

THE YARD #3 | 18-unit Apartments

1125 W 250 S, American Fork, UT 84003

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



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NET INCOME ANALYSIS

	2025 P&L	Rent Roll (Feb 2026)	Fully Leased (2026 Spring)	Potential
Gross Income	\$304,316	\$302,220	\$339,840	\$358,200
Vacancy (5%)	-	-	-\$16,992	-\$17,910
Operating Expenses	-\$74,919	-\$74,000	-\$79,200	-\$83,000
Net Operating Income	\$229,397	\$228,220	\$243,648	\$257,290

RENT ROLL

Floorplan	Avr Sqft	Unit #	Lease Exp	Rent Roll (Feb 2026)	Fully Leased (2026 Spring)	Potential
1 bed 1 bath (6 units)	802	Unit 109	8/31/2026	\$1,385	\$1,385	\$1,470
		Unit 110	8/31/2026	\$1,385	\$1,385	\$1,470
		Unit 209	6/30/2026	\$1,460	\$1,385	\$1,470
		Unit 210	8/31/2026	\$1,385	\$1,385	\$1,470
		Unit 309	3/31/2026	\$1,385	\$1,385	\$1,470
		Unit 310	6/30/2026	\$1,385	\$1,385	\$1,470
2 bed 2 bath (9 units)	1,028	Unit 107	-	-	\$1,595	\$1,680
		Unit 108	4/30/2026	\$1,595	\$1,595	\$1,680
		Unit 111	8/31/2026	\$1,595	\$1,595	\$1,680
		Unit 207	-	-	\$1,595	\$1,680
		Unit 208	6/30/2026	\$1,595	\$1,595	\$1,680
		Unit 211	5/31/2026	\$1,595	\$1,595	\$1,680
		Unit 307	3/31/2026	\$1,585	\$1,595	\$1,680
		Unit 308	9/30/2027	\$1,585	\$1,595	\$1,680
3 bed 2 bath (3 units)	1,312	Unit 112	4/30/2026	\$1,835	\$1,885	\$1,970
		Unit 212	5/31/2026	\$1,885	\$1,885	\$1,970
		Unit 312	3/31/2026	\$1,885	\$1,885	\$1,970
Monthly Rent Income:				\$25,185	\$28,320	\$29,850
Annual Rent Income:				\$302,220	\$339,840	\$358,200



HIGHLIGHTS

- The Yard development consists of twelve 18-plex buildings
- Each building has a single tax ID & owned by individual entity
- Exclusive on-site management! Leasing office & model unit
- Future Amenities: Clubhouse, Pool, Gym, Dog Park (ETC: TBD)
- Upgraded finishes through-out! Expansive 9' ceiling.

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 & On-site Management:

HOA : Candy Dotsin (801) 704-3440 Office
(801) 358-9929 Cell

Management: Jordan Tueller (801) 205-3410 Cell

Passaro Leasing

<https://passaroleasing.com/>
candy@passaroleasing.com

yardutah@passaroleasing.com

LINKS

- >> [The Yard Website](https://yardutah.com/)
- >> [Floor Plans/3D Tours](https://yardutah.com/floor-plans/)
- >> [Photo Gallery](https://yardutah.com/photo-gallery/)
- >> [Promo Video](https://youtu.be/-wINEF0i_xE?si=uEJ-RkDUbv2Tl1j)
- >> [Download Offering Memorandum, P&L and more:](https://shorturl.at/Bncol)