

885 E CHURCH DRIVE
DUCK CREEK
VILLAGE, UT

FOR SALE
SEVEN UNIT
INVESTMENT
PROPERTY



Offering Memorandum

- **Terms and Conditions** -This marketing material provides a summary of the property but is not exhaustive. It does not guarantee the property's current condition or include all the data necessary for a complete purchase or lease evaluation.
- **Summary**- All measurements and technical data (GIS, zoning, site plans, etc.) are approximations and provided without warranty. Documents may be preliminary and subject to change. Summaries are included for convenience only; they are not intended to be complete or definitive descriptions. Interested parties should not rely solely on this memorandum and are expected to conduct their own independent due diligence and property inspections.
- **Non-Warranty-No Warranties or Representations**- Neither the seller nor its representatives provide any express or implied warranties regarding the accuracy of this memorandum. No guarantees are made concerning the property's financial performance, zoning suitability, or physical condition.
- This "as-is" disclaimer specifically includes, but is not limited to:
 - **Structural & Mechanical:** Foundations, roofing, HVAC, plumbing, electrical, and sewage systems.
 - **Environmental & Site:** Soil conditions, drainage, moisture, pests, mold, or other organisms.
 - **Usage:** The property's suitability for any specific intended use or purpose.
- Interested parties should rely solely on their own inspections and professional evaluations.
- **No Obligation- No Legal Obligation** The receipt or use of this Memorandum does not create any legal commitment or obligation. Interested parties must rely exclusively on their own independent investigations and inspections when evaluating a potential purchase or lease.
- **Seller Rights** The seller expressly reserves the right, at its sole discretion, to reject any offer or terminate discussions with any party at any time, with or without notice.
- **Financial Information-Financial Projections and Assumptions** All financial data and projections are provided for general reference only and were gathered from sources deemed reliable. These figures are based on specific assumptions regarding the general economy, market competition, and other factors beyond the seller's control. Consequently, all projections and assumptions are subject to material variation and should not be viewed as guaranteed outcomes.
- **Confidentiality- Confidentiality Agreement** By receiving this Memorandum, you agree to treat its contents with the strictest confidence. This information is proprietary and may not be disclosed to any third party without prior written authorization from the seller. If, after your review, you decide not to pursue the purchase or lease of this property, please promptly delete or return all copies of this Memorandum.

Property Summary



Offered Price \$2,250,000

Parcel I-105

Lot Size in Acres 1+

Year Built 2007

Zoning C-2

Recently renovated property

Seven fully furnished units

Amenities include washer/dryers, full kitchens, plumbed gas grills, new railings, sprinkler system.

Close proximity to town with year around access.

