BOISE INVESTMENT PROPERTIES.NET

We Are Invested!

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

- Commercial Real Estate Forum Highlights: Growth, Infrastructure & Investment Trends
- Single Family Market Update
- Ada County Fourplex Update
- Featured Listing - 3 Cottage Triplex
- Meet the Team
- AVID Investors' Club - 100th Meeting is June 17th, 2026!

Commercial Real Estate Forum Highlights: Growth, Infrastructure & Investment Trends

Earlier this month, I attended a commercial real estate economic forum hosted by TitleOne featuring speakers from the title, transportation, and investment sectors discussing trends shaping Idaho's market.

1031 Exchange Activity Continues Rising

Kenny Carter, Senior Exchange Officer, opened with a notable statistic: 1031 exchange activity is up 33% compared to this time last year. The increase highlights continued investor demand for tax-deferral strategies and long-term portfolio repositioning as buyers seek stronger-performing assets in an evolving market.

Title Insurance as a Strategic Tool

Bob Rice, VP with Title Resources Group, discussed the importance of understanding title insurance and how it can become a “secret weapon” during transactions.

A few key takeaways included:

- Owner’s policies protect the property owner’s equity and ownership rights.
- Loan policies protect the lender’s interest.
- Title insurance is unique because it protects against issues from the past rather than future events.

For investors working with redevelopment or value-add opportunities, thorough title review can help uncover issues before they become costly problems.

Idaho’s Rapid Growth & Transportation Planning

Vince Trimboli of the Idaho Transportation Department District 3 shared insights into current and future roadway projects throughout Southwest Idaho. District 3 now contains roughly two-thirds of Idaho’s population growth. Idaho’s population has expanded from approximately:

- 1 million in 1990
- 1.5 million in 2010
- Nearly 2 million in 2025

One interesting point discussed was that only about 12% of traffic is considered pass-through traffic, meaning most roadway demand is generated locally. ITD’s focus is creating alternate routes and improving connectivity rather than simply building bypasses.

Major Infrastructure Projects Ahead

District 3 currently has approximately $1 billion in planned transportation projects between 2025–2031. Key priorities include:

- I-84 widening projects
- US-20/26 (Chinden) improvements
- SH-44 (State Street) expansion
- SH-55 corridor improvements
- The SH-16 extension project

One of the most significant long-term projects is the vision for SH-16 to become a freeway connecting I-84 and SH-44 with major interchanges throughout the corridor. Once completed, travel time between SH-44 and I-84 is expected to be approximately 7–10 minutes.

Additional long-range concepts include:

- Southern Ada and Canyon County beltways
- Continued I-84 widening
- Expanded US-95 improvements
- SH-69 and SH-55 corridor expansion

Why It Matters

Infrastructure investment often shapes future development patterns, influencing industrial growth, multifamily demand, retail expansion, and land values.

The forum reinforced a clear theme: Idaho's growth is no longer speculative. Public agencies and private industry are actively planning for the next several decades of expansion, creating long-term opportunities throughout the Treasure Valley.

by Jocelyn Cubiz

Canyon County

ADA COUNTY FOURPLEXES

After a quiet March with no recorded sales, April brought a modest increase in activity for Ada County fourplexes. At the time we are writing this, inventory had grown to 20 active listings, with 3 currently pending. While the MLS reported 4 sales in April, one was in fact a five-plex, leaving 3 true fourplex sales reflected in our data.

So where are values heading in 2026? Last year remained notably stable, but 2026 has shown some movement.

