BOISE INVESTMENT PROPERTIES.NET

We Are Invested!

Inside the May Boise Investment Properties newsletter you will find:

- The Greatest Wealth-Building Tool in the IRS Tax Code
- Single Family Market Update
- Ada County Fourplex Update
- Pending!
- Current Listings
- Mark Your Calendar - AVID Investors' Club is 6/21/25

The Greatest Wealth-Building Tool in the IRS Tax Code

When **Russell Marsan** of IPX1031 calls 1031 exchanges "the greatest wealth-building tool in the IRS tax code," he brings the receipts. Here are the strategies that got AVID Investors' Club buzzing:

🚫 **It's Not Just Deferral—It Can Be Deletion**

Yes, 1031s are technically about deferring capital gains taxes. But according to Russell, savvy investors can *"swap 'til you drop"*—and potentially eliminate taxes altogether. Combine that with depreciation recapture savings, and the long-term benefit is massive.

🔁 **From Plungers to Passive**

Tired of plunging toilets? You're not alone. Russell showed us how to exchange into passive investments like **Delaware Statutory Trusts (DSTs)**—fully 1031-eligible, truly hands-off, and ideal for transitioning out of active property management. DSTs can also help you avoid a partial exchange when your replacement property doesn't absorb all your gains.

👯 **Partnerships, Drops & Swaps**

Exchanging with partners? Totally doable—just remember, name matching is everything. If you're considering a *"drop and swap"* (changing ownership structure before an exchange), timing and precision are key. That's when you pick up the phone early to nail down your plan.

🏡 Personal Use Plays

Thinking long-term? Russell explained how to convert investment property into personal use—your dream cabin, second home, or future retirement residence—and still enjoy tax deferral. Bonus: you get to enjoy the fruits of your investment, and your heirs may still benefit from a step-up in basis.

🧩 Partial Exchanges & Creative Tactics

Mixed-use properties, flippers, and even land segmentation—there are ways to structure a 1031 to work in your favor. The message was clear: if you think you're stuck, you're probably not.

📞 Just Call—Really

The bottom line? 1031s are more flexible—and more powerful—than most investors realize. With the right team and timing, they're not just a way to defer taxes—they're a long-term strategy for building legacy wealth.

by Stacy McBain

Single Family Market Update

Ada County

APRIL 2025
MARKET SNAPSHOT

ADA COUNTY
SINGLE-FAMILY HOMES

$545,821
MEDIAN SALES PRICE
-1.7% Year-Over-Year

742
HOMES SOLD
-1.7% Year-Over-Year

40
DAYS ON MARKET
+8.1% Year-Over-Year

1,890
INVENTORY
+35.6% Year-Over-Year

Provided by Boise Regional REALTORS® – BOIREALTORS.COM
Data from the Intermountain MLS as of May 8, 2025.

Canyon County

Provided by Boise Regional REALTORS® — BOIREALTORS.COM
Data from the Intermountain MLS as of May 8, 2025.

ADA COUNTY FOURPLEXES

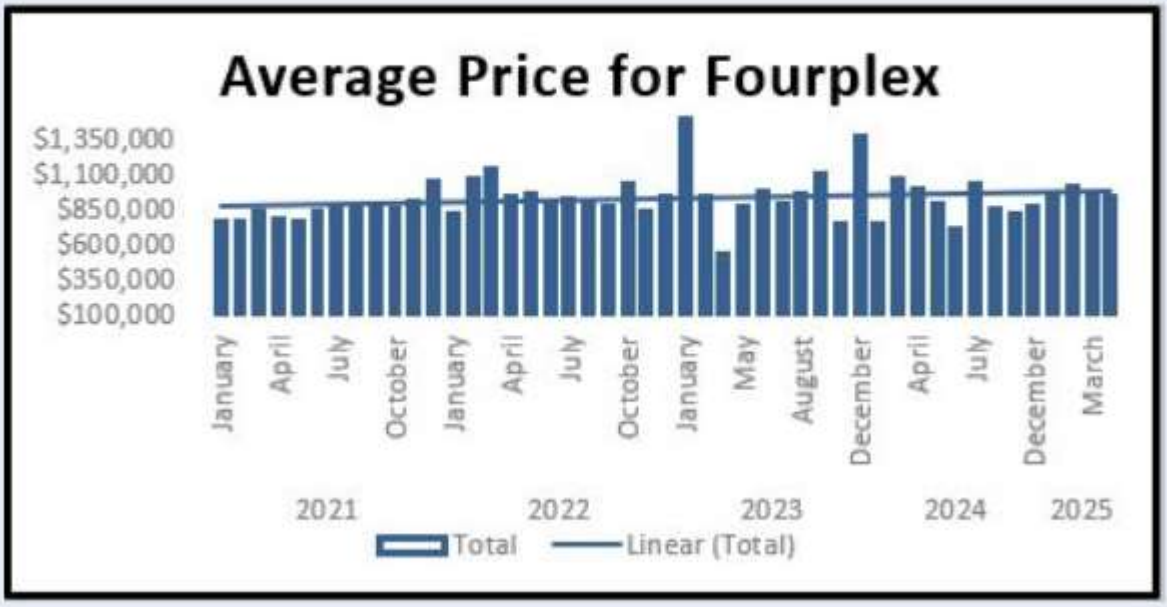
Average Price of a Fourplex in Ada County (2025)
The current average price of a fourplex in Ada County is $957,000. Only one fourplex was sold in April at a price of $930,000.

