

CAMDEN APARTMENTS

225 W 5th South
Rexburg, ID 83440

FOR SALE



14 Unit Student Housing | **BYU-I Approved** | **Private Rooms** | **Men & Women**



EXCLUSIVELY LISTED BY
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INVESTMENT HIGHLIGHTS



Camden Apartments is a 3 building complex offering unique private rooms for both men and women. Located just 1 block west of BYU-I, it is a short walk to campus and several food service options. Free shuttle service to Walmart offered on-site daily. This investment opportunity is locally managed by Connexion Property Management, a well established property management company, handling both the physical and financial aspects of the investment. This is a well established turn key investment opportunity in the BYU-I student housing market.

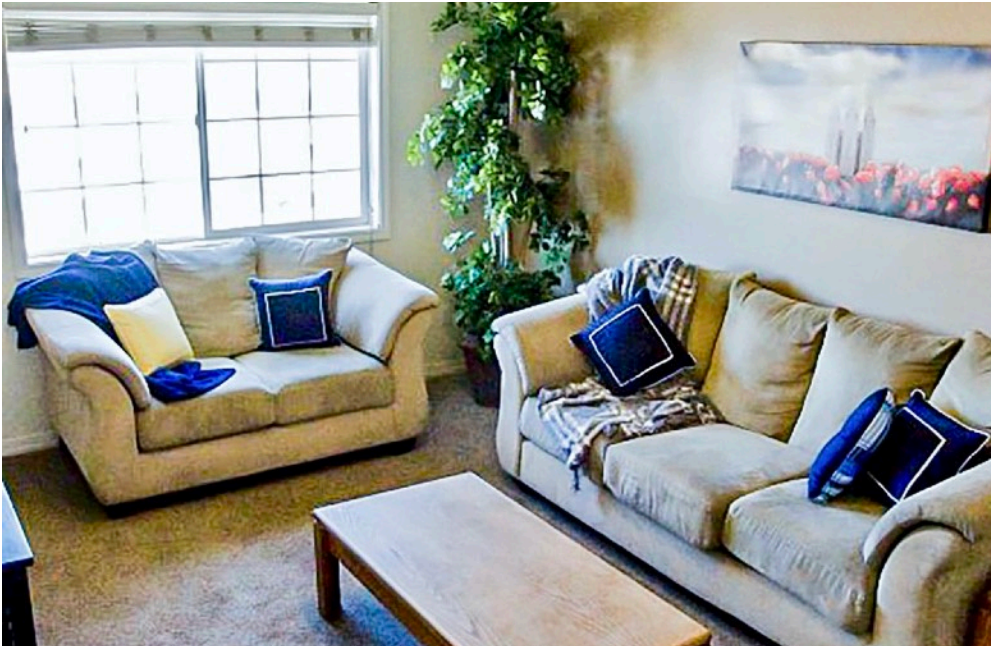
Investment Summary

PRICE:	\$3,200,000
CAP RATE:	5.2% (2019 NOI)
PRICE/UNIT:	\$228,571
PRICE PER SF Building:	\$145 Per SF Total Building Area
PRICE PER SF LAND:	\$48.97

Property Summary

Property Type:	Camden Apartments: Men and Women BYU-I Approved Housing
Address:	225-275 W 5th South, Rexburg
Lot Size:	1.5 Acres
Total Building Area:	22,000 SF (Combined 3 buildings)
Net Rentable Area:	15,730 SF
Buildings:	3 - 2 Story Buildings, 2 Women, 1 Men
Apartment Unit Mix:	77 Total Beds - 9 Women Units-51 beds, - 4 Men Units-24 beds, - 1 Manager Unit-2 beds
Apartment Unit Size:	(1) 400 SF, (1) 930 SF, (12) 1,200 SF
Zoning:	HRD 1
Year Built:	2000
Construction:	Wood Frame
Parking:	63 Spaces, 4.5 Per Unit