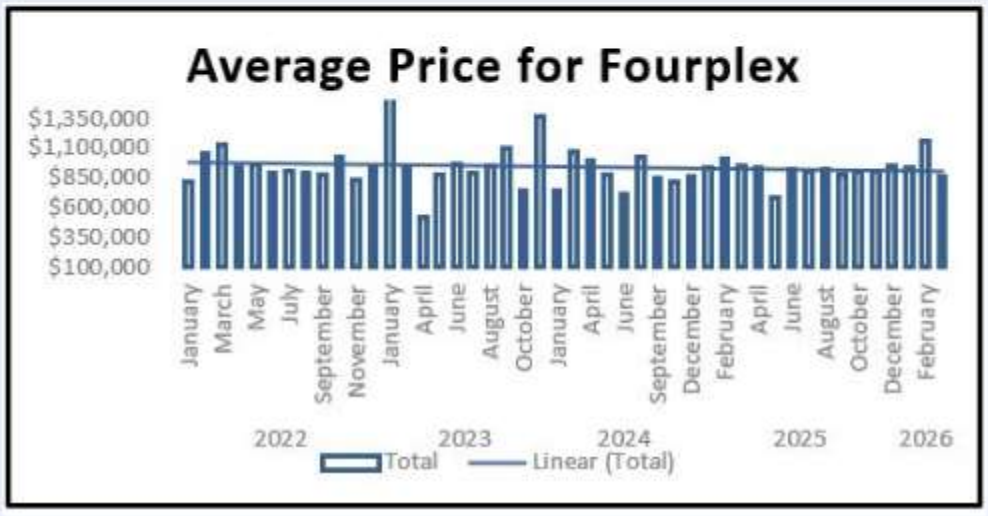
The **average sales price** declined to its lowest point since December 2024, at $861,400.

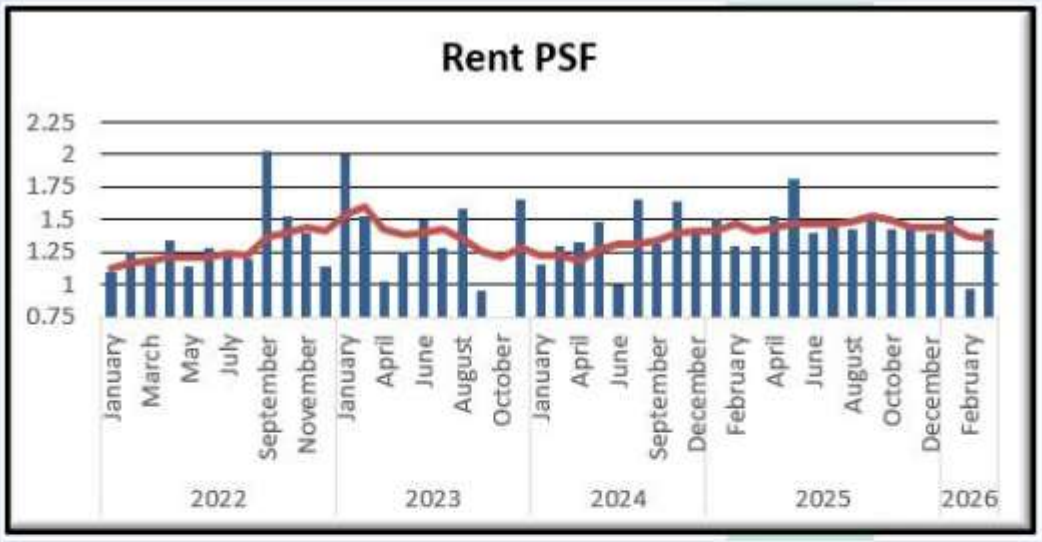
Gross Rent Multiplier also softened, coming in at 156, the lowest since May 2025, with a trailing six month average of 165.

Cap rates have inched upward, though not enough yet to materially impact the six month trend. If this trajectory holds, we could see the trailing average push above 5 percent again, a level not seen since October 2024 and prior to that July 2023.

At this month's AVID Investors meeting, our team hosted the Ada County Tax Assessor's office. It was a strong validation point to see their data closely aligned with our own.