Forest Mountain Life

The Lodge at Duck Creek
Top rated

CHURCH DR

SITE

AREA MAP

MOVIE RANCH

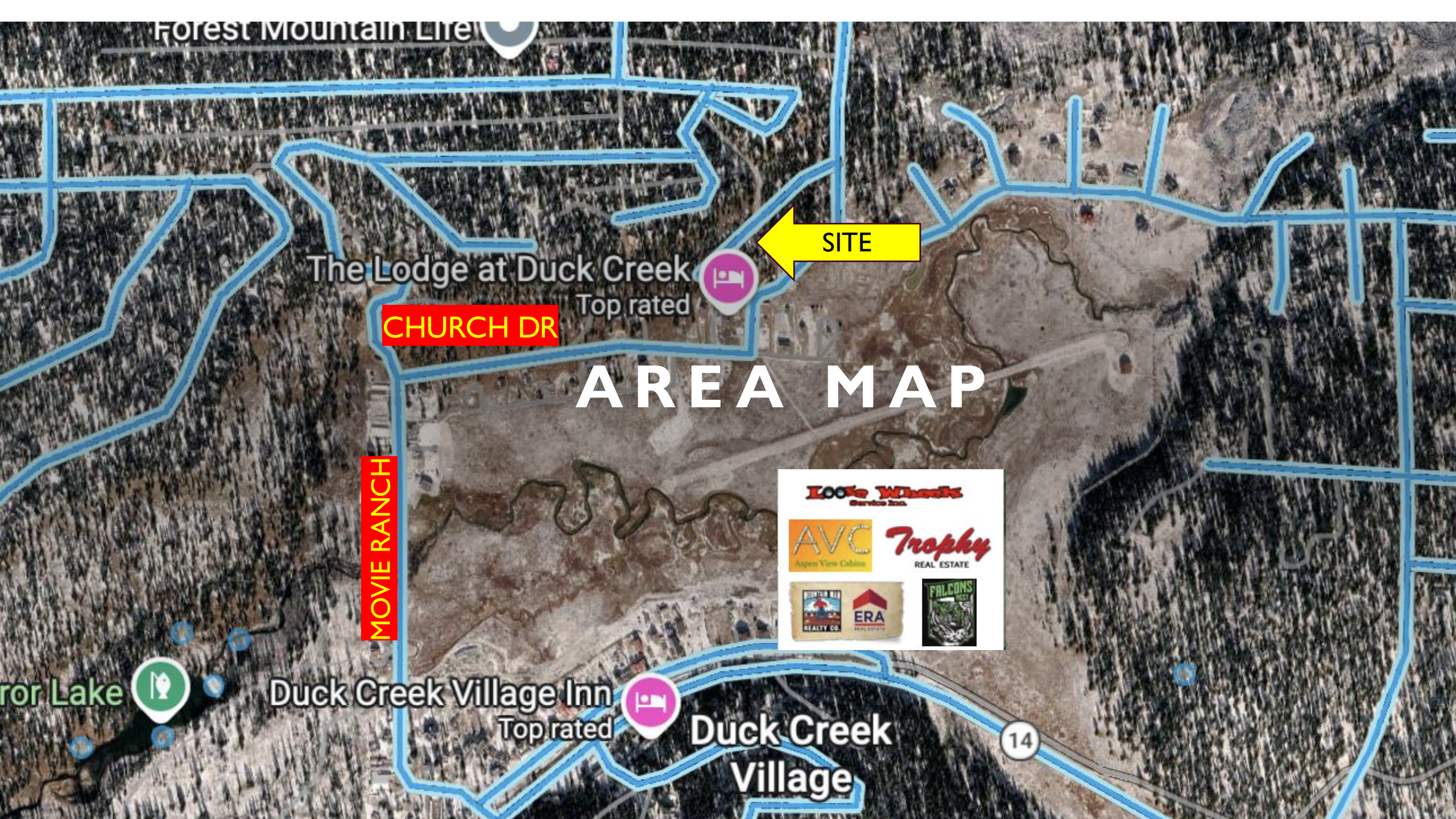
Look's Whistle Service Inc.
 AVC Aspen View Cabins
 Trophy REAL ESTATE
 REALTY CO.
 ERA REALTY
 FALCONS REALTY

