

THE DETAILS

Address

Price

Price Per Unit

Cap Rate

3 Month Average Occupancy

Year 1 Cash on Cash

Year Built

Property Type

Unit Count

Unit Mix

Buildings

APN

Land Area

230 South State Street Clearfield, UT 84015

\$23,500,000

\$202,586

5.48% Year 1

95%

7.05% Year 1 Levered

2023

Low-Rise Apartments

116

34 Studio 82 1-bed

15-100-0003

1.76 Acres









AMENITIES

- Fully equipped kitchens
- Fitness center
- Community lounge
- Open floor plans
- Pet-friendly
- Washer & dryer
- Private balconies/patios





CLEARFIELD

Clearfield, Utah, is a growing city in northern Davis County, nestled along the Wasatch Front. Known for its strong ties to Hill Air Force Base, the city has a rich military presence and provides job opportunities in aerospace and defense industries. Clearfield boasts a diverse community with a mix of residential neighborhoods, local businesses, and recreational spaces, making it an attractive place for families and professionals alike.

Outdoor enthusiasts appreciate Clearfield's proximity to the Great Salt Lake, Antelope Island, and the nearby mountains, offering hiking, biking, and water activities. The city also invests in community development, with parks, schools, and events that foster a close-knit environment. Its location along major transportation routes, including I-15 and the FrontRunner commuter rail, makes it convenient for those commuting to Ogden or Salt Lake City.

DEMOGRAPHICS

34,550

2024 Total Population 2010-2

29.9

Median Age

15.5%

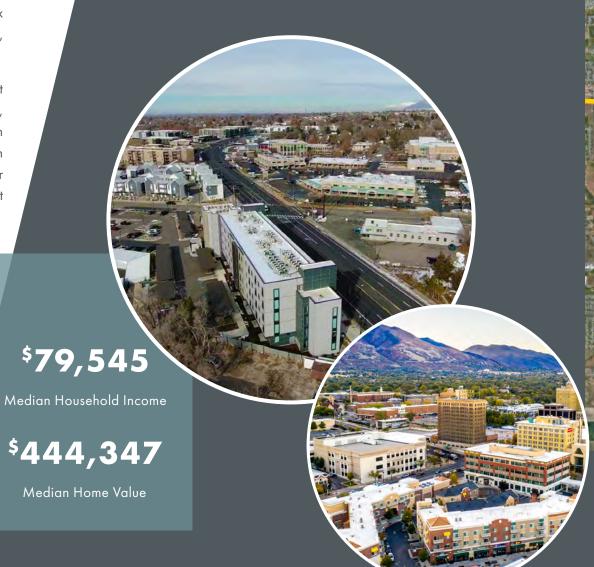
2010-2024 Population Growth Rate

27.9%

Residents have Bachelor's Degree +

#2 BEST PERFORMING LARGE CITY: OGDEN-CLEARFIELD

SOURCE: MILKEN INSTITUTE, 2025



AREA MAP





SECOND STATE APARTMENTS

INVESTMENT SALES

RAWLEY NIELSEN

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