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




Rent PSF
2.25
2
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1.5
1.25
1
0.75
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2022
2023
2024
2025
2026

GRM Trend
250
200
150
100
January
March
May
July
September
November
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August
October
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2022
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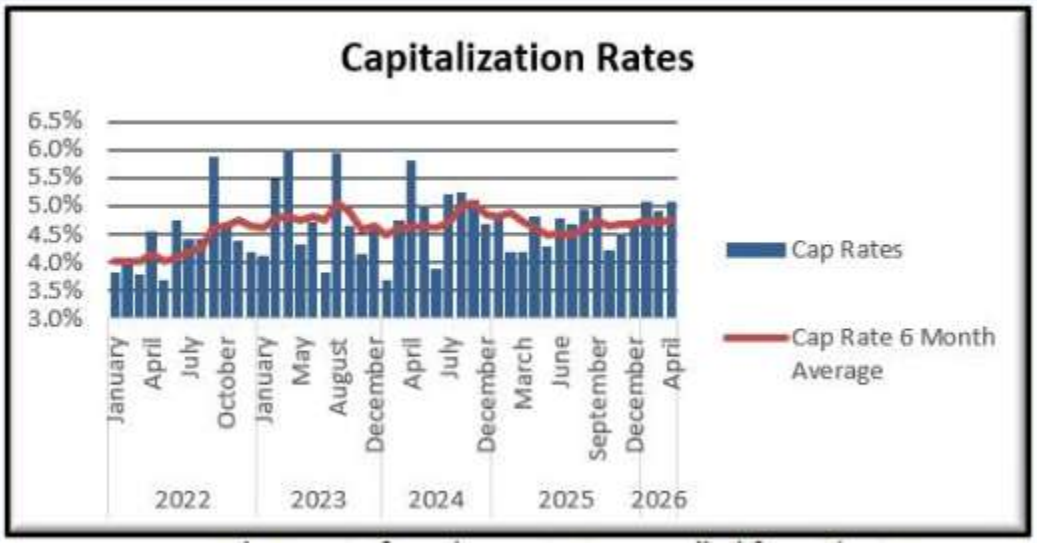
2024
2025
2026
Sum of GRM
GRM 6 Month Average


Capitalization Rates
6.5%
6.0%
5.5%
5.0%
4.5%
4.0%
3.5%
3.0%
January
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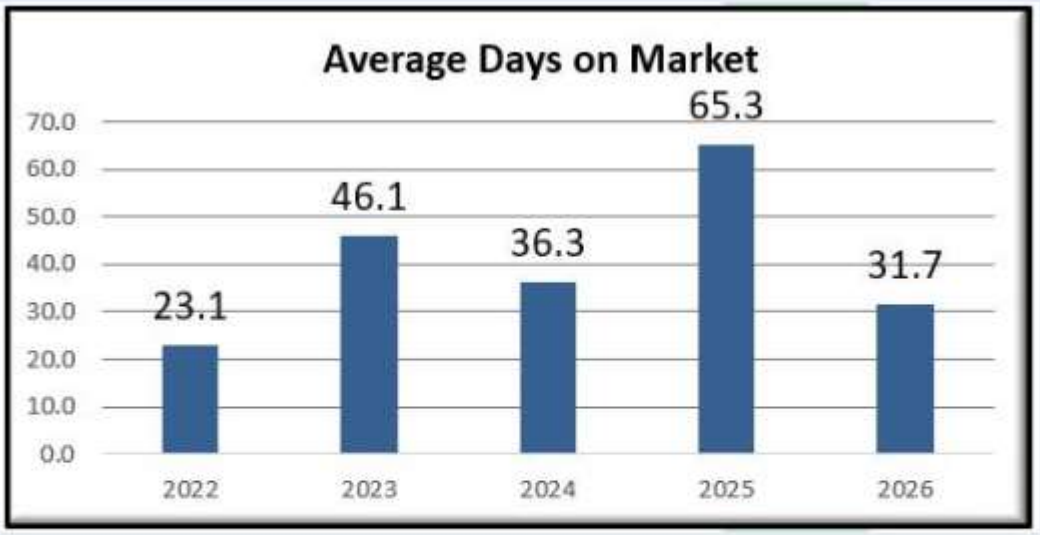
2025
2026
Cap Rates
Cap Rate 6 Month Average



Featured Listing!