INVESTMENT HIGHLIGHTS



Unit Overview

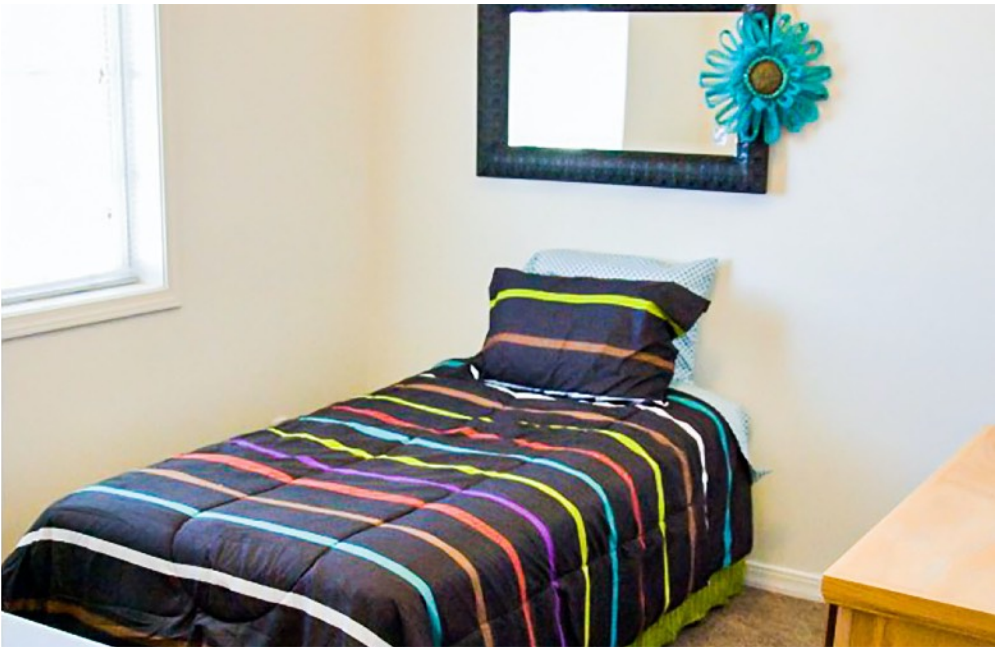
- Men and Women BYU-I approved housing
- Private Rooms
- Kitchen Appliances in Units: Dishwasher, Range / Oven, Refrigerator, Microwave, Disposal
- Common area lounge room
- On-site laundry facilities
- 1 block from BYU-I Campus
- High Speed Fiber Optic Internet
- Walking distance to food services
- Ample on-site parking: 63 total spaces, 4.5 per unit average
- Walmart shuttle stop on-site

Unit Schedule

# OF UNITS	TYPE	APPROX. SF	TOTAL SF
1	1 Bed / 1 Bath	400	400
1*	2 Bed / 1 Bath	930	930
12	6 Bed / 2 Bath	1,200	14,400
TOTAL: 14		AVERAGE: 1,124	15,730

