BOISE INVESTMENT PROPERTIES.NET

We Are Invested!

Inside the June Boise Investment Properties newsletter you will find:

- Smart Retention = Strong Returns
- Single Family Market Update
- Ada County Fourplex Update
- Pending!
- Current Listings
- Mark Your Calendar - AVID Investors' Club is 7/16/25

🧠 Smart Retention = Strong Returns

🛠️ Avoiding vacancy is goal number one for any landlord—and Ryan from First Rate Property Management shared some valuable pro tips for keeping tenants happy and properties full:

📆 Pre-Leasing = Peace of Mind

Don't wait until the unit is empty—secure your next tenant before the current lease ends. Pre-leasing is a proven way to eliminate vacancy gaps and keep cash flow steady.

🔁 Lease Takeovers Add Flexibility

Sometimes life changes, and tenants need to move early. Instead of forcing a lease break, offer a takeover option. Here's how it works:

The tenant advertises, shows the unit, and finds a replacement.

You screen and approve the new tenant.

They pay a re-leasing fee—not a hefty penalty—and you avoid a vacancy.

Win-win.

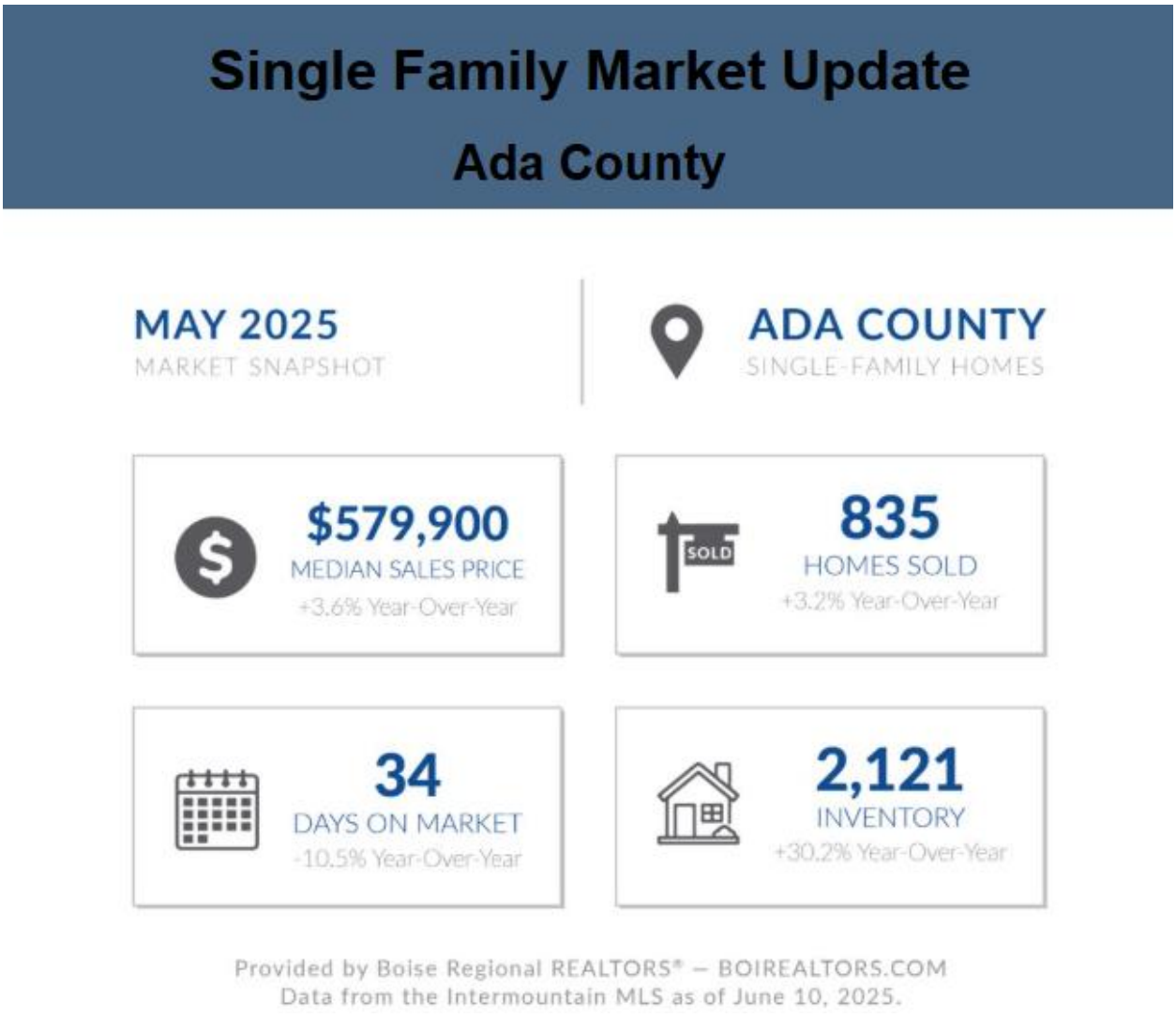
🎁 Incentivize Renewals

Want to skip turnover entirely? Offer small perks like carpet cleaning, updated fixtures, or fresh paint. Renewal incentives are usually far cheaper than a full turnover—and you improve the unit while it's still occupied, making the next handoff smoother.

The takeaway:

Keep your tenants happy, your units full, and your returns climbing. Smart retention strategies save money, reduce stress, and give your portfolio long-term staying power.