3 Unit Cottage Village in Northeast Boise

2114 S Stephen St, Boise ID 83706

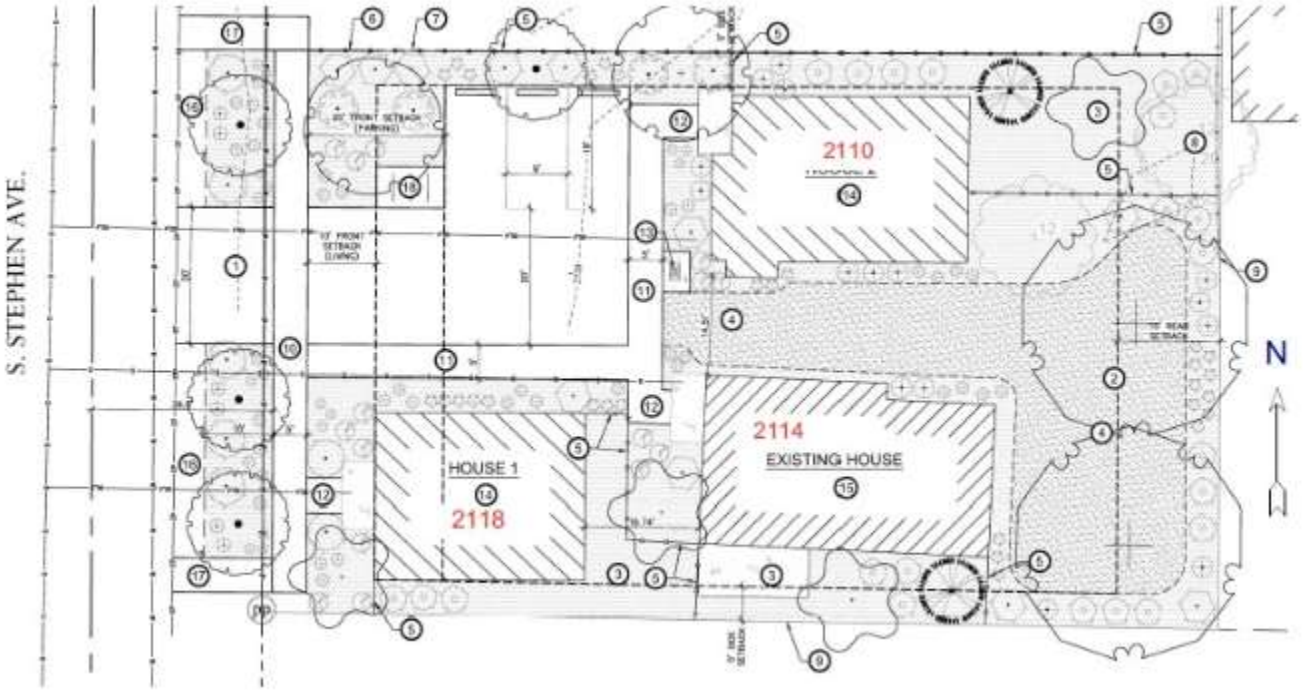
Calling all savvy investors! This unique listing features **three small homes on one lot**, each currently undergoing a full rehabilitation with an anticipated completion date of **June 30th**.

Every home includes a **private backyard** plus access to a **shared common area**, creating strong appeal for future tenants or owners alike.

With an estimated **NOI of $46,306**, a **5% Cap Rate**, this property presentsimmediate income potential.

Offered at $925,000

Contact us today to request the proforma and learn more about this exciting investment opportunity!



Meet the Team!

This past weekend Tony took his annual trip to see how fast he could go at the Neveda Open Road Challenge, and for the first time ever, his son Blake joined him as the navigator for another driver. Not at all suprising, Blake announced after the race he was hooked. Like father like son! Zoom Zoom

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AVID Investors' Club

Join us June 17th for the AVID Investors Club meeting!

AVID INVESTORS

An Idaho Real Estate Investors' Club
Invitation For

Wealth Beyond Real Estate

Featuring Dominick Anton

June 17, 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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