* Manager Unit

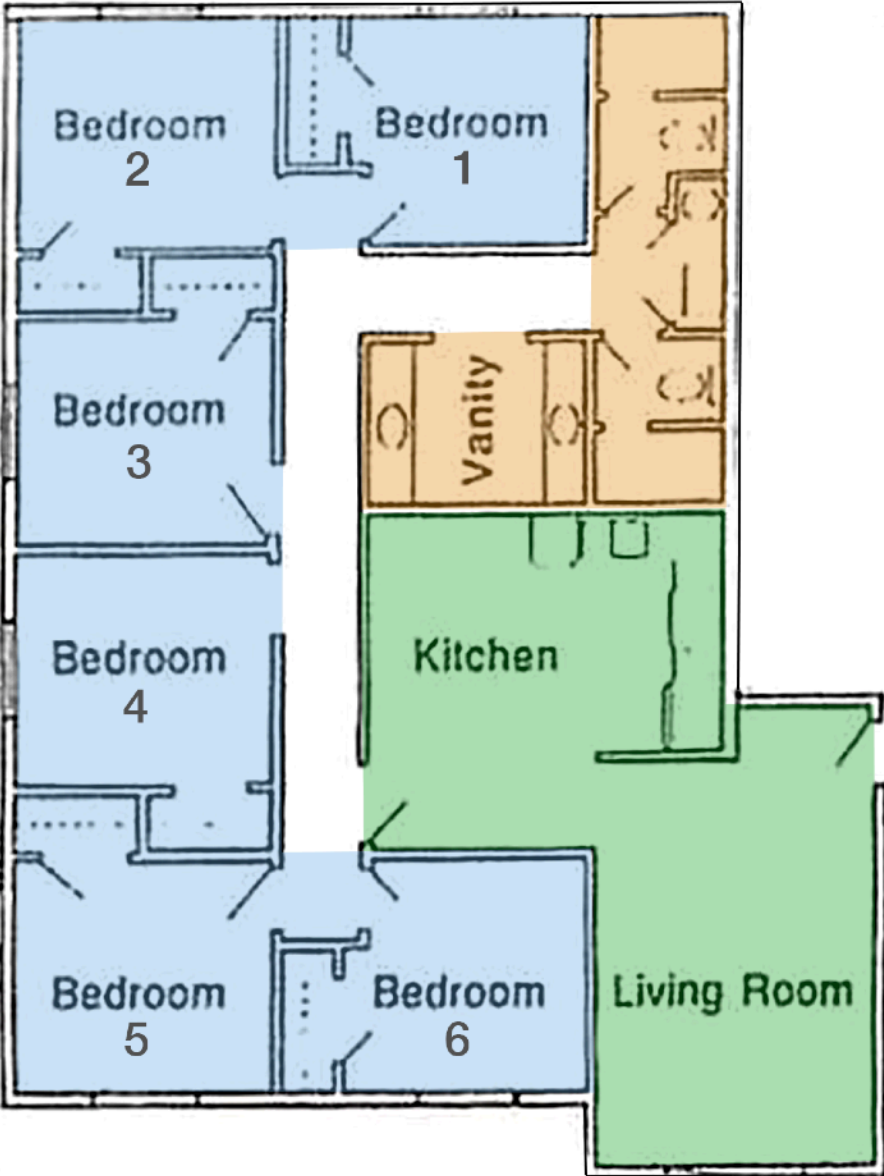
PROPERTY OVERVIEW | Property Photos



PROPERTY OVERVIEW | Property Photos

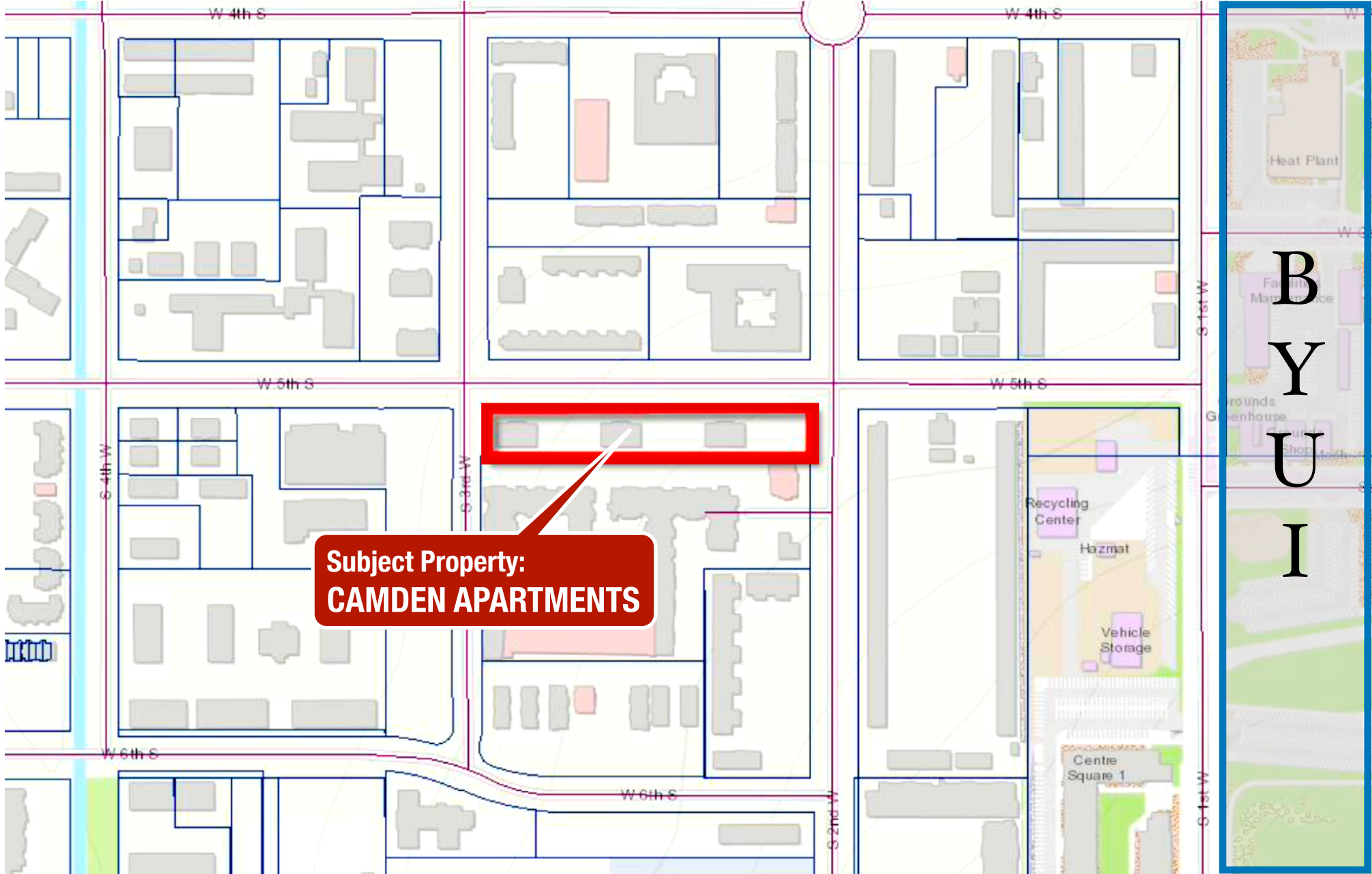


PROPERTY OVERVIEW | Floor Plan



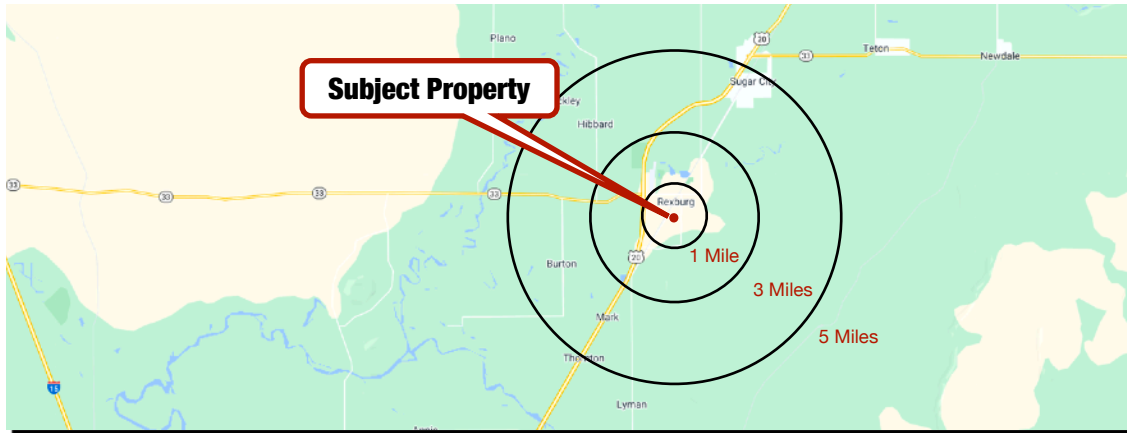






**Subject Property:
CAMDEN APARTMENTS**

MARKET OVERVIEW | About Rexburg



Surrounding Area Demographics

2018 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population 2010	18,934	27,697	33,221
Population 2018	19,761	29,261	35,173
Population 2023	20,615	30,614	36,803
Compound % Change 2010-2018	0.5%	0.7%	0.7%
Compound % Change 2018-2023	0.8%	0.9%	0.9%
Households 2010	5,147	7,847	9,406
Households 2018	5,584	8,548	10,250
Households 2023	5,866	8,996	10,790
Compound % Change 2010-2018	1.0%	1.1%	1.1%
Compound % Change 2018-2023	1.0%	1.0%	1.0%
Median Household Income 2018	\$25,908	\$29,917	\$33,782
Average Household Size	3.4	3.4	3.4
College Graduate %	39%	40%	38%
Median Age	23	23	23
Owner Occupied %	25%	36%	44%
Renter Occupied %	75%	64%	56%
Median Owner Occupied Housing Value	\$215,404	\$217,417	\$218,254
Median Year Structure Built	2001	2000	1999
Avg. Travel Time to Work in Min.	14	15	16

Source: EnviroNics Analytics

The economic and cultural center of Rexburg is Brigham Young University-Idaho. The university is one of the fastest growing universities in the country and employs over 4000 community members. It attracts talented students from around the world to study, and this diversity adds to Rexburg's culture. The University's unique three-track system allows more students to attend the University while Rexburg benefits from the yearlong presence