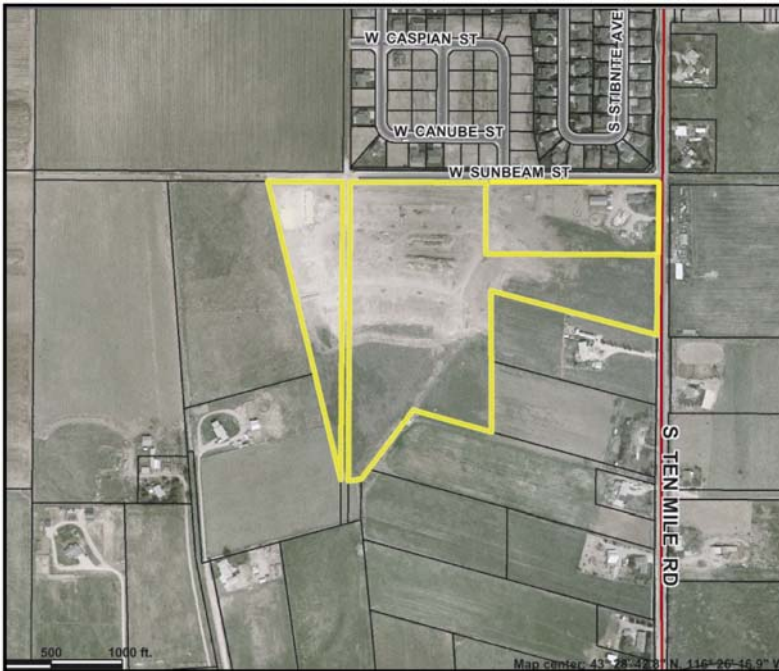


## FOR SALE

# 96 LOT KUNA SUBDIVISION



### PROPERTY HIGHLIGHTS:

- 96 lot Preliminary Approved Plat
- 39 lots 80% complete with \$350K to complete
- Average lot size 8470 sq. ft.
- 42 pre-paid sewer permits - value of \$176,400
- Phase II 57 lots on 15.7 acres
- Property is zoned R-6, increased density may be possible

### SALE TERMS:

- \$890,000
- Approximately \$15,000 per lot for 39 lots in Phase I and \$19,500 per acre for 15.7 acres in Phase 2.
- Seller will carry up to 70% of purchase price at 8.25%, interest only payments, for 5 years; OAC.

### STRENGTH OF PROPERTY:

- Zoned R-6 - increased density possible
- Pre-paid sewer permits
- Large Lots in Phase I.
- Owner Financing - Make Offer!



### FOR MORE INFORMATION:

Randy Hopkins  
208-250-5534  
randyh@hopkinsfinancial.com

Bart Schow  
208-467-5467  
barts@hopkinsfinancial.com

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