BOISE INVESTMENT PROPERTIES.NET

We Are Invested!

Inside the November Boise Investment Properties newsletter you will find:

- Unlocking the Power of Self-Directed IRAs for Real Estate
- Single Family Market Update
- Ada County Fourplex Update
- AVID Investors' Club
- Grateful for You

Unlocking the Power of Self-Directed IRAs for Real Estate

When it comes to retirement investing, many people are familiar with stocks, bonds, and mutual funds. However, we are not limited to these traditional options when it comes to what we can do with our IRA money. As long as we work with the right facilitators—you can significantly expand your IRA's potential. One such facilitator, Mountain West IRA, is an expert at helping clients leverage their retirement accounts to invest in real estate, private loans, and other non-traditional assets.

Dos:

- **Using Your IRA as a Tax Tool -** Avoid paying taxes on your earnings in many cases, even as you continue to access and grow your money.
- **Syndications -** Self-directed IRAs offer pportunities to participate in large-scale real estate deals that
  might otherwise be out of reach.
- **Partnering With Your IRA -** You can form joint ventures, LLCs, or other private entities to pool resources and invest in real estate projects together.

Don’ts:

- **Misunderstand The Rental Rules -** You cannot buy a rental property and move into it, nor can you rent it to immediate family members (parents, grandparents, children, and spouses).
- **Avoid Prohibited Transactions -** You must make sure everything, such as partnership percentages, are outlined from the beginning.
  from the beginning.
- **Forget About Due Diligence -** Understand the risks. Example: If you’re lending money, you should never lend to someone you wouldn’t be comfortable repossessing from.

As Diana Hoff of Mountain West IRA sums it up: “It’s amazing how many people don’t know that they can actually access these funds in this way to continue doing what they’re doing regularly, and it just gives you another way to invest. Compounding without having to pay taxes is fantastic. Anything you don’t have to give to Uncle Sam is a good thing.”

By understanding the rules and working with knowledgeable professionals, you can make your IRA work harder for you and achieve financial success through real estate investment.

by Danielle Costa

Single Family Market Update

Ada County

The market is up/down precisely 0% year over year

(October to October).

OCTOBER 2024
MARKET SNAPSHOT

ADA COUNTY
SINGLE-FAMILY HOMES

$540,000
MEDIAN SALES PRICE
+0.0% Year-Over-Year

805
HOMES SOLD
+44.5% Year-Over-Year

42
DAYS ON MARKET
+7.7% Year-Over-Year

1,693
INVENTORY
+12.2% Year-Over-Year

Provided by Boise Regional REALTORS® — BOIREALTORS.COM
Data from the Intermountain MLS as of November 8, 2024.

Canyon County

OCTOBER 2024
MARKET SNAPSHOT

CANYON COUNTY
EXISTING / RESALE

$380,000
MEDIAN SALES PRICE
-2.4% Year-Over-Year

243
HOMES SOLD
+29.9% Year-Over-Year

39
DAYS ON MARKET
+14.7% Year-Over-Year

519
INVENTORY
+30.4% Year-Over-Year

Provided by Boise Regional REALTORS® — BOIREALTORS.COM
Data from the Intermountain MLS as of November 8, 2024.