by Stacy McBain



Canyon County

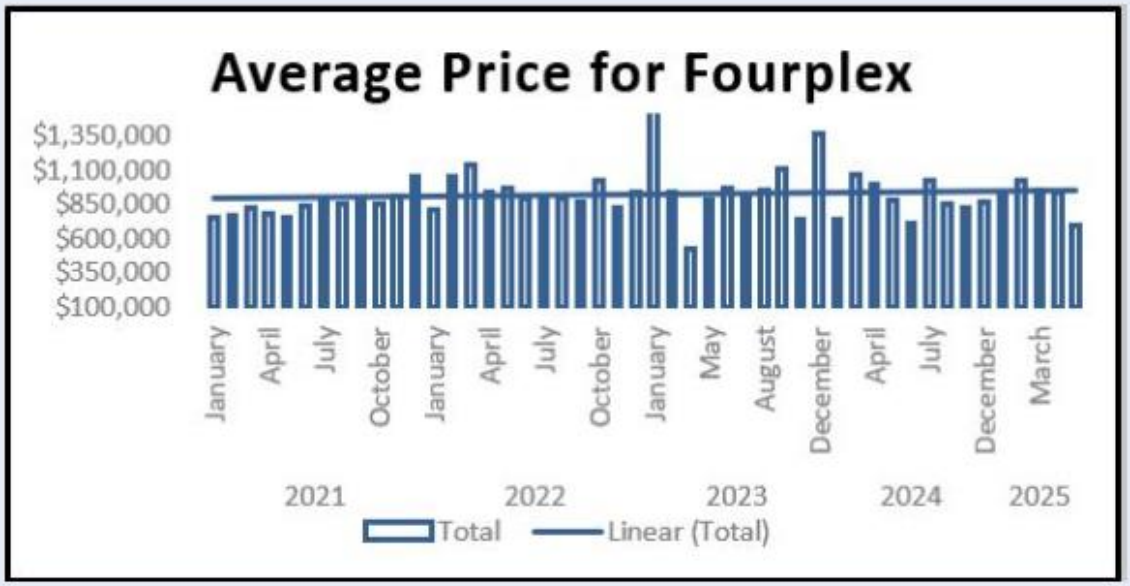
ADA COUNTY FOURPLEXES

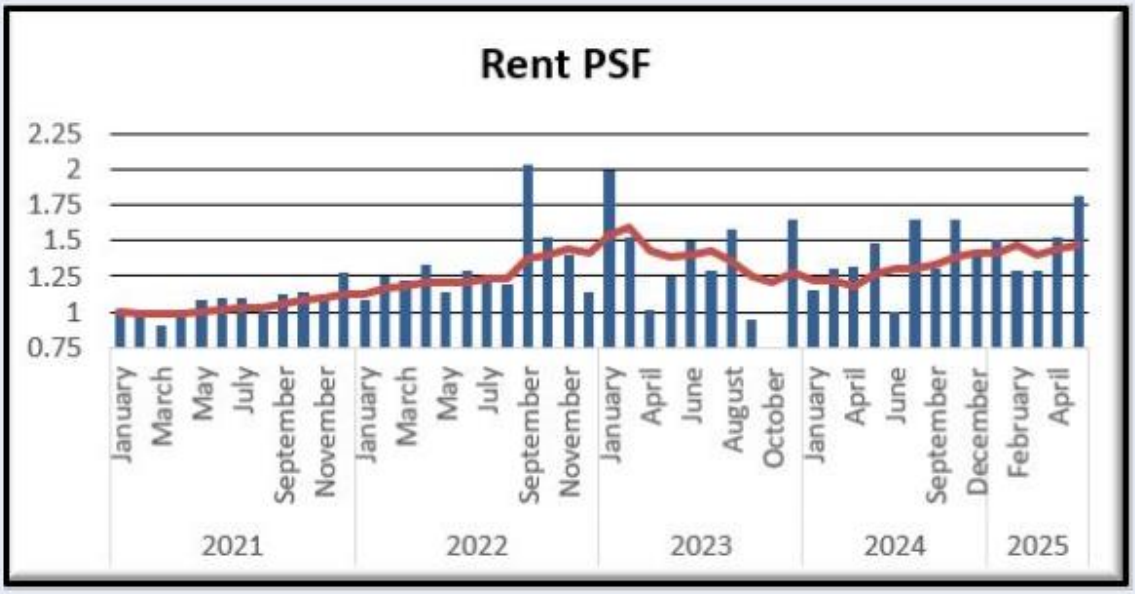
Only one fourplex closed in May, at a super low price of $690,000. Our team toured this fourplex, which presented itself with considerable deferred maintenance and not the best location

As of early June, 14 fourplexes are listed on the MLS, with 3 currently pending. Lower-priced properties continue to move faster despite offering weaker financial performance, while higher-priced fourplexes with stronger numbers sit longer. The three