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We Are Invested!

Inside the July Boise Investment Properties newsletter you will find:

- How AI Tools Are Transforming Real Estate Investing: Insights from Dan Rush of Boise State University
- Single Family Market Update
- Ada County Fourplex Update
- Current Listings
- AVID Investors' Club Next Meeting is 9/17/25

How AI Tools Are Transforming Real Estate Investing: Insights from Dan Rush of Boise State University

In a recent talk at this month's AVID investors club meeting, Dan Rush, Associate Professor of Information Technology Management at Boise State University, explored how AI is revolutionizing the way investors work with complex data. With humor and clarity, he shared a powerful message: you don't need to be a tech expert to make AI work for you — especially in real estate.

Here are key takeaways from his presentation on how AI tools can help real estate investors today:

AI Can Unlock Hard-to-Use City and Government Data

Real estate investors often struggle to work with public data — like city budgets or zoning documents — because they're buried in massive, unreadable PDFs. Dan pointed to Google's **Notebook LM**, a free tool that can analyze multiple documents at once and extract useful information using plain language prompts.

ChatGPT Isn't Just for Fun — It's a Practical Assistant

While many think of ChatGPT as a novelty, Dan emphasized its real value lies in **practical applications**. Investors can use it to:

- Draft letters or reports
- Summarize lengthy documents
- Brainstorm property management solutions
- Explore potential investment strategies using structured data

He encouraged using AI to handle repetitive, time-consuming tasks so investors can focus on decision-making. Whether it's reformatting leases, comparing inspection reports, or pulling highlights from a 50-page appraisal, today's AI tools are built to handle document-heavy workflows.

AI Makes Data Visualization Easier Than Ever

With tools like **Gemini** or other AI visualizers, investors can quickly turn spreadsheets and raw data into meaningful charts. Want to see occupancy trends, expense comparisons, or rent roll changes over time? You don't need Excel expertise — just describe what you want, and the AI can generate it.

Final Thought: Trust, but Verify

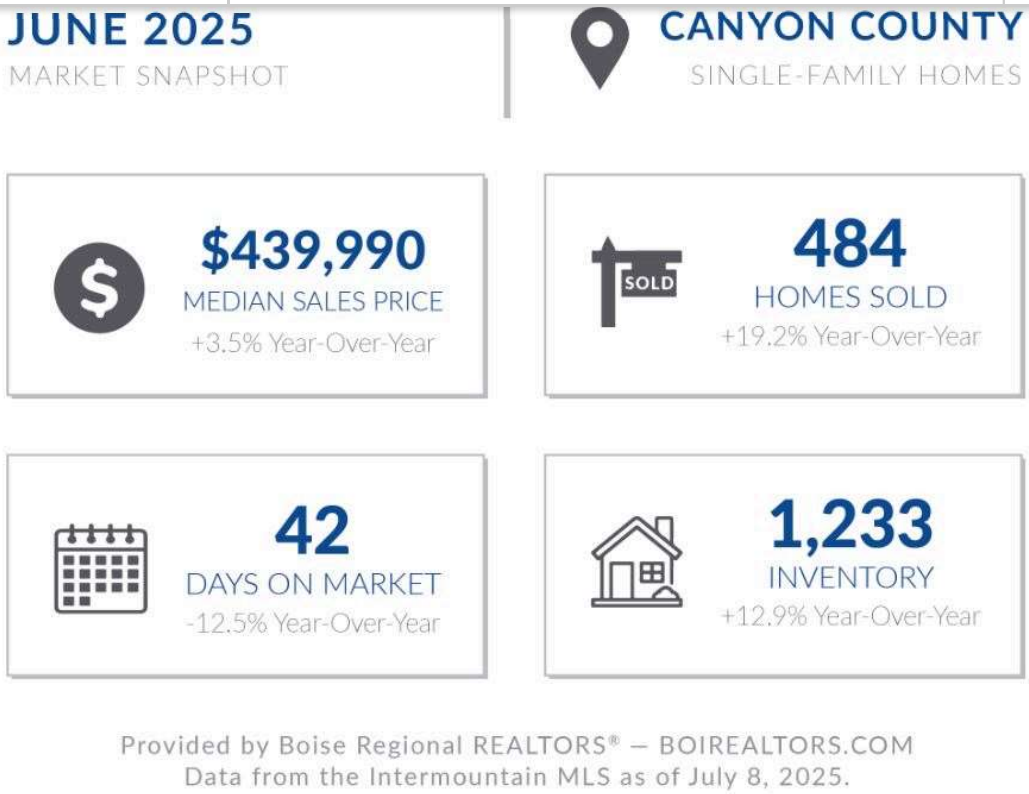
Dan cautioned that AI can sound convincing even when it's wrong. Tools like **Perplexity.ai**, which cite their sources, can provide more transparent answers. Still, **critical thinking and human oversight** are essential to make sure the insights AI delivers are reliable. As AI continues to evolve, Dan's message to real estate investors is clear: **you don't have to become a tech wizard — just get curious and start experimenting**. The tools are here, and they're already making the hardest parts of investing a whole lot easier.