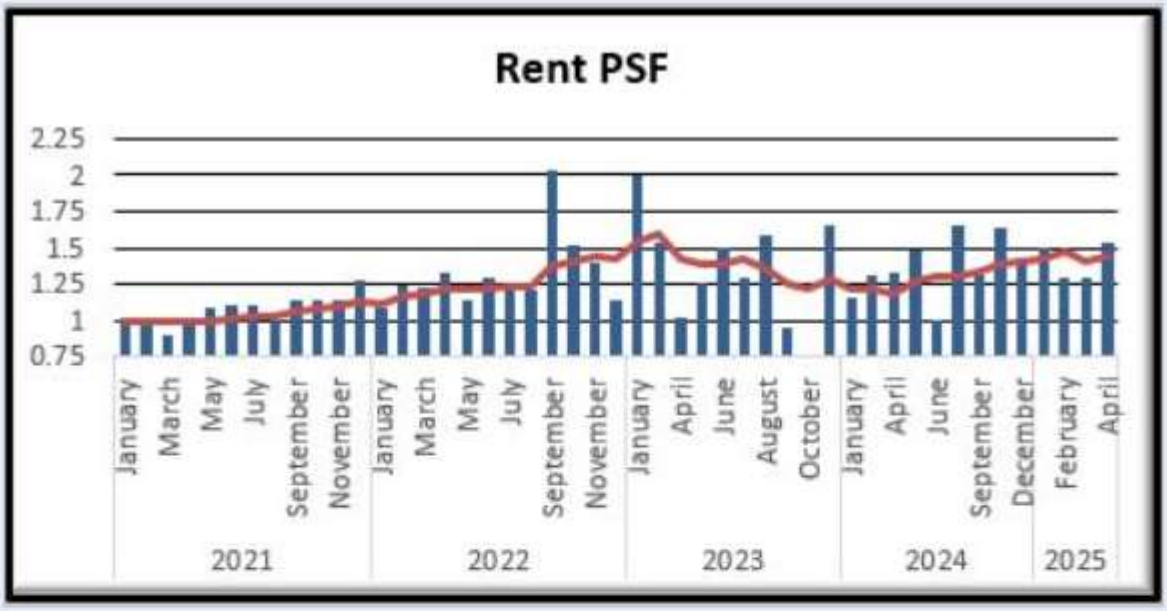
Rent Price PSF: Our sample size is small, but the trend line suggests an upward trend in rents, with a trailing 6-month average of $1.44 per square foot (PSF). A commercial brokerage firm reported an average PSF of $1.75 for apartments that offer a range of amenities.

GRM: The trailing 6-month average is 172, with a range of 165 to 182. However April's average was 165.

Cap: The trailing 6-month average has continued to trend downward and currently stands at 4.63% due to the 4.2% caps posted in February and March. The one fourplex that was sold in April had a cap of 4.8%.

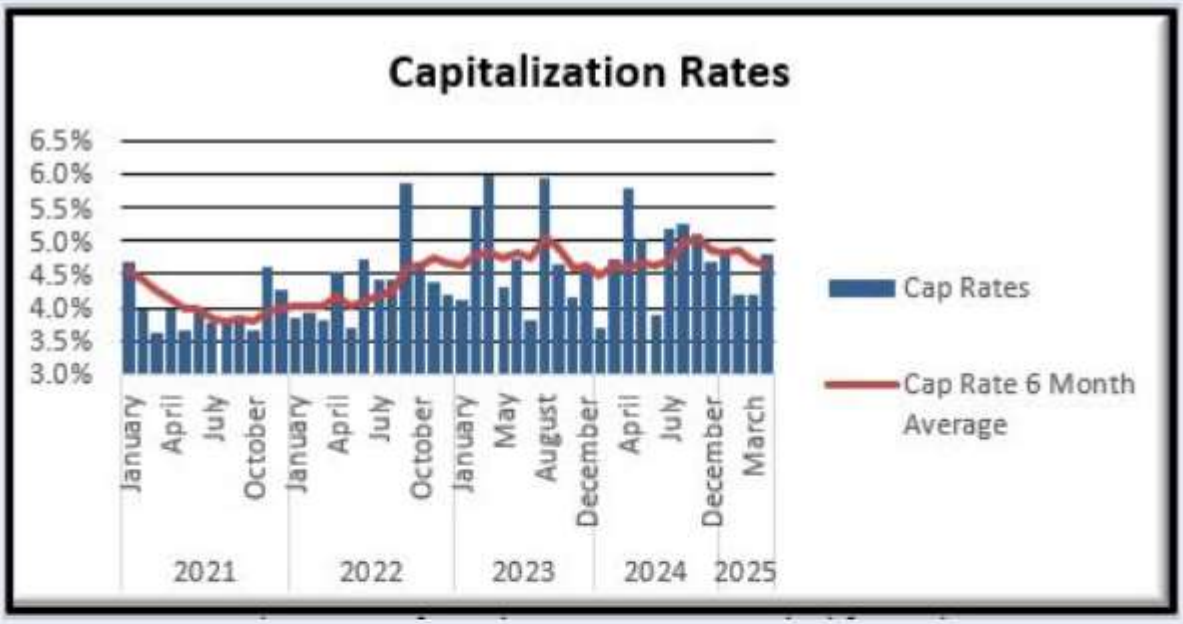
Days on Market: The 2025 average improved greatly and currently sits at 114 days because the fourplex that sold in April only had one day on market.

