



Property Highlights

- Parking: 59 Covered, 51 Uncovered
- Sales Price: \$7,000,000 (\$109,375/unit)
- Zoning: R-M
- Proforma Cap Rate: 5.37%
- Age: 1973

Unit Mix

1 Bedroom, 1 Bath	23 Units	870 SF
2 Bedroom, 1 Bath	41 Units	960 SF
Total	64 Units	

Site Size

16-32-376-047
3.02 Acres

Rent Roll and Year-to-Date Income & Expense Report available upon request.

Mike Carroll

Senior Director - Investment Properties
+1 801 303 5556
mcarroll@comre.com

Diane Taylor

Director - Investment Properties
+1 801 303 5564
dtaylor@comre.com

170 South Main Street, Suite 1600
Salt Lake City, UT 84101
Main +1 801 322 2000
Fax +1 801 322 2040
comre.com

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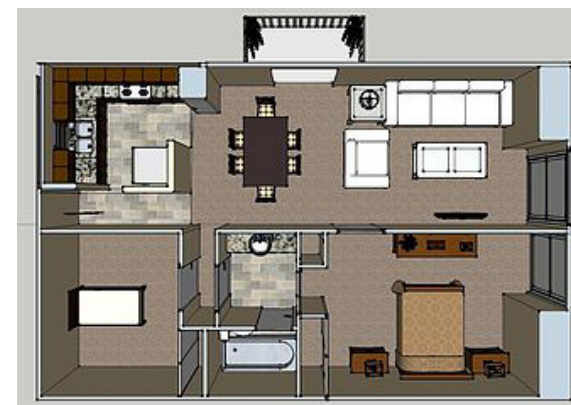
Overview

- All roofs replaced in 2011
- Several laundry facilities
- Family owned and managed
- Premier Salt Lake City suburb community and neighborhood- Great East side location
- Below market rents
- Mature, well-tended grounds, with majority of shade tree coverage
- Public space and amenities include tables, chairs, picnic areas
- Brick masonry construction
- Low finance rates
- No debt on the property
- Separate gas and electric meters for each unit
- Water heaters and HVAC located outside of each indepent unit
- 59 covered and 51 uncovered parking stalls
- Additional storage available

One Bedroom - 870 SF



Two Bedroom - 960 SF



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