

MLS# 2018408 Presented By Thayne Bailey 801-319-2975

List Price: \$6,300,000
 DOM:
 Address: 974 W 600 S
 NS/EW: 600 S / 974 W
 City: Provo, UT 84601
 County: Utah
 Proj/Subdiv:
 Tax ID: 04-010-0031
 Zoning:
 HOA Contact:
 Short Term Rental: No

Status: ACTIVE
 Restrictions: No
 Est. Taxes: \$26,550
 HOA Fee: \$0
 HOA Phone:



Jr High: Dixon

School Dist: Provo
 Sr High: Provo
 Type: > 4 Units
 Year Built: 1980
 Tot Units: 24
 Acres: 1.13
 Back: 0.0
 Water Shares: 0.00
 Garage:
 Gas: \$0.00
 Garbage: \$0.00
 Other: \$0.00

Elem: Franklin
 Other Schl:
 Style: Up And Down
 Possession:
 Tot Sq Ft: 26,112
 Frontage: 0.0
 Irregular: No
 Gross Op Income: \$40,020.00
 Carport:
 Elec: \$0.00
 Maintain: \$0.00

Const Status: Blt./Standing
 Tot Beds/Baths: 72 / 24
 Side: 0.0
 Yearly Occup: 0%
 Gross Sched Income: \$0.00
 Prkg Sp:
 Water: \$0.00
 Insurance: \$0.00

Access Feat:
 Additional Info: Sep. Gas Meters; Sep. Power Meters

Amenities:

Animals:

Has Solar?: No

Driveway/Access: Asphalt; Concrete

Exterior: Aluminum

Exterior Feat: Outdoor Lighting

Floor: Carpet; Tile

Garage/Park: Parking: Uncovered

Heating: Forced Air; Gas: Central

Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected

Inclusions: Range; Refrigerator

Exclusions:

Interior Feat: Range/Oven: Free Stndg.

Landscape: Landscaping: Part

Lot Facts: Curb & Gutter; Sidewalks; Terrain, Flat

Pool Feat:

Roof: Asphalt Shingles

Storage:

Tel Comm:

Terms: Cash; Conventional; FHA; VA

Water: Culinary

Window Cov: Blinds

Zoning: Multi-Family

Driving Dir:

Listing Courtesy of: Essential Real Estate LLC

Remarks: Rental portfolio for sale in southwest Provo. These six fourplexes are on separate parcels. Great potential to create additional equity and cash flow. Newer asphalt. Eight apartments recently remodeled. Central air conditioning in some of the apartments. Conventional financing possible for each separate building on a per lot basis, with favorable loan terms. Turn around project in progress. APOD and proformas available. Across from newer townhome development.

Unit Configuration 1

Total Number Values

Number of Units: **24**

Furnished: **0**

Elec Meters: **1**

Oven-Ranges: **1**

Deck: **0**

Unfurnished: **0**

Disposals: **0**

Refrigerators: **1**

Patio: **0**

Gas Meters: **1**

Dishwashers: **0**

Solar: **0**

Air Conditioning

Gas: **0**

Elec (win): **0**

Evap (win): **0**

Elec: **0**

Evap: **0**

Pump: **0**

Per Unit Values

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining				Laundry	Fireplace
			F	¾	½				K	B	F	S		
3+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1	1088	3	1	0	0	1	0	0	1	0	0	0	1	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tot	1,088	3	1	0	0	1	0	0	1	0	0	0	1	0

Rent: **\$0.00 0**

Covered Parking: **0**

Uncovered Parking: **0**

Storage Units: **0**