BOISE INVESTMENT PROPERTIES.NET

We Are Invested!

Inside the April Boise Investment Properties, newsletter you will find:

- Strength in Numbers. Assessd Value Updates Land Soon.
- Single Family Market Update
- Ada County Fourplex Update
- Featured Listings - 7 Unit Boise Bench Property | Three Unit Cottage Village
- Meet the Team
- AVID Investors' Club - 100th Meeting is May 20th, 2026!

Strength in Numbers. Assessed Value Updates Land Soon.

The Treasure Valley market is resilient. Homeowners can expect reasonably stable real estate values with only modest movement in assessed values this year. The Ada County Assessor's Office, with insights from Residential Appraiser Donato Guerrera and Commercial Appraiser Ron DeRoest, divulged this and more at our recent AVID Investor's Club meeting.

Mostly Minimal Assessed Value Changes

🔼 +2% on average for residential properties
🔽 -1% Small multifamily (2–4 units) on average
🔼 +1–2% Commercial properties (5+ units), depending on the asset

Flat Investor Returns and Vacancy

New homes and apartments rise with the sun, it seems. Ada's steadfast appraisers confirmed that new units are clocking in slightly faster than people. Even so, vacancy rates remain stable, which tells us the market is still absorbing inventory well. Rents have increased, but so have expenses. The result: Net Operating Income (NOI) is relatively flat year-over-year. Commercial cap rates are around 5.25% (5+ units). Fourplex caps are closer to 4.75%, as calculated via Tony Drost's clockwork data.

Avenues: Assessment Notices and Appeals

- Notices arrive around Memorial Day
- The appeal window is short—act quickly and start informally
- Appeal if your value is higher than market data (unless you're about to sell)
- Commercial (5+ units) assessments are based on market rents (not actual rents), property class (A, B, or C) and about a 5% vacancy rate

As brokers and Realtors at Swope Investment Properties, we keep up on sales data and the how- to behind making informal appeals. Most importantly, we serve as resources to our clients beyond the purchase or sale – you're invited to reach out if you have questions.

by Stacy McBain

Single Family Market Update

Ada County

Canyon County

ADA COUNTY FOURPLEXES

We do not have any Ada County fourplex graphs to share this month, as no properties sold in March.

So far in April, three fourplexes have closed.

There are currently 15 active fourplex listings in Ada County, with an average list price of $1,025,000. Prices range from $750,000 for an older building with deferred maintenance to $1,899,900 for four newly constructed, individually parceled townhomes being marketed collectively as a fourplex in Garden City.

Data analyzed by Tony Drost, referencing the Intermountain Multiple Listing and Ada County Fourplex activity.

Featured Listings!

7 Unit Investment Property

1000, 1002-1004, 1006 S Shoshone and 2902 Edson St, Boise ID 83705

This listing is all about location and opportunity! Four parcels, 1.33 acres with seven units offered at $1,699,900. Use the link below for more details or contact us today!

Three-Unit Cottage Village with Condo Conversion Potential!

- Fully redone, including new wiring, new plumbing, etc. just off Parkcenter BLVD.
- Rebuilt with separate water and sewer lines to accommodate condo conversion potential.
- Buyer can realize the upside (may take about 10 months)!
- Pick this up before it hits the market (seller's preference).
- Potential rents: $5.6k/month.

- Call Danielle for more information on this incredible opportunity!

Click Here to see our current Listings

Meet the Team!

While Tony was on a much-deserved vacation, the ladies got together for a lunch date at Top Golf! Not all of us play golf or have a golf simulator in our garage, like Danielle. While some of our swing techniques were varied and at times creative, we were able to do some serious damage playing Angry Birds. It was a fun hour and a nice for us to get together for some quality time outside of the office.

AVID Investors' Club

Join us May 20th for the AVID Investors Club 100th meeting!

AVID INVESTORS

An Idaho Real Estate Investors' Club
Invitation For

Celebrating 100

Details to come on 100th Meeting!

May 20, 2026 at 6:15 PM

Call or email for details

Email to RSVP & for Meeting Location and/or Zoom Details
Stacy@InFlowPr.com Stacy McBain 208-549-9987
An invite only, goal-based educational networking event.
Free

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WE HOPE YOU STAY IN TOUCH!

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