by Danielle Costa

Single Family Market Update

Ada County

Canyon County



ADA COUNTY FOURPLEXES

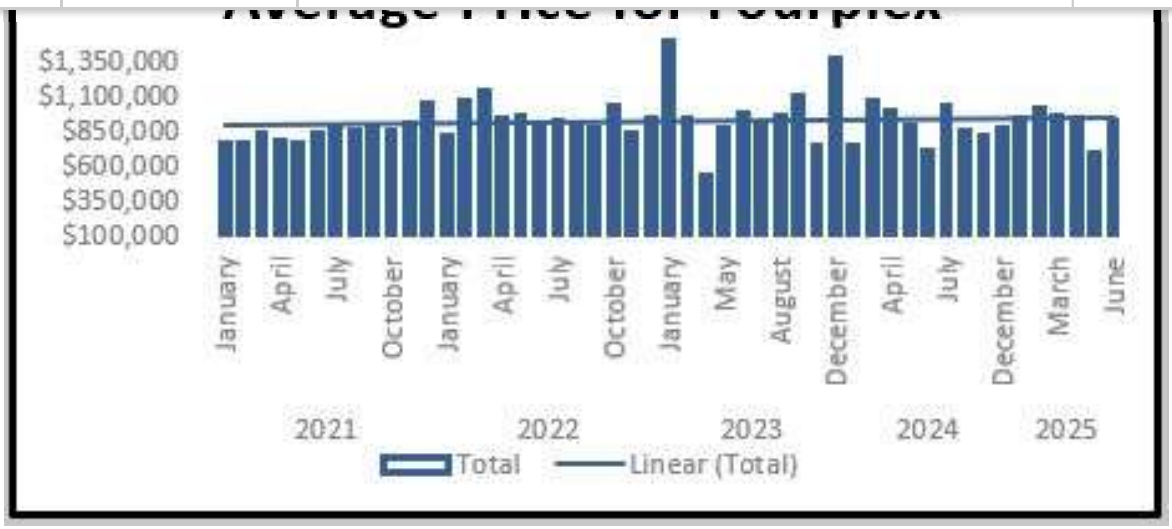
Below are graphs that reflect the Ada County fourplex metrics updated with June data. During June, three fourplexes sold.

Average Price: The average price for June was $925,000. Sold prices ranged from $740,000 for a 1967 Boise fourplex to $1,110,00 for a 2018 Meridian fourplex. The poorest performer sold for yje lowest price.

Days-on-Market: The 2025 average has improved to 91 days, which is still higher than recent years.

Gross Rent Multiplier (GRM): The trailing 6-month average has consistently remained around 170 throughout the year.

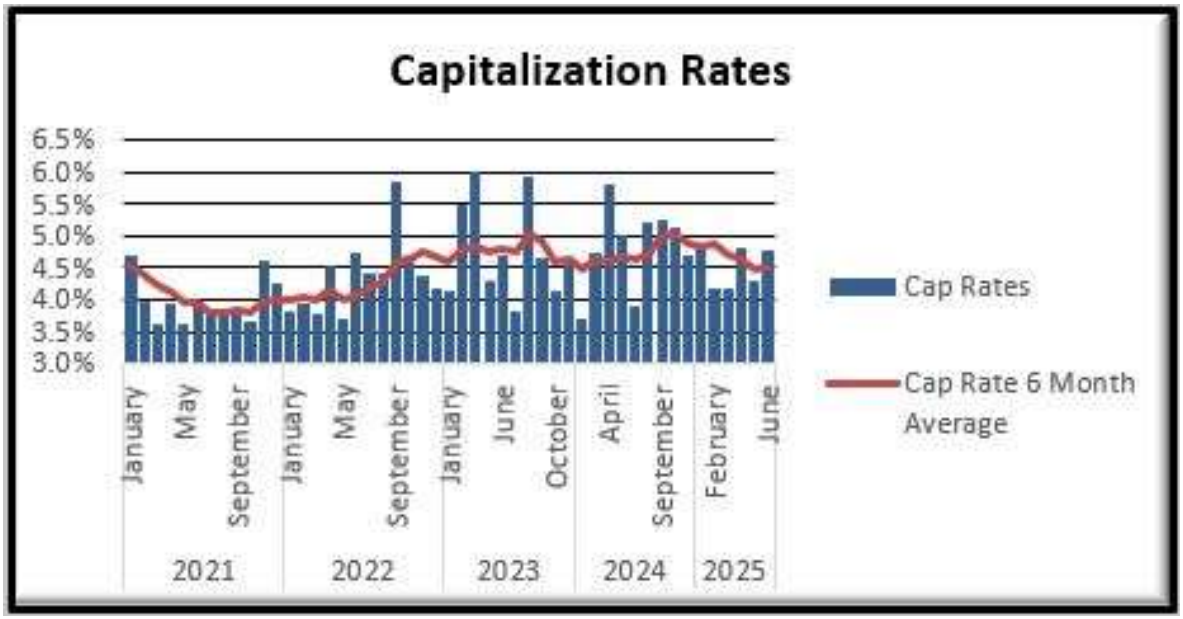
Capitalization Rate (Cap Rate): June average capitalizaion rates was4.77%, while the trailing six-month average stands at 4.51%.

