

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing Spencer Court Apartments, a prime 22 unit multi-family property located in the sought-after Avenues area of Salt Lake City. Built in the early 20th century, this property consists of six buildings comprising 6 units (234 E), 4 units (240 E) 3 units (224 E), 4 units (226 E), 3 units (230 E), and 2 units (232 E). Value add opportunity. With its desirable features and potential for strong returns, 226-240 N Spencer Court is an exceptional prospect for those seeking to expand their real estate portfolio.

PROPERTY HIGHLIGHTS

- Prime Avenues Location with desirable amenities nearby
- Value Add Opportunity
- 22 Units - 13,631 SF
- Diverse unit mix

OFFERING SUMMARY

Sale Price:	\$4,400,000
Number of Units:	22
Lot Size:	0.58 Acres
Building Size:	13,631 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,578	4,543	13,379
Total Population	2,890	7,937	23,721
Average HH Income	\$110,385	\$107,841	\$109,841

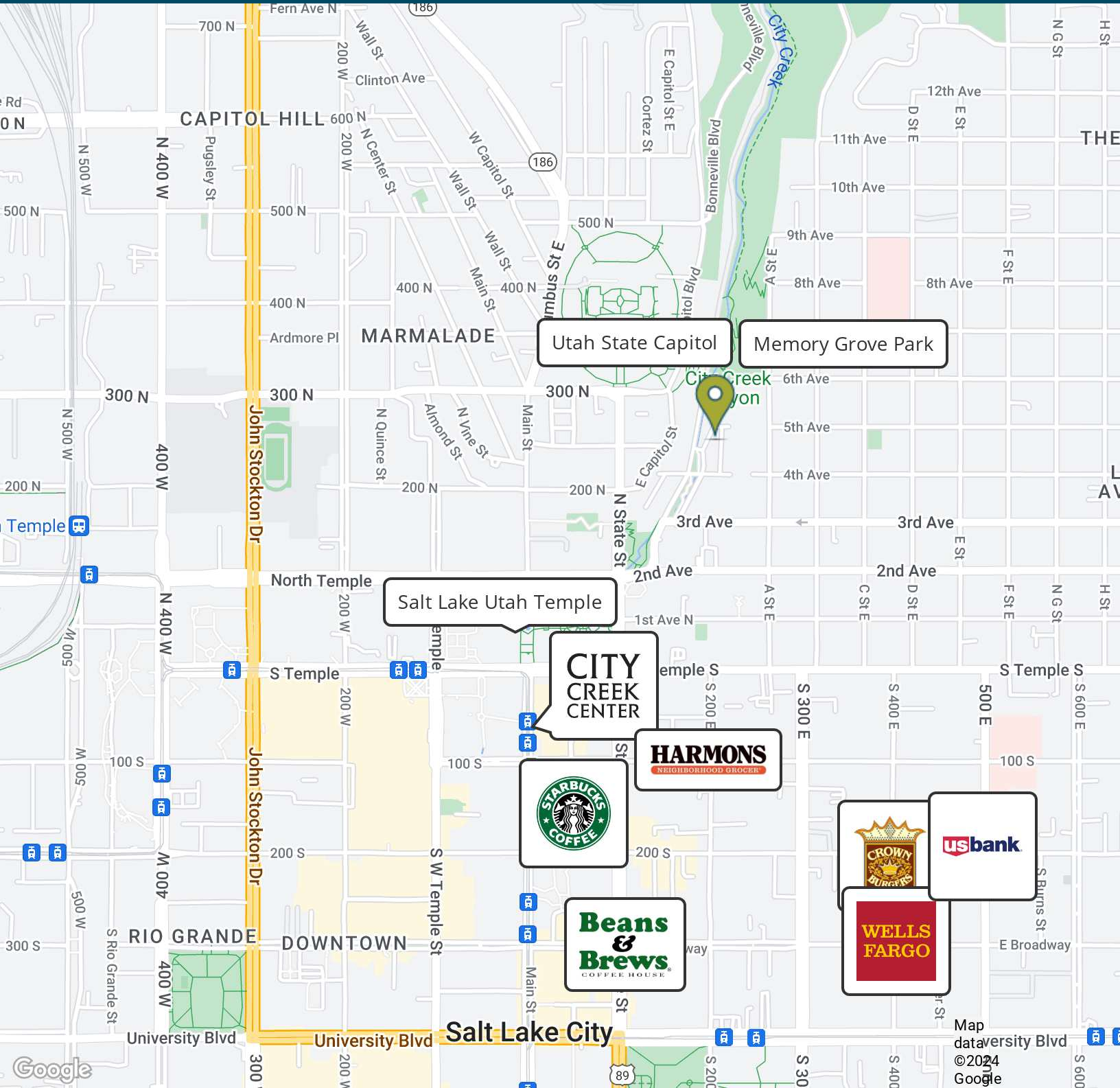
PORTER CRIDDLE

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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