pending sales averaged $900.000, ranging from $750,000 to $1.1M. The most affordable active listing is now $909,900 - a 1994 fourplex located in West Boise.

- **Average Rent PSF:** Our limited sample size continues to show modest rent growth and strength.

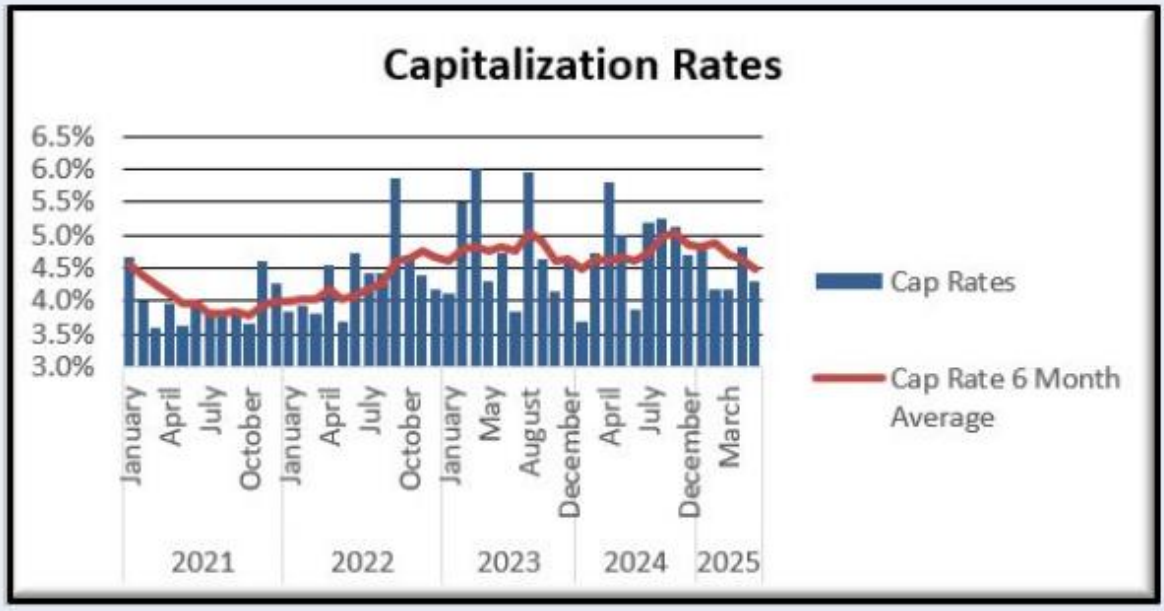
- **GRM:** The trailing 6-month average remains steady at around 170 for the 7th consecutive month.
- **Cap Rate:** Now at a 6-month trailing average of 4.5% - the lowest since February 2024, continuing its downward trend.
- **Days on Market:** Improving as we move further into 2025.