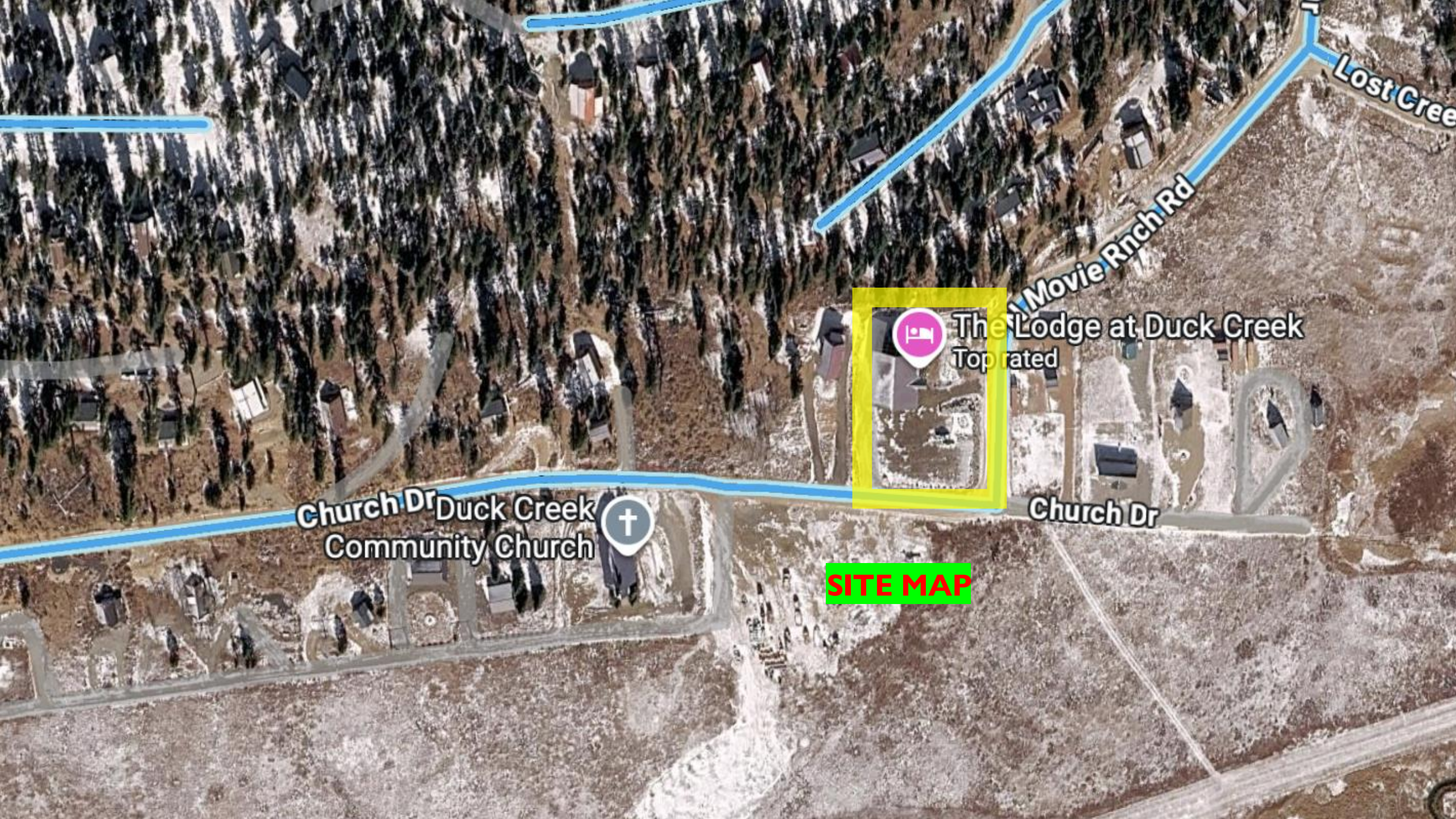
Duck Creek Village Inn
Top rated

Duck Creek Village

14

ror Lake





Lost Cree

Movie Ranch Rd

The Lodge at Duck Creek
Top rated

Church Dr
Duck Creek
Community Church

Church Dr

SITE MAP

FLOOR PLAN



- 2 units have lofts
