

## ROBERTA STREET 4-PLEX

1436 S Roberta St, Salt Lake City, UT 84115

### PROPERTY DESCRIPTION:

- Excellent Investment Opportunity
- Occupied by Short and Long Term Tenants with Fantastic Rental History
- (4) 1-Bed, 1-Bath Units Approximately 600 SF Each
- Modern Kitchens, Laminate & Tile Flooring, Central Gas & Window Unit AC
- All Units Include Washer/Dryer, Ceiling Fan, Appliances & Window Coverings
- Rents Average \$1,200 Unfurnished & \$1,500-\$1,800/Month Furnished
- NOI: \$49,281 with a Cap Rate of 5.19%
- Please DO NOT DISTURB Tenants

### SALE PRICE:

**\$949,000**

### PROPERTY DETAILS:

**2,403 SF**

**0.18 Acres**

**CONNOR HUGHES BELLEN**

385.461.7453

[connor@iproperties.com](mailto:connor@iproperties.com)

51 East 400 South Suite 210  
Salt Lake City, UT 84111  
801.355.0600 | [iproperties.com](http://iproperties.com)





#### PROPERTY DESCRIPTION

Well maintained 4-plex in Salt Lake City featuring 4 units, each with 1 bedroom and 1 bathroom. Approximately 600 SF per unit. Recent updates include modern kitchens, laminate and tile flooring, and central gas heating and window unit AC. Exterior highlights include brick and stone siding, rear patios, and full landscaping. Located on a spacious 0.18-acre lot. Driveway consists of both asphalt and gravel surfaces with a parking lot in the rear. Each unit boasts washer/dryers, ceiling fans, appliances and window coverings.

Units are currently occupied with fantastic rental history. Two units fully furnished for short term rentals. Rents average \$1,200 unfurnished and \$1,500 to \$1,800/month furnished.

Agent is related to seller.

PLEASE DO NOT DISTURB TENANTS.

#### OFFERING SUMMARY

Sale Price:	\$949,000
Number of Units:	4
Unit Size:	Approx. 600 SF/Unit
Lot Size:	0.18 Acres
Building Size:	2,403 SF
NOI:	\$49,281.00
Cap Rate:	5.19%

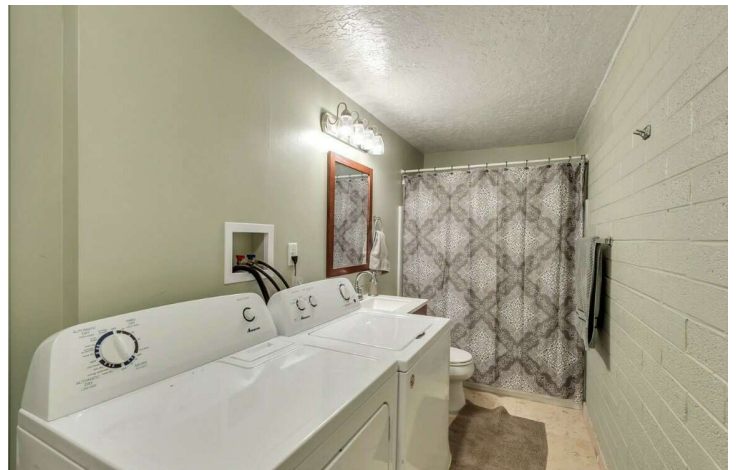
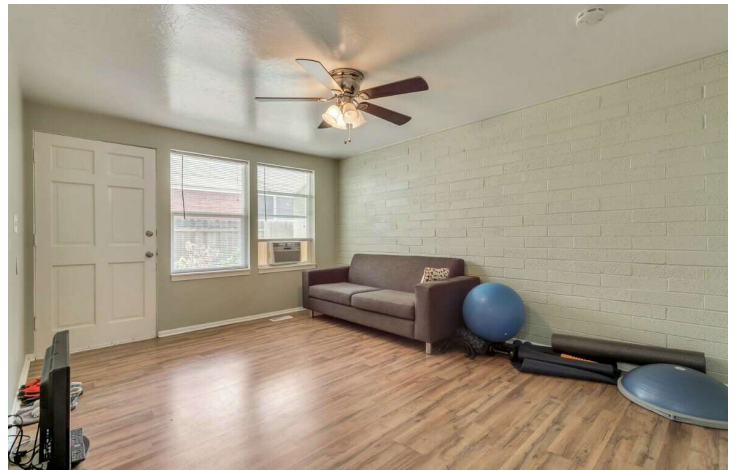
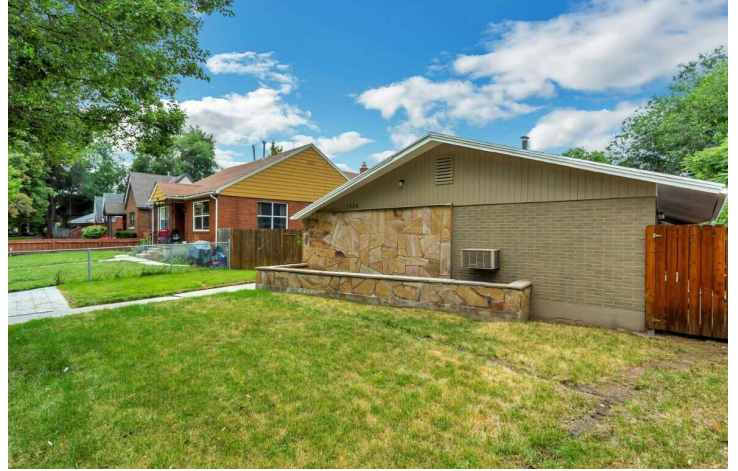
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,197	3,350	9,561
Total Population	2,412	6,980	19,954
Average HH Income	\$66,796	\$73,211	\$83,185