ADA COUNTY FOURPLEXES

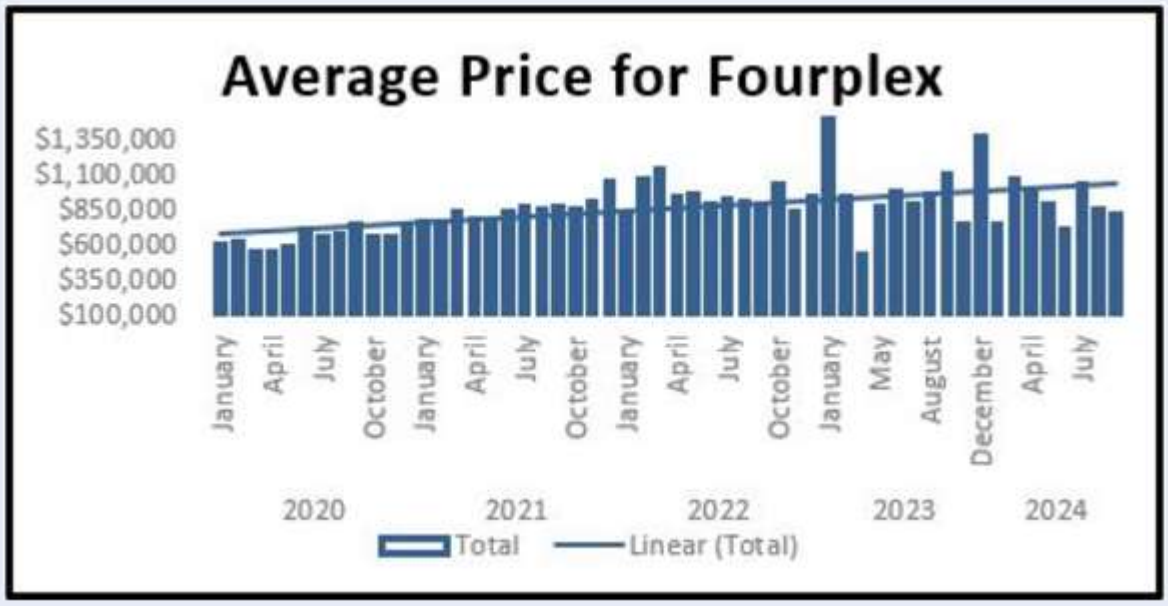
The updated data for Ada County's 4-plex market in October 2024 shows some interesting trends:

Average Price: October's average price for a 4-plex was $815,000.

Days-On-Market: The market responded to lower prices with faster sales and an average of just 4 days on the market in October, compared to the 2024 annual average of 36.9 days

Gross Rent Multiplier: The October GRM was 162, slightly below the trailing 6-month average of 173.

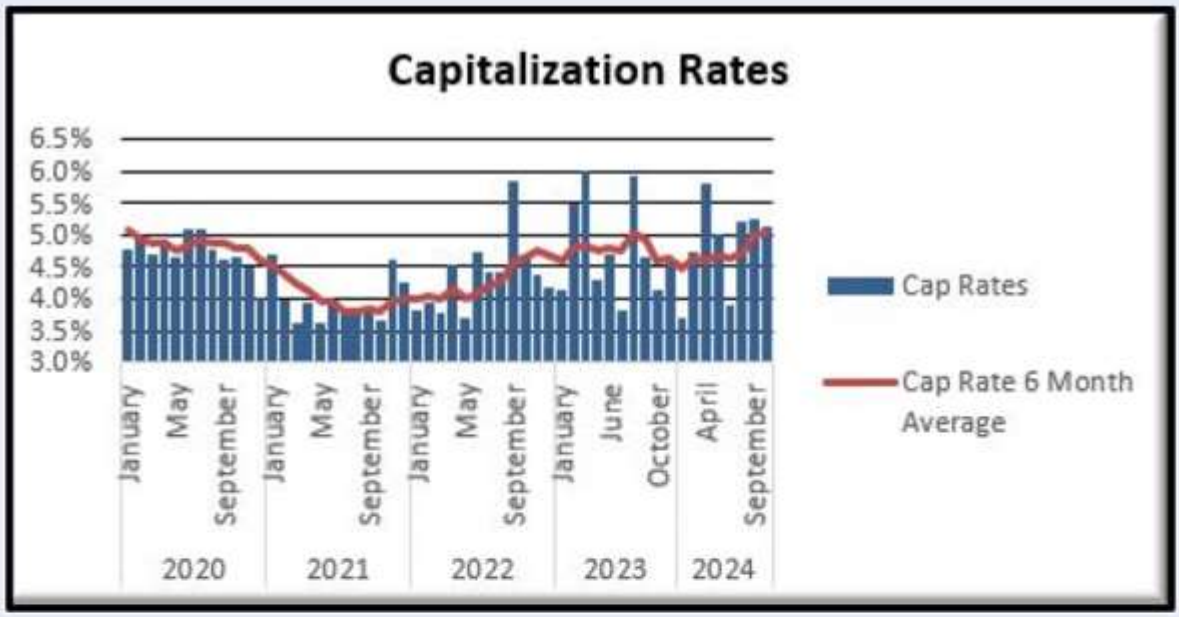
Capitalization Rate: The trailing 6-month average cap rate has increased into the 5% range, the highest since January 2020.

