

UNIVERSITY 1162 APARTMENTS

1162 East 400 South Salt Lake City, UT 84102



Investment Realty
ADVISORS

JOSEPH MILLS

Investment Sales
801.971.2542
joseph@iraut.com

PORTER CRIDDLE

Associate
801.694.5291
Porter@iraut.com

For Sale | \$2,300,000

PROPERTY SUMMARY



PROPERTY DESCRIPTION

****Price Improvement**** Don't miss this rare chance to own a large 8-plex in one of Salt Lake City's most desirable rental markets! Ideally located within walking distance to the University of Utah, public transit, and downtown Salt Lake City, this property offers an unbeatable location for tenants. Each of the eight units boasts a spacious 1,100 sq. ft. layout featuring 2 bedrooms and 1 bathroom. With cosmetic renovation potential, there is a great opportunity to increase rents and maximize returns. No Seller Financing Available. All measurements are provided as a courtesy. Buyer to verify all information independently. Owner/Agent.

PROPERTY HIGHLIGHTS

- 9,563 SF Building
- Large 1,100 SF Units
- 8 Total Units
- Built in 1973
- Walking distance to the University of Utah

OFFERING SUMMARY

Sale Price:	\$2,300,000
Number of Units:	8
Unit Size:	1,100 SF
Unit Bed/Bath:	2/1
Average Lease Rate:	
Price Per Square Foot:	
Proforma Lease Rate:	
Lease Type:	
Occupancy:	
NOI:	
Proforma NOI:	
CAP Rate:	
Proforma CAP Rate:	5.38%
Year Built:	1973
Lot Size:	0.27 Acres

JOSEPH MILLS PORTER CRIDDLE

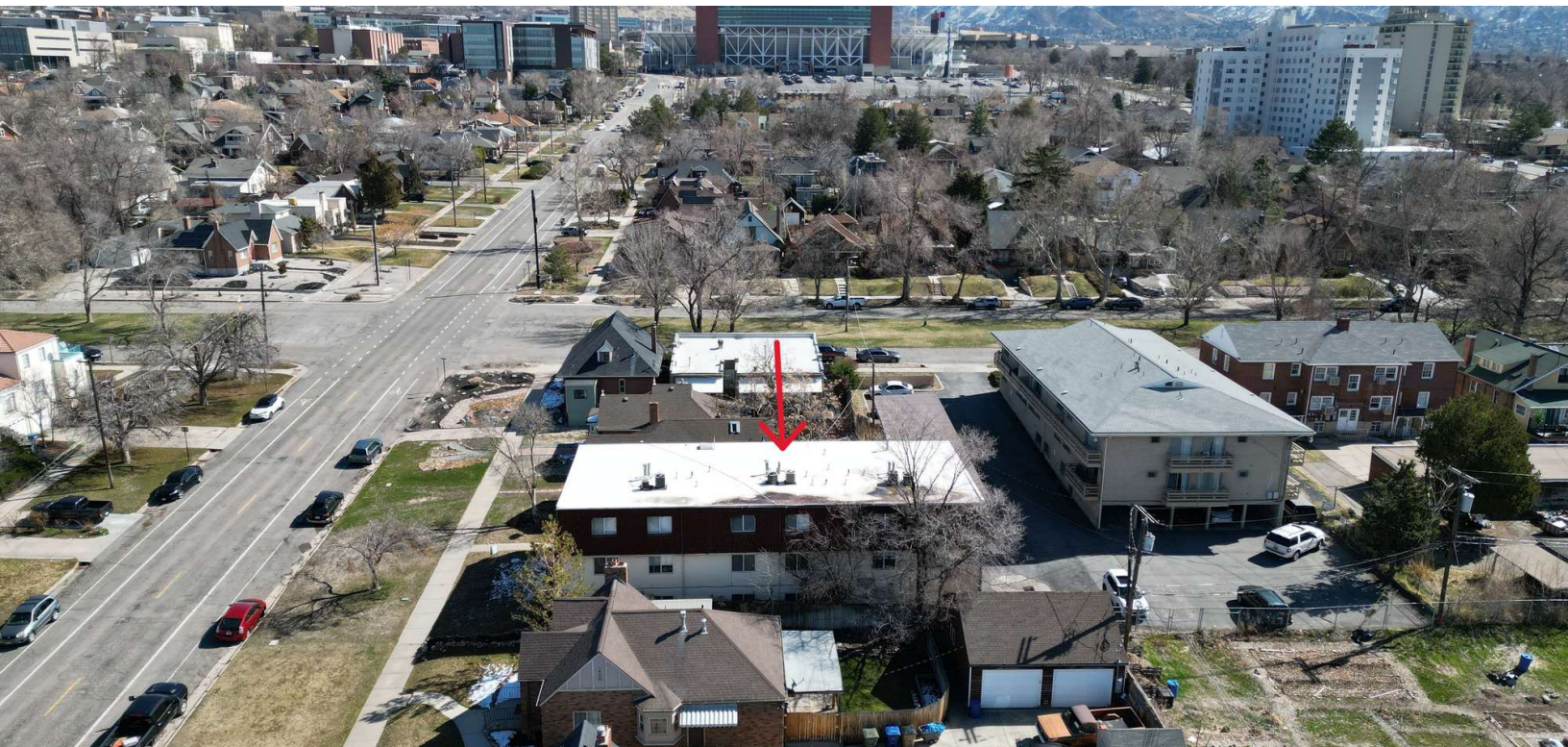
Investment Sales
801.971.2542
joseph@iraut.com

Associate
801.694.5291
Porter@iraut.com

Investment Realty Advisors
411 W 7200 S Midvale, UT 84047

Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale.

