



# KINGS APARTMENTS

## 3126 E Victory Rd, Nampa, Idaho

### PROPERTY DESCRIPTION

Introducing a new 300-unit apartment complex at the prime corner of Victory and Kings Roads in Nampa, Idaho. Prime location near College of Western Idaho and a major retail center, with quick access to highways, education, shopping, dining, and entertainment. Nampa's strong growth and vibrant community make it highly attractive for tenants and investors.

Units will feature spacious layouts, premium finishes, and excellent amenities: fitness center, community lounge, outdoor recreation spaces, and abundant parking. The property includes 14 buildings (three 12-plexes + eleven 24-plexes). Phase 1 (120 units) is now under construction.

Site improvement plans are submitted to the City of Nampa—approval expected in ~30 days. Site approval required before building permit submissions.

Construction documents are finished for two of three Phase 1 building types (third + clubhouse in final stages). Upon site approval, we'll submit all Phase 1 building permits immediately, targeting approval in about three months. Vertical construction follows. Site work can proceed per approved phasing, with major utilities and drainage tied to Phase 1.

### EXECUTIVE SUMMARY

#### PROPERTY INFO

Price	\$86,052,715
Units	300
Price per unit	\$286,842
Price per SF	\$307.90
YB/YR	2021/--
Building size (RSF)	279,486 SF
Bedrooms	534
Lot size	616,810 SF
Zoning code	RMH
APN	317470000



**Tricia Callies**  
Director, CCIM, CPM  
O:208.672.9000 | C: 208.412.4771  
tlc@ramidaho.com

Each Office Independently  
Owned and Operated

KW Commercial

1065 S. Allante Place, Boise, ID 83709

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.

# KINGS RESIDENCES

NAMPA, ID



**FOR UNIT MIX, INCOME, AND EXPENSE DETAILS:**  
[\*\*CLICK HERE\*\*](#)



**Tricia Callies**  
 Director, CCIM, CPM  
 O:208.672.9000 | C: 208.412.4771  
 tlc@ramidaho.com

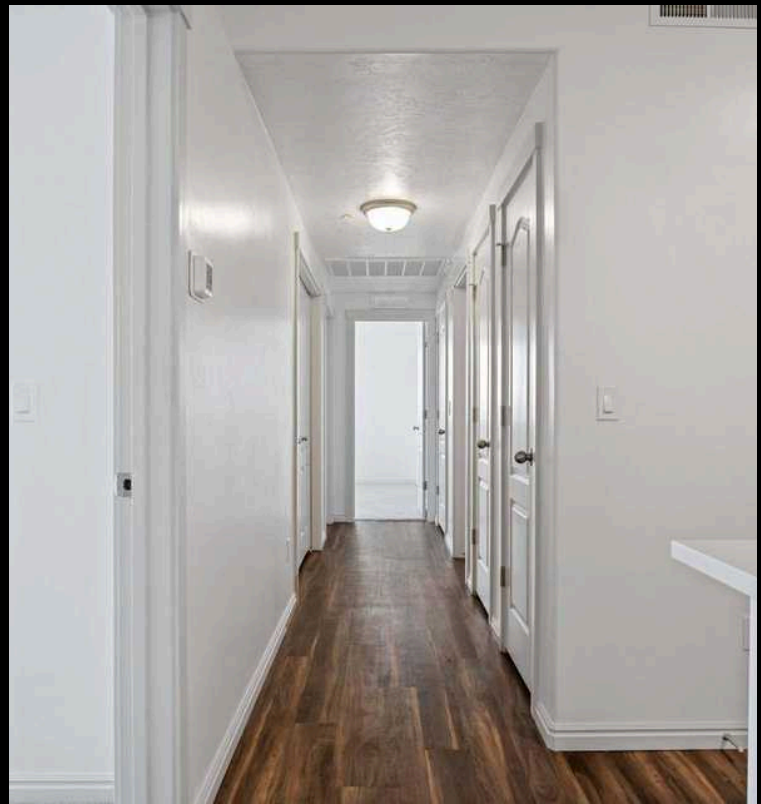
Each Office Independently Owned and Operated

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

**Kings Apartments | Nampa, Idaho \*Photos Similar**



**Tricia Callies**  
Director, CCIM, CPM  
O: 208.672.9000 | C: 208.412.4771  
tlc@ramidaho.com

Each Office Independently  
Owned and Operated  
KW Commercial

1065 S. Allante Place, Boise, ID 83709

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.

