



LEX APARTMENTS

BERKADIA[®]



1241 NORTH LEXINGTON GREENS DRIVE, TOOELE, UT 84074
UNITS: 204 | YEAR BUILT: 2025

BERKADIA REAL ESTATE ADVISORS LLC



WHY LEX APARTMENTS

Lex Apartments is a modern garden-style apartment community situated in one of the best new neighborhoods in Tooele. The property provides convenient access to shopping, schools, parks, and dining options.

Berkadia Salt Lake City Investment Sales is pleased to present the exclusive offering of Lex Apartments, a 204-unit brand new community in Tooele, Utah. Located within a 30-minute commute west of Salt Lake City, residents can enjoy a suburban lifestyle with good schools, a great community, and outdoor recreational activities.

STRONG MARKET FUNDAMENTALS
LIMITED DEVELOPMENT





PROPERTY OVERVIEW

# OF TOTAL UNITS	204	ACRES OF LAND	10.66 acres
STYLE	Garden-style	DENSITY	19.14 units per acre
YEAR BUILT	2025	RENTABLE SQUARE FOOTAGE	188,256 SF
# OF TOTAL BUILDINGS	8 (plus a leasing office / clubhouse)	AVERAGE SQUARE FOOTAGE	923 SF per unit
# OF STORIES /FLOORS	Three story	AVERAGE RENT	\$1,502 per month
EXTERIOR BUILDING MATERIALS	Brick and siding	ANNUAL RENT	\$3,675,960
ROOF TYPE	Pitched roofs		

UNIT MIX

UNIT TYPE	UNIT COUNT	% OF TOTAL	OCC.	AVG. UNIT SF	TOTAL RENTABLE SF	AVG. LEASE RENT	MONTHLY LEASE RENT	ANNUAL LEASE RENT	LEASE RENT PSF
1 Bed / 1 Bath	24	11.8%	79%	775 SF	18,600 SF	\$1,333	\$31,984	\$383,808	\$1.72
1 Bed / 1 Bath B	48	23.5%	73%	775 SF	37,200 SF	\$1,329	\$63,795	\$765,540	\$1.71
2 Bed / 2 Bath	36	17.6%	94%	958 SF	34,488 SF	\$1,622	\$58,374	\$700,488	\$1.69
2 Bed / 2 Bath B	72	35.3%	99%	948 SF	68,256 SF	\$1,521	\$109,538	\$1,314,456	\$1.60
3 Bed / 2 Bath	24	11.8%	96%	1,238 SF	29,712 SF	\$1,777	\$42,639	\$511,668	\$1.44
	204	100%	89.2%	923 SF	188,256 SF	\$1,502	\$306,330	\$3,675,960	\$1.63



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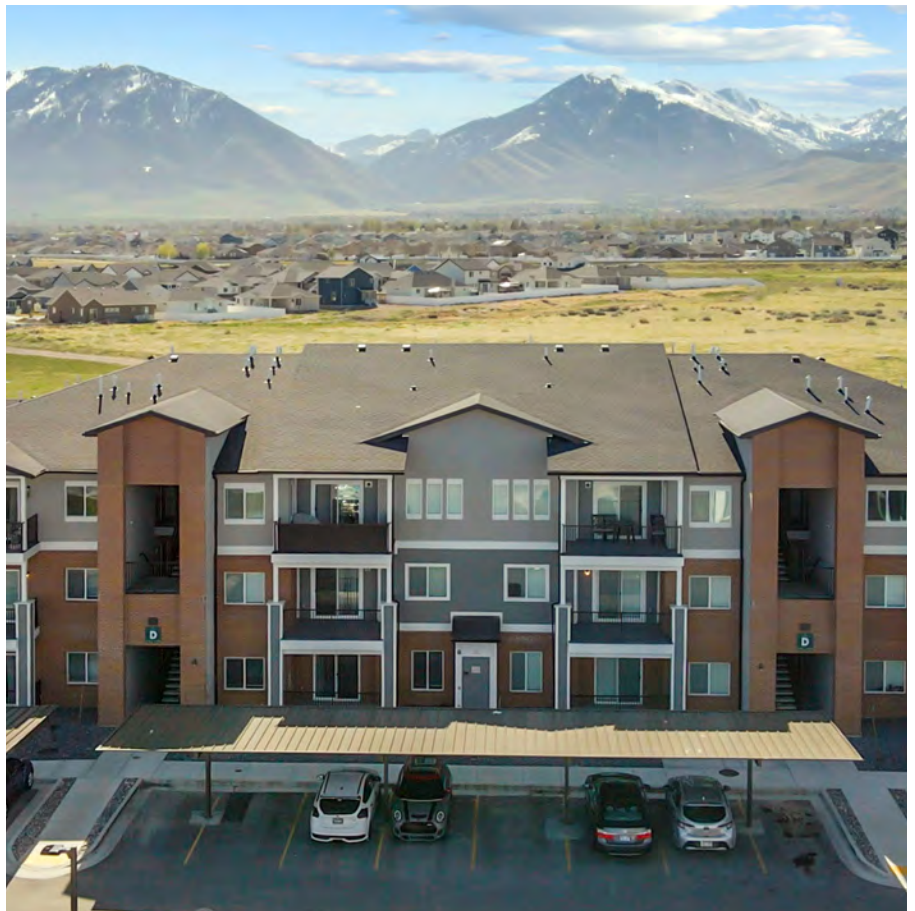
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