



KINGS APARTMENTS

3126 E Victory Rd, Nampa, Idaho

PROPERTY DESCRIPTION

Introducing a brand-new 120-unit apartment complex located at the prime intersection of Victory and Kings

Roads in Nampa, Idaho. The photos in this flyer are similar to a property that is already built. This 120-unit apartment represents the total number of units in Phase I, as depicted in the rendering. There are 300 total units with all phases. 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.

EXECUTIVE SUMMARY

PROPERTY INFO

Price	\$35,275,000
Units	120
Price per unit	\$293,958
Price per SF	\$305.98
YB/YR	2025-2027
Building size (RSF)	115,284 SF
Bedrooms	228

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



Tricia Callies

Director, CCIM, CPM

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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
36	1BR/1BA	759	* \$1,525	\$2.01	\$18,300	\$1,625	\$2.14	\$19,500
2	2BR/1BA	974	* \$1,625	\$1.67	\$19,500	\$1,725	\$1.77	\$20,700
58	2BR/2BA	974	* \$1,675	\$1.72	\$20,100	\$1,775	\$1.82	\$21,300
24	3BR/2BA	1,230	* \$1,875	\$1.52	\$22,500	\$1,975	\$1.61	\$23,700
AVERAGES	2BR/2BA	961	*\$1,669	\$1.74	\$20,030	\$1,769	\$1.84	\$21,230
120 units	228-BR /202BA	115,284	\$200,300		\$2,403,600	\$212,300		\$2,547,600

120 represents the total number of units in Phase I, as depicted in the rendering.



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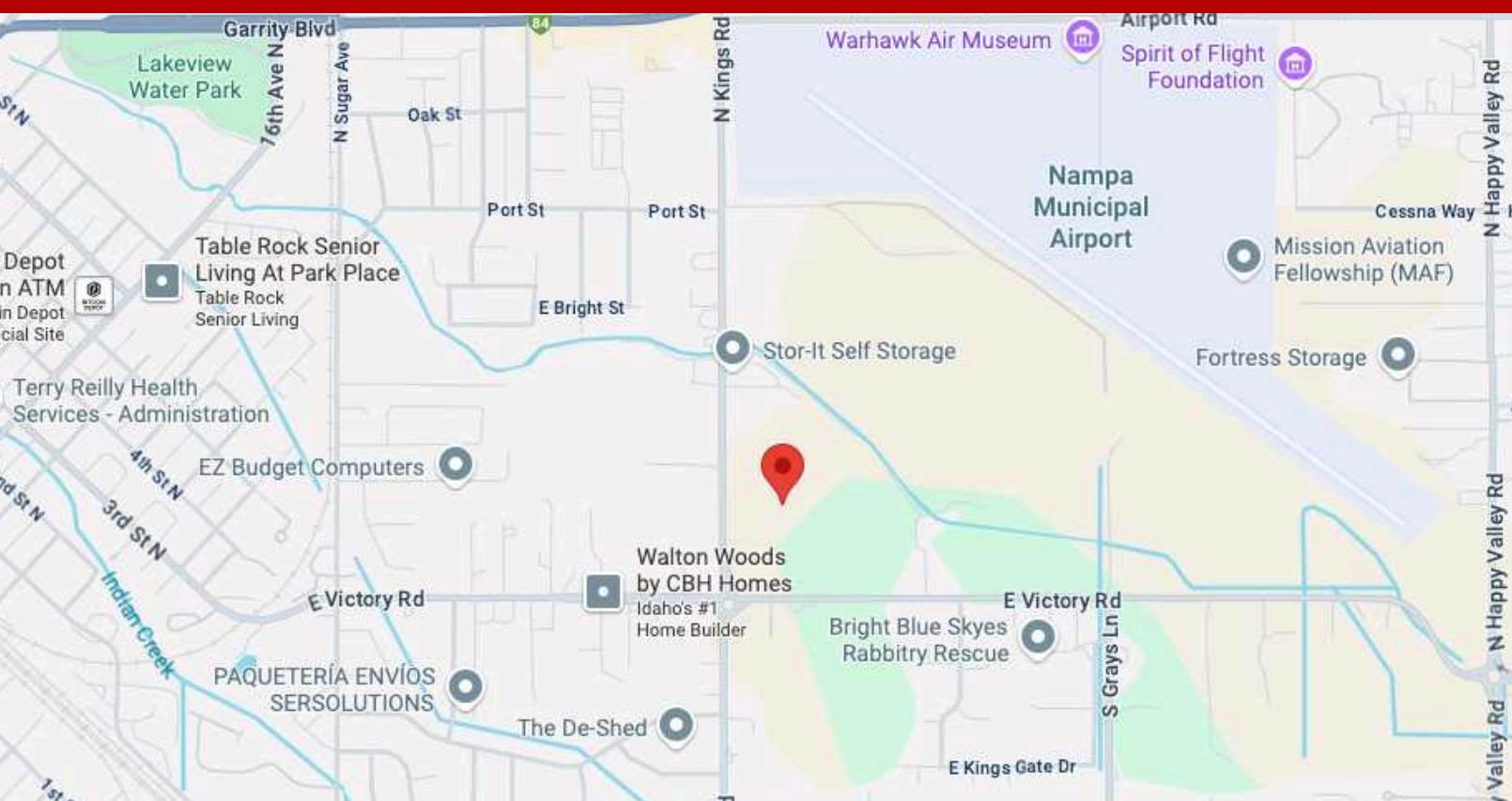


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LIVING IN THE TREASURE VALLEY

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



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