SITE MAP & LOCATION



JOSEPH MILLS PORTER CRIDDLE

Investment Sales
801.971.2542
joseph@iraut.com

Associate
801.694.5291
Porter@iraut.com

Investment Realty Advisors
411 W 7200 S Midvale, UT 84047

Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale.

UNIT PHOTOS



JOSEPH MILLS **PORTER CRIDDLE**
Investment Sales Associate
801.971.2542 801.694.5291
joseph@iraut.com porter@iraut.com

Investment Realty Advisors
411 W 7200 S Midvale, UT 84047

Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale.

RENT ROLL



JOSEPH MILLS **PORTER CRIDDLE**
Investment Sales Associate
801.971.2542 801.694.5291
joseph@iraut.com Porter@iraut.com

Investment Realty Advisors
411 W 7200 S Midvale, UT 84047

Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale.

LOCATION MAP



Google

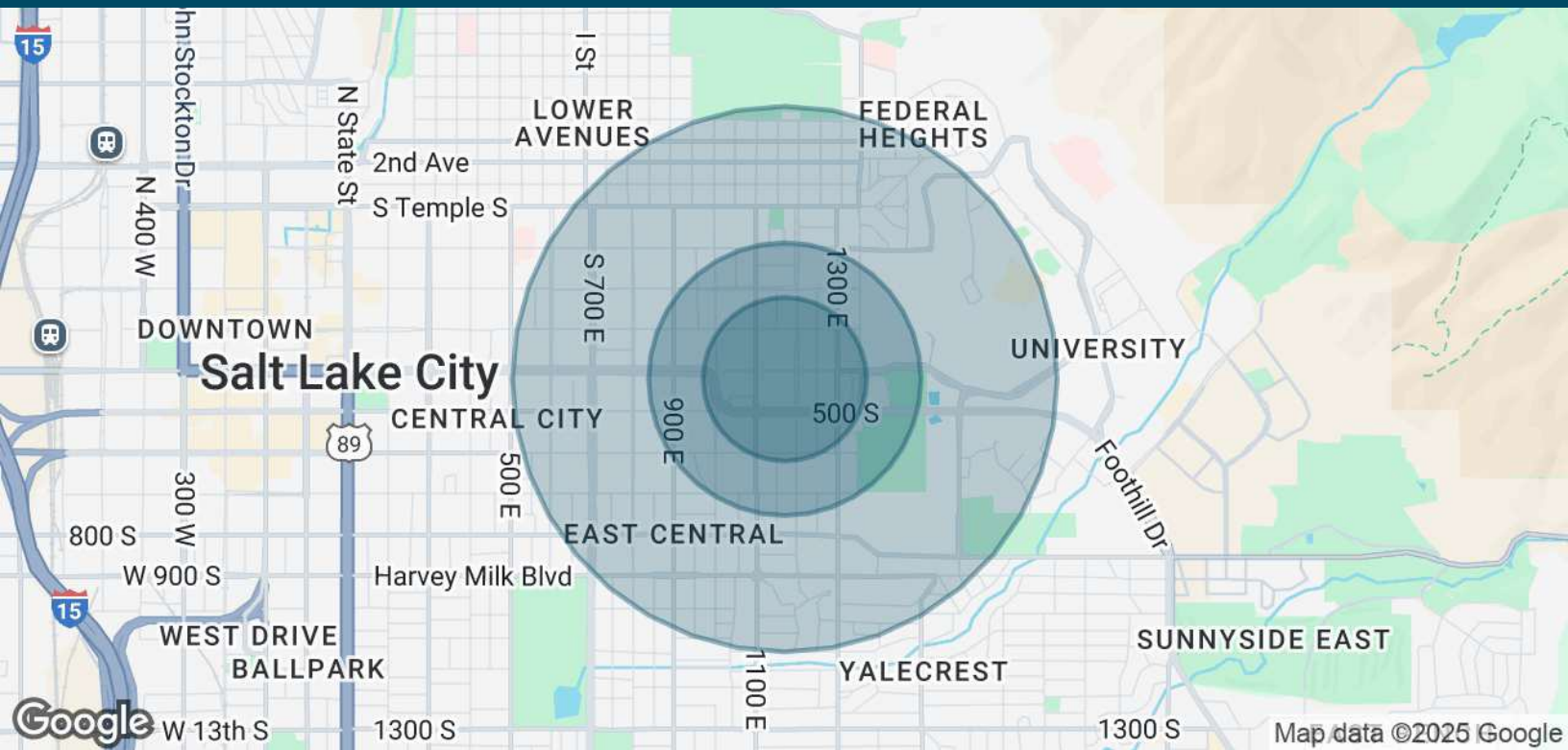
Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

JOSEPH MILLS **PORTER CRIDDLE**
 Investment Sales Associate
 801.971.2542 801.694.5291
 joseph@iraut.com Porter@iraut.com

Investment Realty Advisors
 411 W 7200 S Midvale, UT 84047

Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale.

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,497	7,153	22,358
Average Age	33	33	35
Average Age (Male)	32	33	35
Average Age (Female)	33	33	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,300	3,701	11,473
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$78,620	\$82,901	\$99,274
Average House Value	\$726,429	\$736,861	\$748,518

Demographics data derived from AlphaMap

JOSEPH MILLS PORTER CRIDDLE
Investment Sales Associate
801.971.2542 801.694.5291
joseph@iraut.com porter@iraut.com

Investment Realty Advisors
411 W 7200 S Midvale, UT 84047

Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale.