

Land Investment Opportunity

12 acres - \$250,000

Located in one of the fastest growing communities outside Boise, Idaho, adjacent to existing a single family subdivision. The location is a strategic corner of the key East/West and North/South routes in the area. Click here for an [area map](#).

Alternative #1

The land can be used for residential development and commercial. There is an opportunity to sell three acres to an operator of a major service station chain, who would build a modern service station and convenience store. The land would be sold for \$150,000. The remaining nine acres would then be planned for a multifamily project under the Low Income Housing Tax Credit program. The development partnership would pay \$2,500 per unit for a 100 unit site. Profit from land sales to the investor would be \$150,000.

Alternative #2

If the LIHTC project was not approved, the remaining nine acres could then be divided into single family lots and sold to a local builder. The nine acres should yield 42 single family lots with a value of \$7,500 per lot. Total land sales would be \$465,000, including the three acres sold to the service station operator. Profit from land sales to the investor would be \$215,000.