

THE YARD #3 | 18-unit Apartments

skyrealty.

Property Address: [1125 W 250 S, American Fork, UT 84003](https://1125w250s.com)

18,000 Sq Ft. 33 bed 30 bath 0.59 AC Built in 2024

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RENT ROLL

Unit #	Floorplan	Avr Sqft	Lease Exp	Current Recurring Rent	Market Rent		
Unit 109	1 bed 1 bath (6 units)	802	8/31/2026	\$1,470	\$1,445		
Unit 110			8/31/2026	\$1,470	\$1,445		
Unit 209			6/30/2026	\$1,535	\$1,390		
Unit 210			8/31/2026	\$1,470	\$1,390		
Unit 309			3/31/2026	\$1,460	\$1,390		
Unit 310			6/30/2026	\$1,460	\$1,390		
Unit 107	2 bed 2 bath (9 units)	1,028	-	-	\$1,735		
Unit 108			4/30/2026	\$1,670	\$1,735		
Unit 111			8/31/2026	\$1,670	\$1,735		
Unit 207			1/31/2026	\$1,585	\$1,685		
Unit 208			6/30/2026	\$1,680	\$1,595		
Unit 211			5/31/2026	\$1,670	\$1,685		
Unit 307			3/31/2026	\$1,585	\$1,685		
Unit 308			New	\$1,585	\$1,685		
Unit 311			7/31/2026	\$1,645	\$1,685		
Unit 112	3 bed 2 bath (3 units)	1,312	4/30/2026	\$1,910	\$2,150		
Unit 212			5/31/2026	\$1,960	\$2,075		
Unit 312			3/31/2026	\$1,950	\$1,685		
Monthly Income:			\$27,775	\$29,585			
Annual Income:			\$333,300	\$355,020			

HIGHLIGHTS

- The Yard development consists of twelve 18-plex buildings.
- Each building has a single tax ID & owned by individual entity.
- On-site Management & Model unit.
- Amenities: Clubhouse, Pool, Gym, Dog Park (Currently under construction - ETC: TBD)
- There is a plan for an additional \$750-900/mo in fee income once the amenities complete.
- There is one other building that is currently in the lease-up process.

HOA INFO

HOA fee: \$3,582/mo HOA Transfer fee: \$12,000

HOA includes high-speed internet (available all through common space) water, sewer, trash, common space cleaning & maintenance, light exterior maintenance & cleaning, snow removal & lawn care.

HOA Management: Passaro Leasing

(385) 304-0200

yardutah@passaroleasing.com

On-site Leasing & Property Manager

Jordan Tueller (801) 205-3410

LINKS

- >> [The Yard Website](https://yardutah.com/) <https://yardutah.com/>
- >> [Floor Plans/3D Tours](https://yardutah.com/floor-plans/) <https://yardutah.com/floor-plans/>
- >> [Photo Gallery](https://yardutah.com/photo-gallery/) <https://yardutah.com/photo-gallery/>
- >> [Promo Video](https://youtu.be/-wINEFOi_xE?si=uEJ-RkDUbvv2Tlj1) https://youtu.be/-wINEFOi_xE?si=uEJ-RkDUbvv2Tlj1

>> [Download Offering Memorandum, P&L and more:](https://shorturl.at/BncoL) <https://shorturl.at/BncoL>