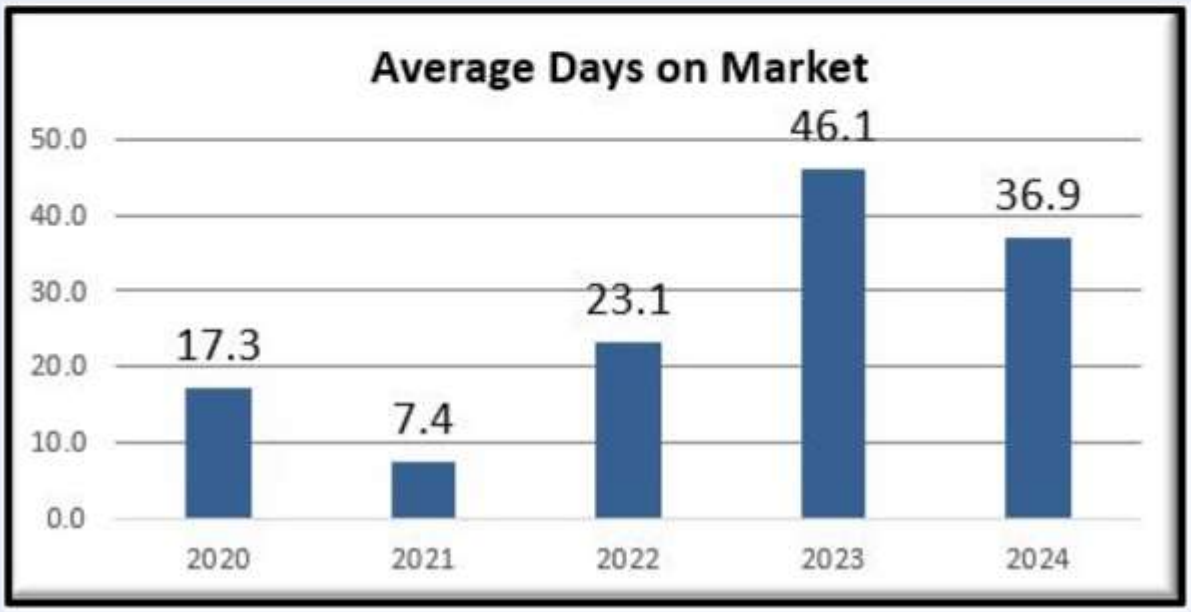


Rent PSF
2.25
2
1.75
1.5
1.25
1
0.75
January
April
July
October
January
April
July
October
January
April
July
October
January
May
August
December
April
July
2020
2021
2022
2023
2024

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
April
July
October
January
May
August
December
April
July
2020
2021
2022
2023
2024

GRM Trend
250
200
150
100
January
April
July
October
January
April
July
October
January
April
July
October
January
May
August
December
April
July
2020
2021
2022
2023
2024
Sum of GRM
GRM 6 Month Average





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

AVID Investors' Club

We had a great November AVID Investors' Club Meeting. Thank you to all who could make it! We take December off but will be ready in January with a whole new line up of featured speakers for 2025. Stay tuned! January's meeting is Wednesday, the 15th..

We are Grateful for You!

Your BIP Team, Danielle, Leslie, Stacy and Tony

WE HOPE YOU STAY IN TOUCH!

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Our mailing address is:

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