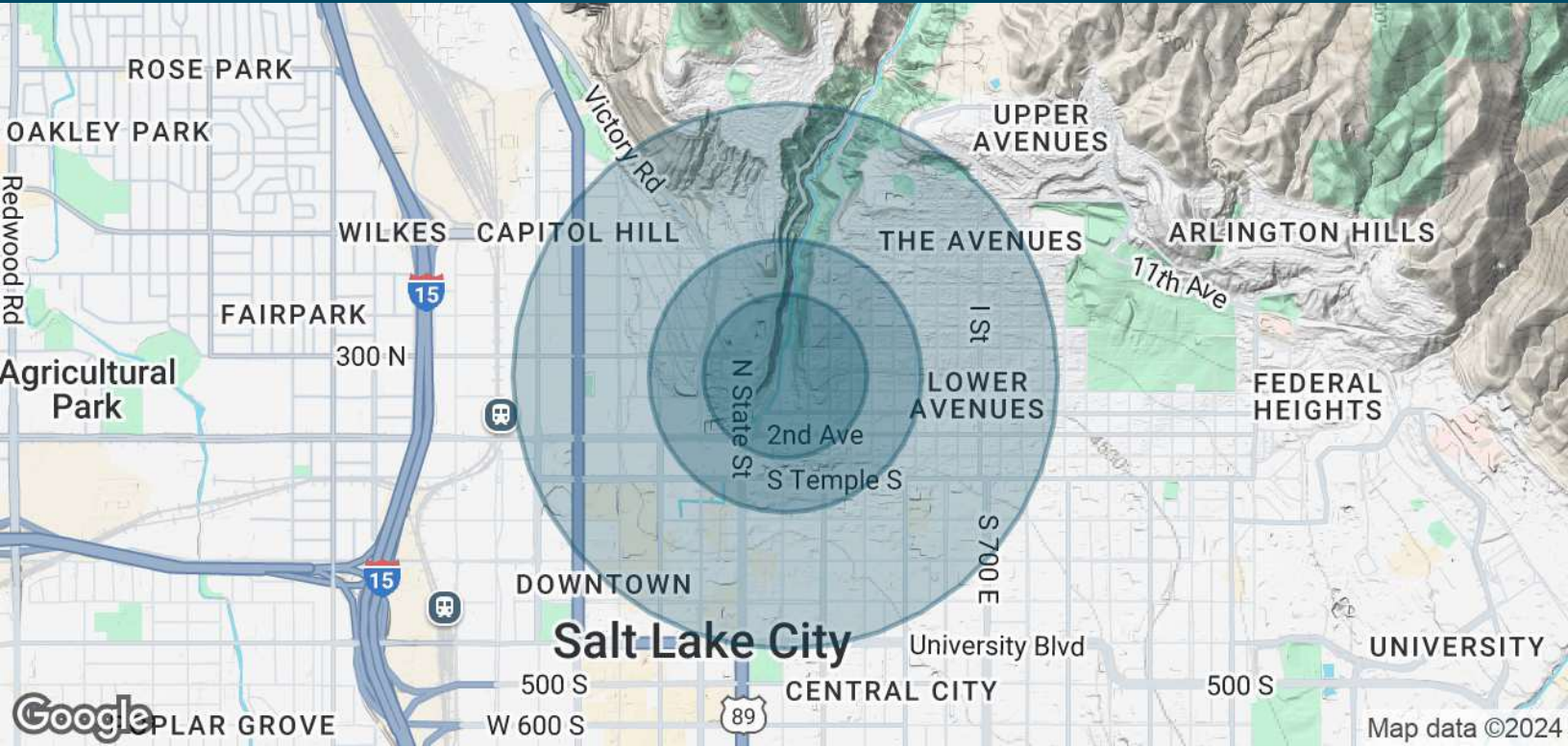
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,890	7,937	23,721
Average Age	39	40	39
Average Age (Male)	40	40	39
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,578	4,543	13,379
# of Persons per HH	1.8	1.7	1.8
Average HH Income	\$110,385	\$107,841	\$109,841
Average House Value	\$795,324	\$759,044	\$743,338

Demographics data derived from AlphaMap

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LOCATION DESCRIPTION

Discover the allure of the Avenues, a historic and vibrant neighborhood in Salt Lake City. At the foothills of the Wasatch Mountain Range, this area offers a picturesque setting with tree-lined streets, creating a serene living environment. The location provides convenient access to downtown Salt Lake City, the University of Utah, and major transportation routes. With a strong sense of community and an ideal balance of nature and urban conveniences, the Avenues market presents a compelling opportunity for multi-family investment.

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RENT ROLL



SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT / SF	MARKET RENT	MARKET RENT / SF
SC 225	2	1	800 SF	\$1.59	\$1,400	\$1.75
SC 230.5	1	1	400 SF	\$2.25	\$995	\$2.49
SC 230	1	1	700 SF	\$1.96	\$1,400	\$2.00
SC 224.5	1	1	600 SF	\$1.83	\$1,100	\$1.83
SC 224A	1	1	570 SF	\$1.84	\$1,250	\$2.19
SC 224B	1	1	600 SF	\$1.92	\$1,250	\$2.08
CR 226	1	1	550 SF	\$2.27	\$1,300	\$2.36
SC 227	2	1	800 SF	\$1.63	\$1,400	\$1.75
CR 228	2	1	750 SF	\$1.73	\$1,400	\$1.87
CR 230	2	1	900 SF	\$1.58	\$1,425	\$1.58
CR 230A	1	1	700 SF	\$1.92	\$1,345	\$1.92
SC 230A	1	1	650 SF	\$1.85	\$1,275	\$1.96
CR 230 B	1	1	400 SF	\$2.94	\$1,175	\$2.94
SC 232	2	1	700 SF	\$1.86	\$1,400	\$2.00
SC 234	1	1	465 SF	\$2.90	\$1,400	\$3.01
SC 234.5	1	1	350 SF	\$2.71	\$950	\$2.71
SC 234A	1	1	450 SF	\$2.44	\$1,300	\$2.89
SC 238	1	1	475 SF	\$2.32	\$1,300	\$2.74
SC 238.5	1	1	350 SF	\$2.84	\$995	\$2.84
SC 238A	1	1	465 SF	\$2.69	\$1,400	\$3.01
SC 240	3	1	1,300 SF	\$1.35	\$1,850	\$1.42
SC 234	1	1	656 SF	\$1.60	\$1,295	\$1.97
TOTALS			13,631 SF	\$46.02	\$28,605	\$49.31
AVERAGES			620 SF	\$2.09	\$1,300	\$2.24

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