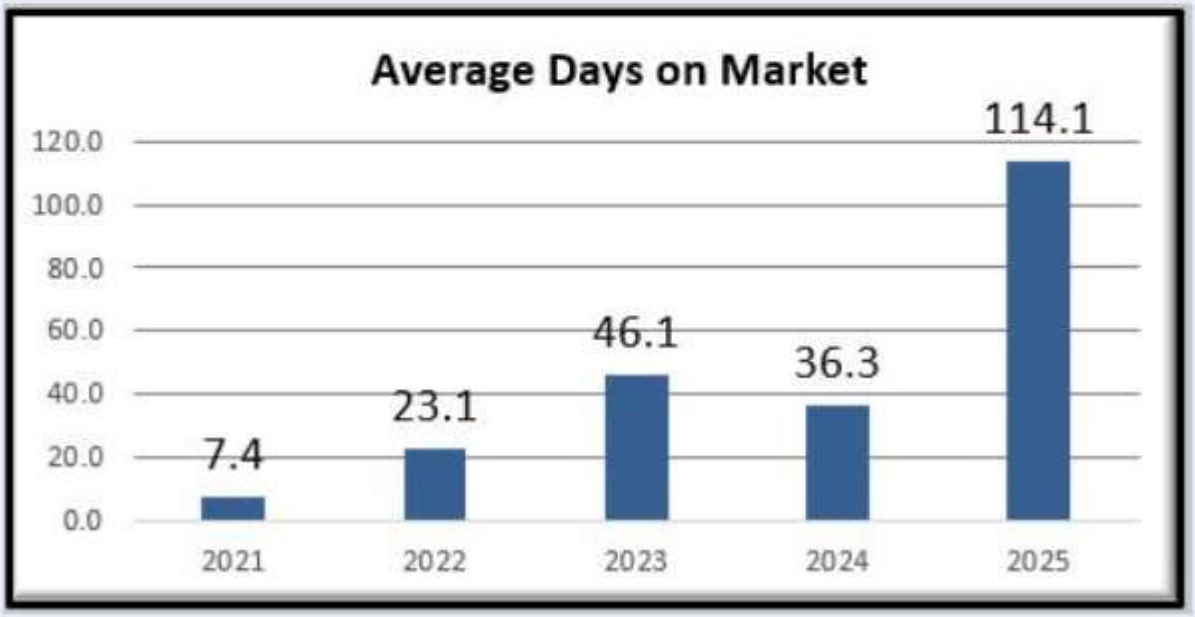



Rent PSF
2.25
2
1.75
1.5
1.25
1
0.75
January
March
May
July
September
November
January
March
May
July
September
November
January
April
June
August
October
January
April
June
September
December
February
April
2021
2022
2023
2024
2025

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





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

PENDING!

6284 W Oreana Dr, Boise, ID

12151 W Tree Branch Dr, Boise, ID

3001 N Network Ln, Boise, ID

5819 S Cello Pl, Boise, ID

11308 W Rosette Dr, Nampa, ID

3009 W Woodlawn Ave, Boise, ID

Current Listings

Fourplex!

New Price! $920,500 - This fourplex 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.

AVID Investors' Club

AVID INVESTORS

An Idaho Real Estate Investor's Club
Invitation For

ADVANCED Planning Strategies

Featuring Maryann Duncan, Estate Expert

June 18, 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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Attorneys help with your estate planning strategies.... to a point. MaryAnn Duncan can divulge all the points they don't cover, that can make your life, or the life of your heirs a LOT simpler when yours ends. Maryann Duncan is a paralegal who has worked in the area of estates and trusts for approximately 11 years. Join us in June and fill in the details your attorney may have left out.

WE HOPE YOU STAY IN TOUCH!

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