of the students. This system, in which admitted students are assigned to attend two of the three offered semesters (Fall-Winter, Winter-Spring, or Spring-Fall) allows the university to run at full capacity year-round, admitting up to one-half more students, without expanding infrastructure. Since implementing this system, BYU-Idaho has increased enrollment to become the largest institution of higher learning in Idaho (surpassing Boise State in terms of full-time enrollment in the fall-winter of 2017). Recent announcements indicate that this growth will continue for the next decade. Current full-time enrollment is between 25,000 and 34,000 students per semester. BYU-Idaho offers liberal arts degrees as well as engineering, agriculture, business management, and performing arts degrees. The university is broadly organized into six colleges, hosting 20 associate and over 80 bachelor's degree programs.

In addition to higher education, Rexburg boasts excellent elementary and high schools. Madison High School recently moved to brand new facilities; two new elementary schools Burton, and South Fork Elementary have increased total student capacity for Rexburg by 800 students. With a student to teacher ratio of 15:1 Rexburg is an ideal location to raise a family.

Set within an hours drive of two major National Parks, Yellowstone and Teton, Rexburg's fishing, hunting, camping and outdoor recreation activities are year round. St. Anthony Sand dunes are a nationally recognized, year round destination for off-road enthusiasts.

Source: rexburg.org

MARKET OVERVIEW | Major Employers



Source: Idaho Department of Labor