**CONNOR HUGHES BELLEN**

385.461.7453  
connor@iproperties.com

51 East 400 South Suite 210  
Salt Lake City, UT 84111  
801.355.0600 | iproperties.com



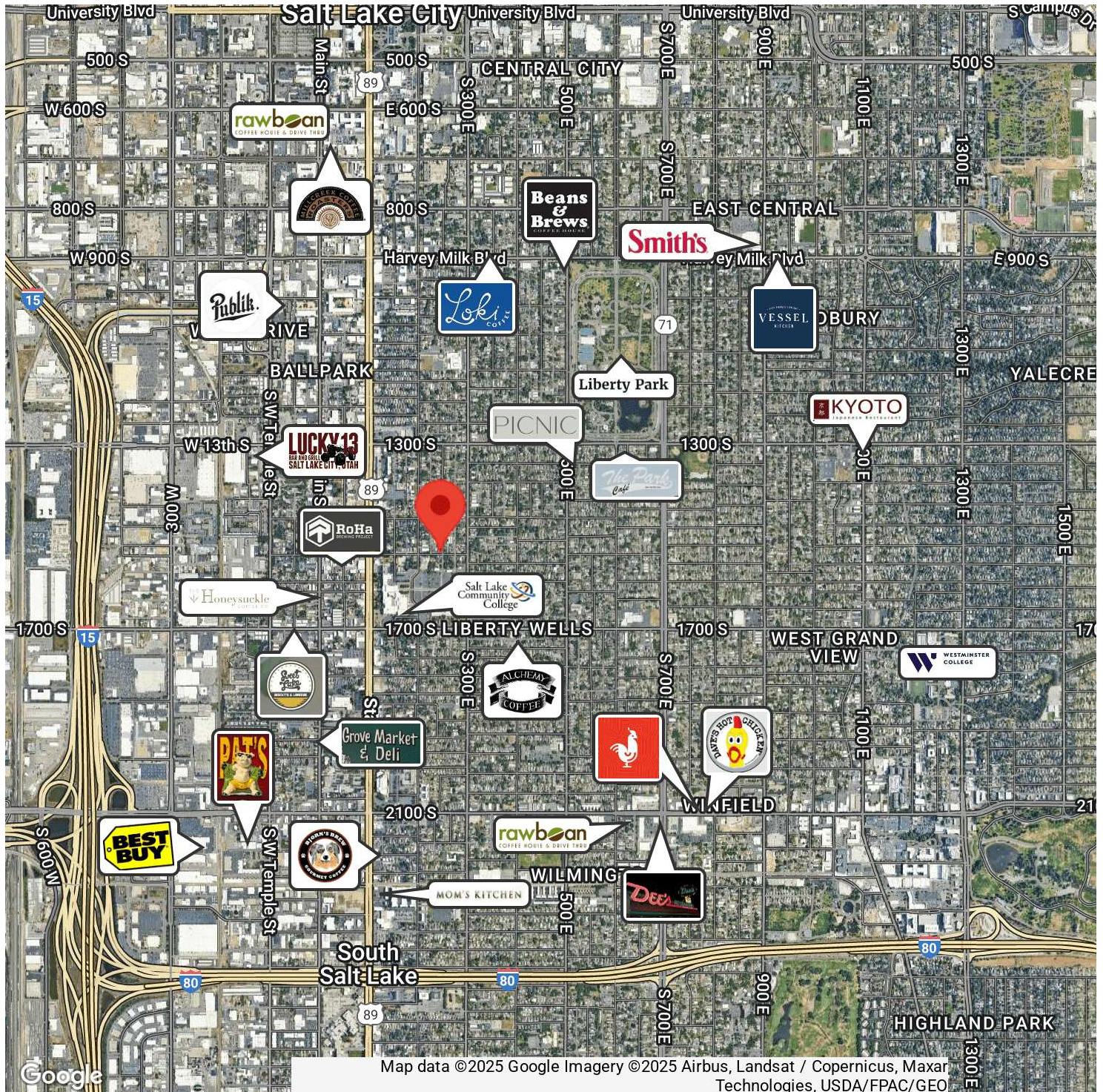


**CONNOR HUGHES BELLEN**

385.461.7453  
connor@iproperties.com

51 East 400 South Suite 210  
Salt Lake City, UT 84111  
801.355.0600 | iproperties.com





**CONNOR HUGHES BELLEN**

385.461.7453  
connor@iproperties.com

51 East 400 South Suite 210  
Salt Lake City, UT 84111  
801.355.0600 | iproperties.com