. There are three (3) 12 plexes and eleven (11) 24 plexes. Phase One including 120 units is under construction now. See our listing for all buildings included in that phase.

EXECUTIVE SUMMARY

PROPERTY INFO

Price	\$84,025,000
Units	300
Price per unit	\$280,083
Price per SF	\$300.64
YB/YR	2021/--
Building size (RSF)	279,486 SF
Bedrooms	534
Lot size	616,810 SF
Zoning code	RMH
APN	317470000

[LINK TO OFFERING MEMORANDUM: CLICK HERE](#)



Tricia Callies

Director, CCIM, CPM

0:208.412.4771 | C: 208.412.4771

trc@ramidaho.com

Each Office Independently
Owned and Operated

KW Commercial

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1065 S. Allante Place, Boise, ID 83709

RENT ROLL

Multifamily								
# of units	unit type	SF	current	per SF	per 12mo	proforma	per SF	per 12mo
102	1BR/1BA	759	\$1,525	\$2.01	\$18,300	\$1,625	\$2.14	\$19,500
5	2BR/1BA	974	\$1,625	\$1.67	\$19,500	\$1,725	\$1.77	\$20,700
157	2BR/2BA	974	\$1,675	\$1.72	\$20,100	\$1,775	\$1.82	\$21,300
36	3BR/2BA	1,230	\$1,875	\$1.52	\$22,500	\$1,975	\$1.61	\$23,700
AVERAGES	2BR/2BA	932	\$1,647	\$1.77	\$19,766	\$1,747	\$1.88	\$20,966
300 units	534-BR /493BA	279,486	\$494,150		\$5,929,800	\$524,150		\$6,289,800

KINGS RESIDENCES

NAMPA, ID



Kings Apartments | Nampa, Idaho *Photos Similar



Tricia Callies

Director, CCIM, CPM

0:208.412.4771 | C: 208.412.4771

trc@ramidaho.com

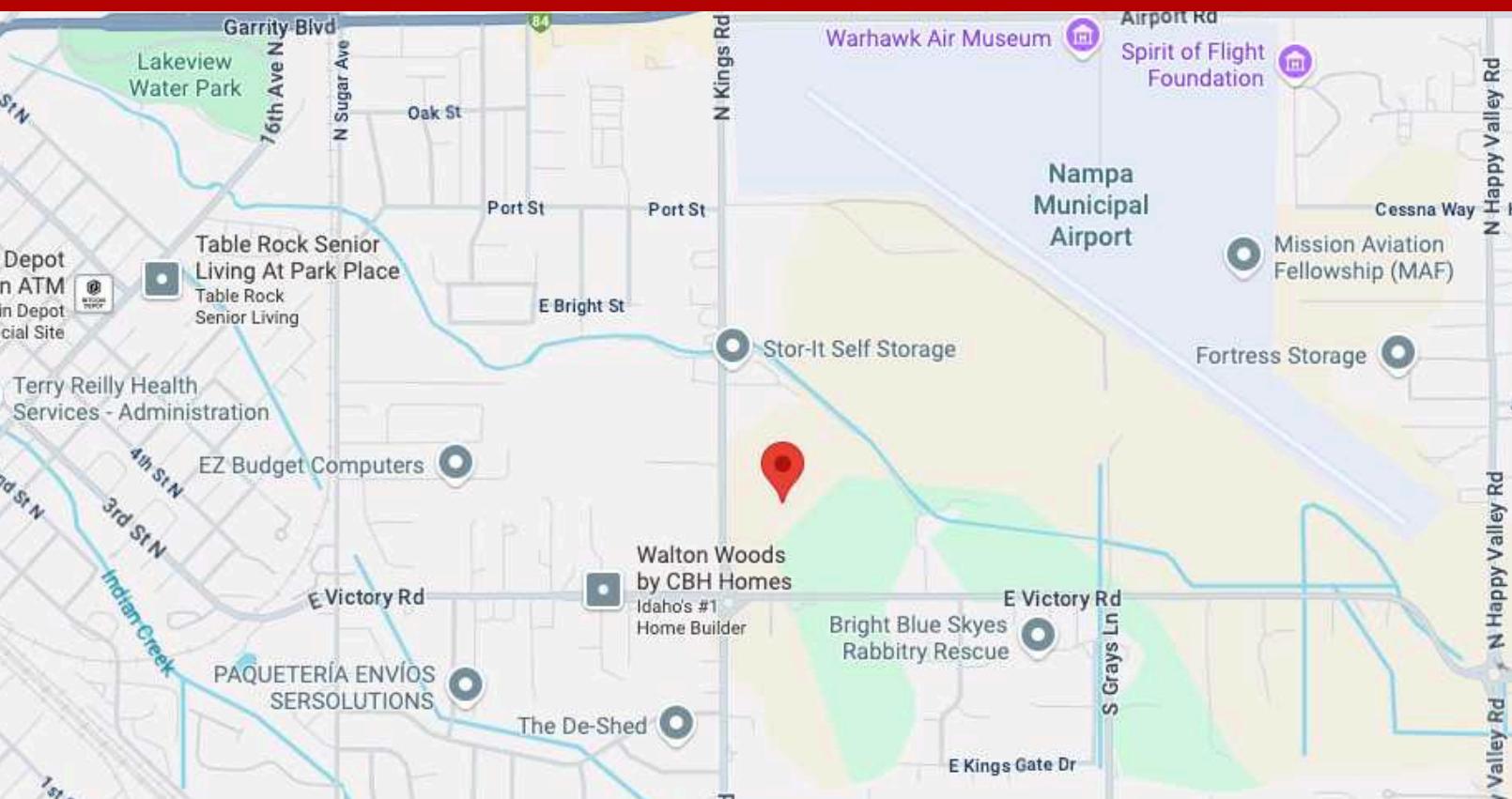


Each Office Independently
Owned and Operated

KW Commercial

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1065 S. Allante Place, Boise, ID 83709



LIVING IN THE TREASURE VALLEY

Backed by beautiful mountains, blessed with over 200 days of sunny weather and an unemployment rate of 2.8% the Treasure Valley is earning national acclaim like no other mid-sized city in America. It is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work. Our unbelievable quality of life has attracted a thriving mix of agribusiness, high tech and manufacturing industries along with a young, educated workforce to support them. The Boise Foothills provide over 135 miles of unmatched mountain biking and hiking trails expanding to Bogus Basin Ski Area. A beautiful greenbelt system runs from Lucky Peak Reservoir through Boise, 25 miles, along the Boise River and ending in Eagle, ID.

Location Details

County	Canyon
Proximity to Boise	20 miles west of Boise
Diverse Industries	Manufacturing, retail, & healthcare
Transportation	Easy access to major highways
Walking Trails	Nampa Greenbelt



Tricia Callies

Director, CCIM, CPM
0:208.412.4771 | C: 208.412.4771
trc@ramidaho.com

Each Office Independently
Owned and Operated

KW Commercial

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1065 S. Allante Place, Boise, ID 83709