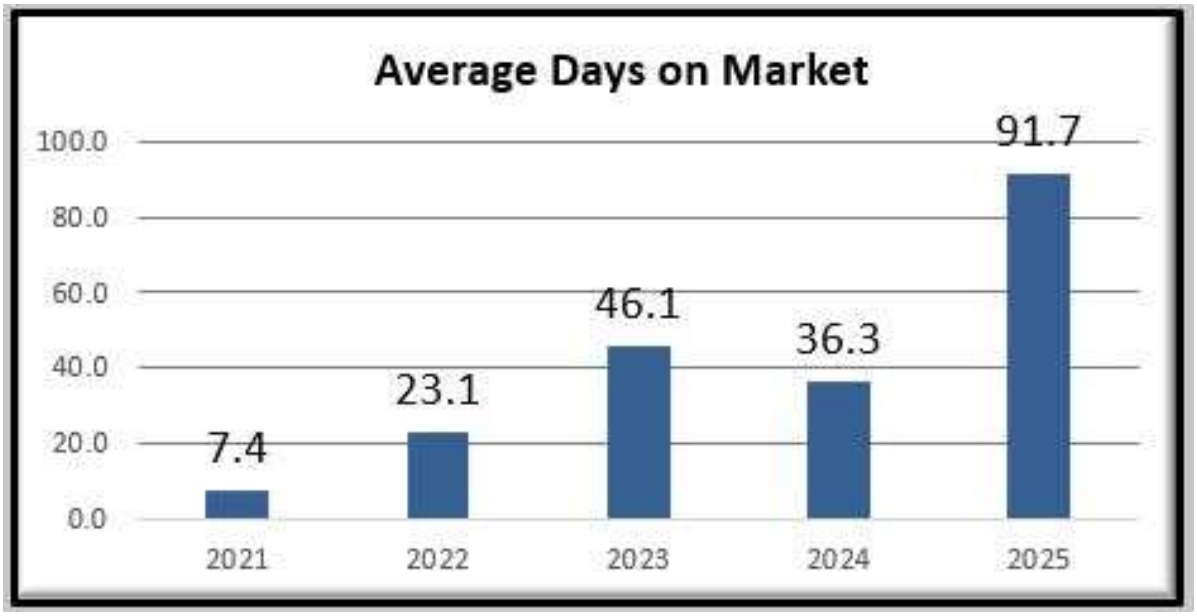

$1,350,000
$1,100,000
$850,000
$600,000
$350,000
$100,000
January
April
July
October
January
April
July
October
January
May
August
December
April
July
December
March
June
2021
2022
2023
2024
2025
Total
Linear (Total)

Rent PSF
2.25
2
1.75
1.5
1.25
1
0.75
January
March
May
July
September
November
January
March
May
July
September
November
January
April
June
August
October
January
April
June
September
December
February
April
June
2021
2022
2023
2024
2025

Price Per Square Foot
$340.00
$290.00
$240.00
$190.00
$140.00
$90.00
January
April
July
October
January
April
July
October
January
May
August
December
April
July
December
March
June
2021
2022
2023
2024
2025

250
200
150
100
January
March
May
July
September
November
January
March
May
July
September
November
January
April
June
August
October
January
April
June
September
December
February
April
June
2021
2022
2023
2024
2025
Sum of GRM
GRM 6 Month Average


Capitalization Rates
6.5%
6.0%
5.5%
5.0%
4.5%
4.0%
3.5%
3.0%
January
May
September
January
May
September
January
June
October
April
September
February
June
2021
2022
2023
2024
2025
Cap Rates
Cap Rate 6 Month Average


Average Days on Market
100.0
80.0
60.0
40.0
20.0
0.0
7.4
23.1
46.1
36.3
91.7
2021
2022
2023
2024
2025

and Ada County Fourplex activity.

Current Listing

Fourplex!

Our fourplex listing is currently one of the best priced on the market at $909,900. All units are two bed two bath suites with spacious floorplans. Contact us for a proforma!

Click Here to see our current Listings

AVID Investors' Club

We take August and December off, so plan on joining us in September for the next AVID Investors Club meeting! AVID meetings are held on the third Wednesday of each month (except August and December).

WE HOPE YOU STAY IN TOUCH!

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