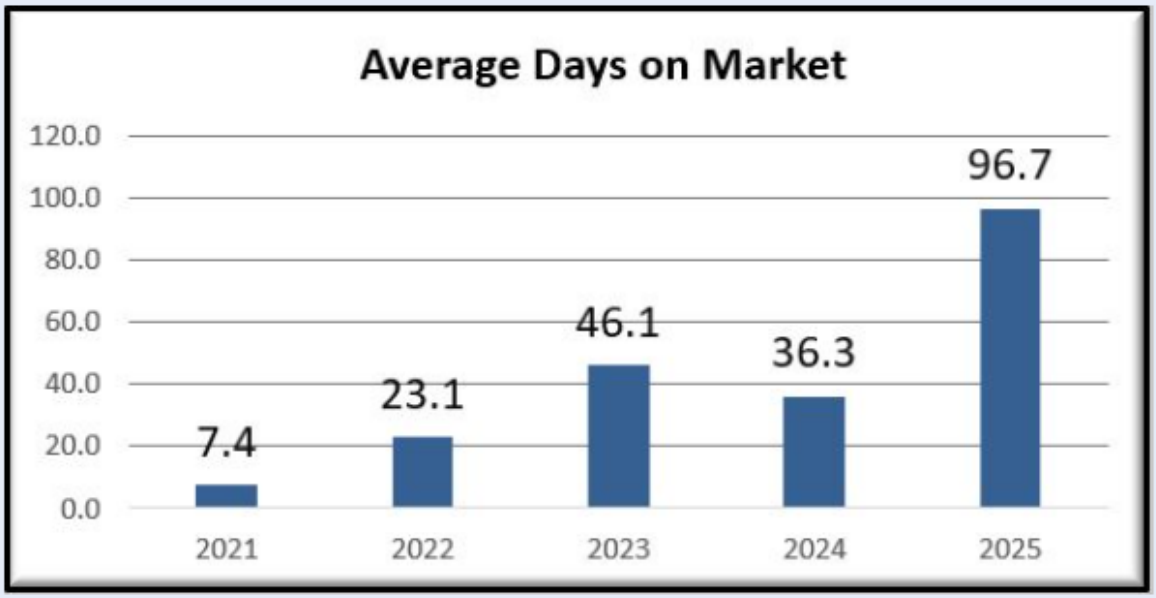




Price Per Square Foot
$340.00
$290.00
$240.00
$190.00
$140.00
$90.00
January March May July September November January March May July September November January April June August October January April June September December February April
2021
2022
2023
2024
2025

GRM Trend
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
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 April July October January April July October January May August December April July December March
2021
2022
2023
2024
2025
Cap Rates
Cap Rate 6 Month Average



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

Current Listing

Fourplex!

Check out this compeling new price - $909,900! This is a perfect 1031 opportunity with three updated units. Centrally located in Boise with easy access to shopping and the valley! Each unit features two en-suites, extra storage, private deck or balcony, & assigned covered parking. Both bedrooms have a walk-in closet and access to their own bath. The HOA covers all exterior maintenance, and has substantial cash reserves. Contact us for the proforma and supporting documents on this solid investment.

PENDING!

AVID Investors' Club

AVID INVESTORS

An Idaho Real Estate Investor's Club
Invitation For

Real Estate Meets AI: Smarter Investing Starts Here
Featuring Daniel Rush, PhD
Associate Professor of Information Technology Management at BSU
July 16, 2025 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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Join us at the next AVID Investors Club meeting to learn how artificial intelligence is transforming real estate investment strategies. Dan Rush will guide us on how to integrate AI into our investment workflow to become better, faster, more accurate and improve scalability.

WE HOPE YOU STAY IN TOUCH!

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