- Main floor is representative of all 6 upstairs units

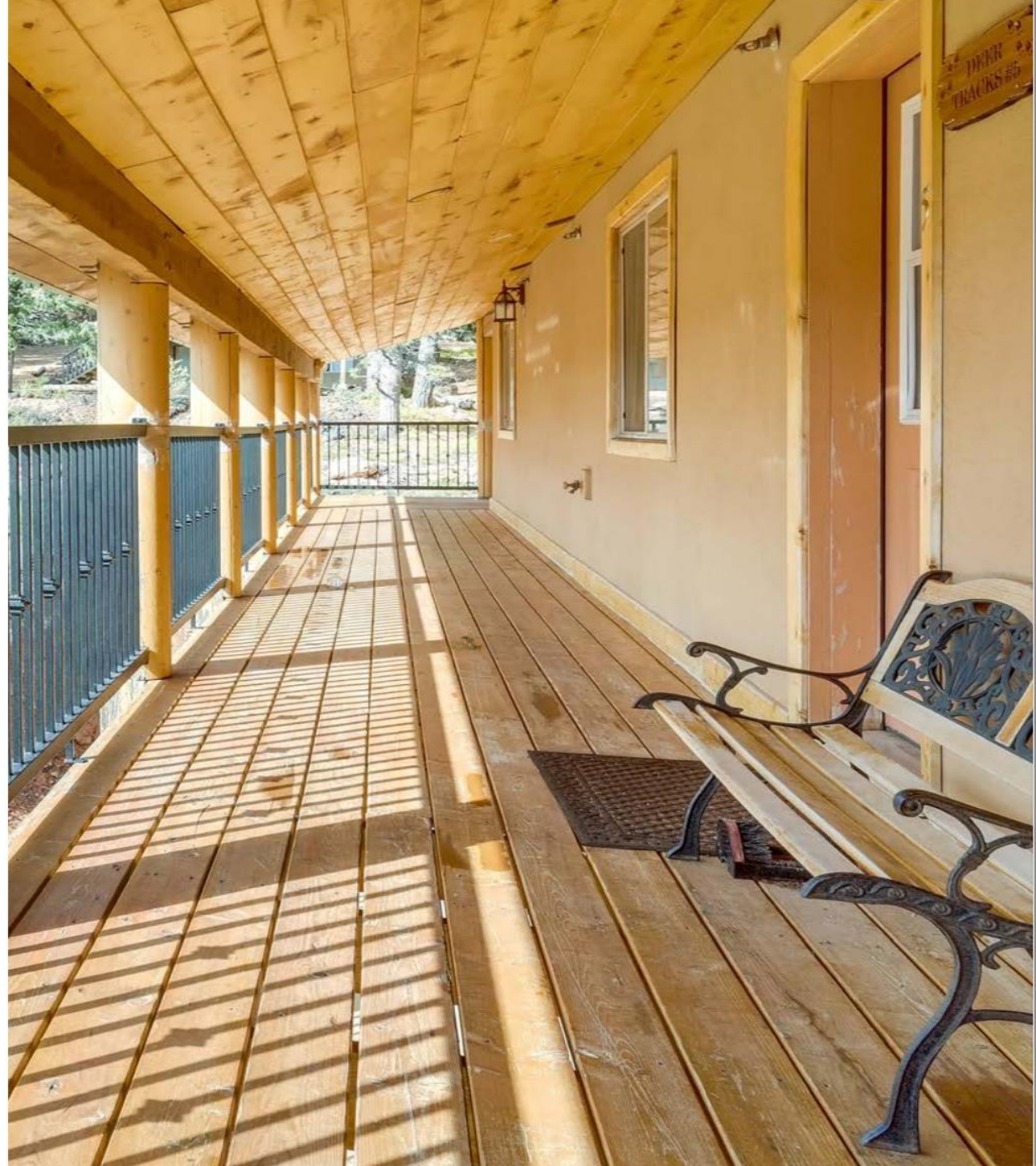




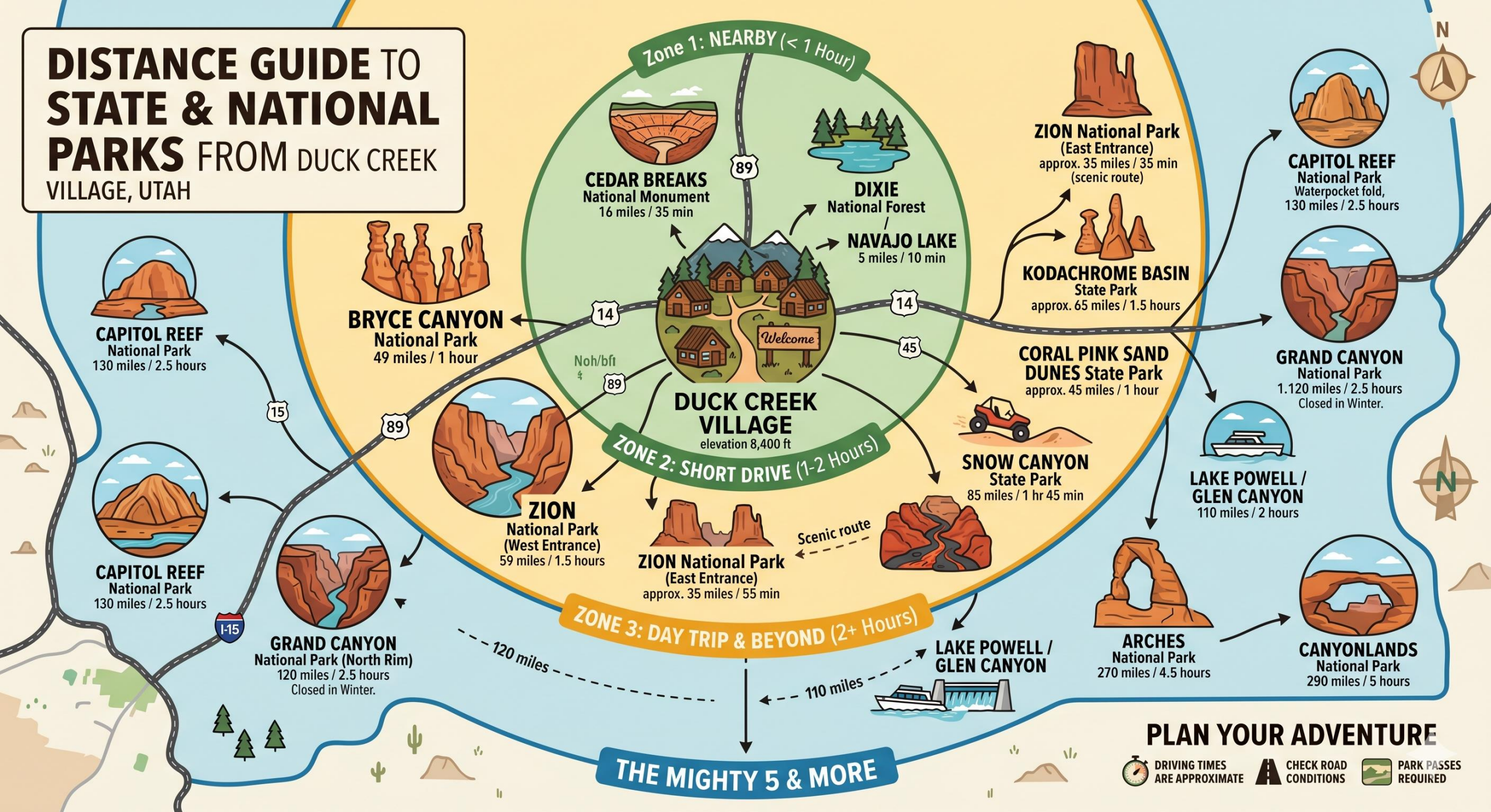








DISTANCE GUIDE TO STATE & NATIONAL PARKS FROM DUCK CREEK VILLAGE, UTAH




PLAN YOUR ADVENTURE

- DRIVING TIMES ARE APPROXIMATE
- CHECK ROAD CONDITIONS
- PARK PASSES REQUIRED



DISTANCE TO MAJOR CITIES

-  Salt Lake City, Utah → **269 miles**
-  Las Vegas, Nevada → **201 miles**
-  Los Angeles, California → **468 miles**
-  San Diego, California → **530 miles**
-  Denver, Colorado → **581 miles**
-  Phoenix, Arizona → **401 miles**