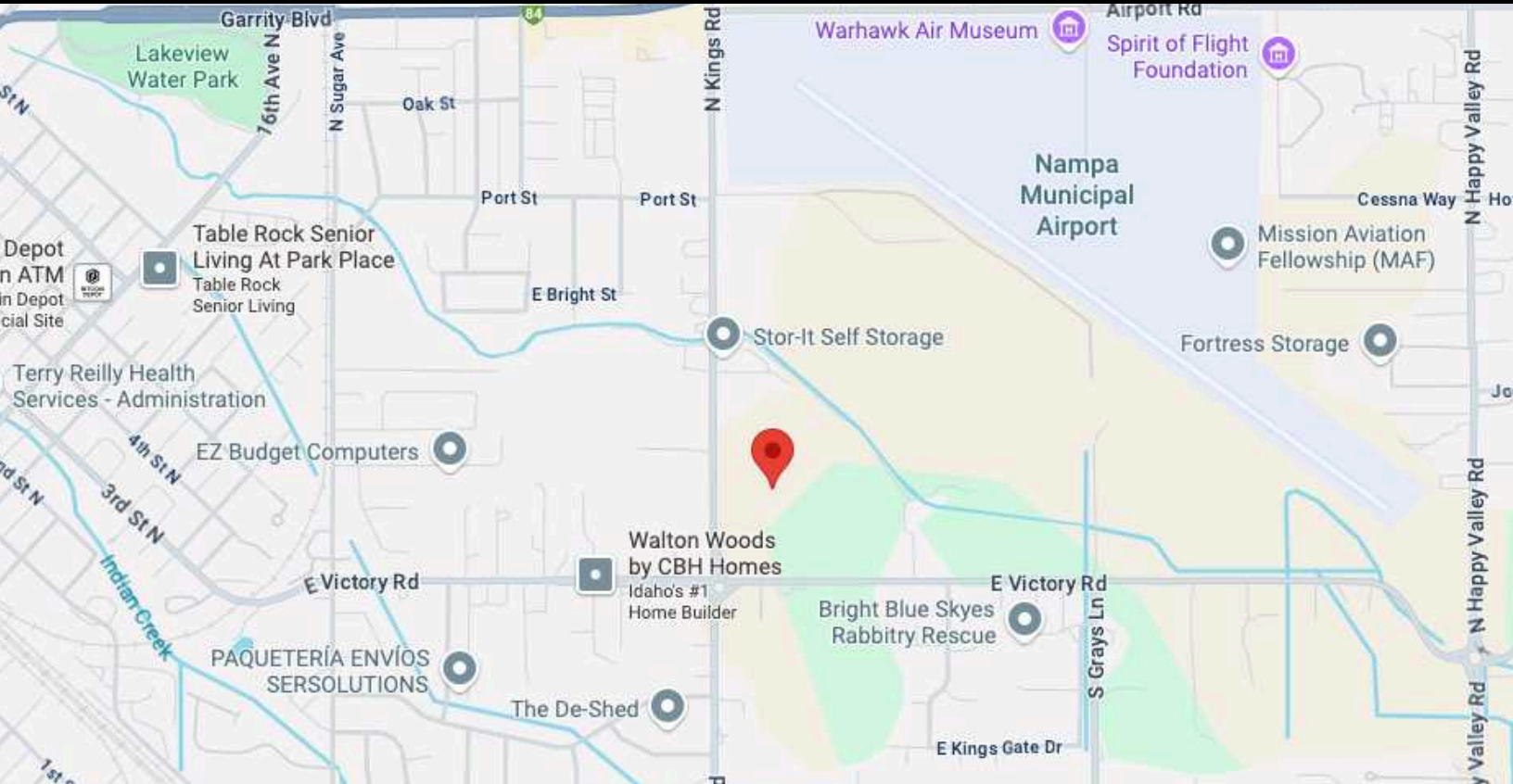


<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total Population</b>	<b>8,486</b>	<b>71,739</b>	<b>129,951</b>
<b>Average Age</b>	<b>35</b>	<b>36</b>	<b>37</b>
<b>Average Age (Male)</b>	<b>35</b>	<b>35</b>	<b>36</b>
<b>Average Age (Female)</b>	<b>36</b>	<b>37</b>	<b>38</b>
<b>Household &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total Households</b>	<b>2,880</b>	<b>25,303</b>	<b>45,227</b>
<b>Persons per HH</b>	<b>2.9</b>	<b>2.8</b>	<b>2.9</b>
<b>Average HH Income</b>	<b>\$80,389</b>	<b>\$78,722</b>	<b>\$88,648</b>
<b>Average House Value</b>	<b>\$369,250</b>	<b>\$388,745</b>	<b>\$433,319</b>
<b>Per Capita Income</b>	<b>\$27,720</b>	<b>\$28,115</b>	<b>\$30,568</b>

Map and demographics data derived from AlphaMap



**Tricia Callies**  
 Director, CCIM, CPM  
 O:208.672.9000 | C: 208.412.4771  
 tlc@ramidaho.com



## 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  
 O:208.672.9000 | 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.