



PINERIDGE FARMS APARTMENTS

OFFERING MEMORANDUM

384 W 650 NORTH IN PAYSON, UT

FULLY LEASED 4-PLEX MULTIFAMILY INVESTMENT



Highlights



- **4 units, all 2 bed / 2 bath (~1,108 SF each)**
- **0% vacancy, stabilized rents**
- **Scheduled Gross Income: \$67,200**
- **Projected Annual NOI: \$46,466**
- **Asking Price: \$975,000**
- **Cap Rate: 4.77%**



Opportunity

- **4 units, 2 bed / 2 bath each**
- **4432 Square Feet**
- **All units leased – 0% vacancy**
- **Turnkey Ready**
- **Located in Payson, Utah**
- **Asking Price: \$975,000**





Why Investors Like It:

- ✓ Fully stabilized cash flow
- ✓ Strong market fundamentals and rental demand
- ✓ Low-maintenance, modern construction
- ✓ Great entry point for a growing Utah County portfolio





Contact Me

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