



KINGS APARTMENTS

3126 E Victory Rd, Nampa, Idaho

PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the heart of Nampa, Idaho! This 12-unit building is part of a vibrant apartment complex comprising a total of 300 units, ideally situated at the intersection of Victory and Kings Roads. This prime location offers residents easy access to a wealth of amenities, including a state-of-the-art sports complex, a refreshing pool, a welcoming clubhouse, and more, ensuring a lifestyle of comfort and convenience. Note pictures are from a similar property by the same builder. This building is available in two of the three phases. There are a total of three (3) buildings with this unit mix. There are a total of eleven (11) 24 plexes. Phase One including 120 units is under construction now. See our listing for all buildings included in that phase. Also see our listing for the entire 300 unit project.

EXECUTIVE SUMMARY

PROPERTY INFO

Price	\$3,890,000
Units	12
Price per unit	\$324,167
Price per SF	\$263.55
YB/YR	2025-2027
Building size (RSF)	14,760 SF
Bedrooms	36

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



Each Office Independently
Owned and Operated

KW Commercial

Tricia Callies

Director, CCIM, CPM

O:208.412.4771 | C: 208.412.4771

tlc@ramidaho.com

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
12	3BR/2BA	1,230	*\$1,875	\$1.52	\$22,500	\$1,975	\$1.61	\$23,700
AVERAGES	3BR/2BA	1,230	\$1,875	\$1.52	\$22,500	\$1,975	\$1.61	\$23,700
12 units	36BR/24BA	14,760	\$22,500		\$270,000	\$23,700		\$284,400



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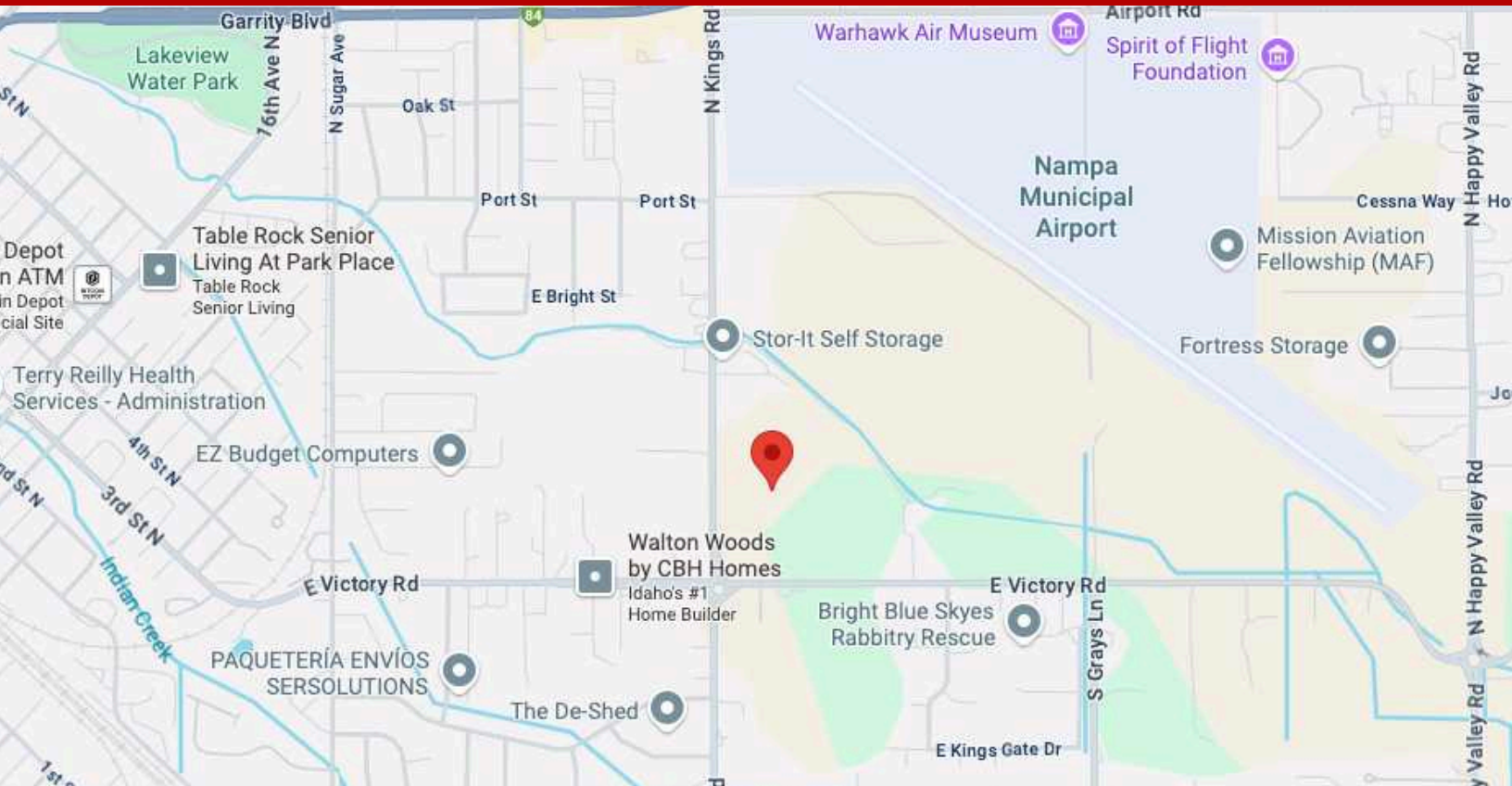
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LIVING IN THE TREASURE VALLEY

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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