

REVIVE LOFTS

295 E 800 S, BRIGHAM CITY, UT

32 Units

- Only a few blocks away from the Brigham City Campus of USU, the Revive Lofts community houses families within its large units.
- 8 X 3 bed/1 bath (washer/dryer in unit) 8 large 2 beds/1bath, 4 standard sized 2 beds/1bath,
- 8 x 1 bed/1bath (washer/ dryer in unit) and 4 studios/1 bath
- 4 Washers / 4 Dryers no coins. Potential income to replace with coin operated
- From 2022-2024 the complex was completely gutted and remodeled with new wiring, plumbing, windows and mechanical equipment. Exceptional interior finishes, new kitchens, new cabinets and new appliances, and new fixtures including sinks, vanities, tubs and toilets. Its is virtually a 2024 apartment complex.
- Resurfaced parking in 2025
- Tenants pay their own heating and electricity. Landlord covers all other utilities
- Landlord charges for WIFI providing an additional revenue stream
- Assumable Freddie Mac loan at 5% fixed interest, expires October 2031
- Market rents: 3 beds \$1,800, 2 beds \$1,600 and 1 beds \$1,400. Currently collecting approximately \$300 less than market rents

LAND OVERVIEW

APN #	ACRES	SF
032150003	2.17	94,525



REVIVE LOFTS



GROSS INCOME
\$609,849.00

NOI
\$485,134.60

UNITS
32

LOGAN AREA

MULTI-FAMILY PORTFOLIO

(159 Units)



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