



# PLEASANT GROVE INVESTMENT OPPORTUNITY

1703-1737 W 680 N, Pleasant Grove, UT 84062

**Woodley Real Estate**  
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# INVESTMENT SUMMARY

## OVERVIEW

Two 4-plexes conveniently located just off of State Street in Pleasant Grove! These well-maintained 4-plexes boast a history of nearly 0% vacancy, making them an excellent investment opportunity and source of stable and predictable income. Each unit features 3 spacious bedrooms, 2 bathrooms, new carpet, fresh paint, and brand-new air conditioning systems, ensuring comfort and modern appeal. The properties include covered parking and tend to attract very clean, long-term tenants. Pleasant Grove sits at the very heart of Utah County, which makes the units a great option for students at Universities to the South, working professionals along the Tech Corridor of I-15, and tradespeople who commute all over the valley. Professional property management is also available to make ownership stress-free.



# PROPERTY FINANCIALS

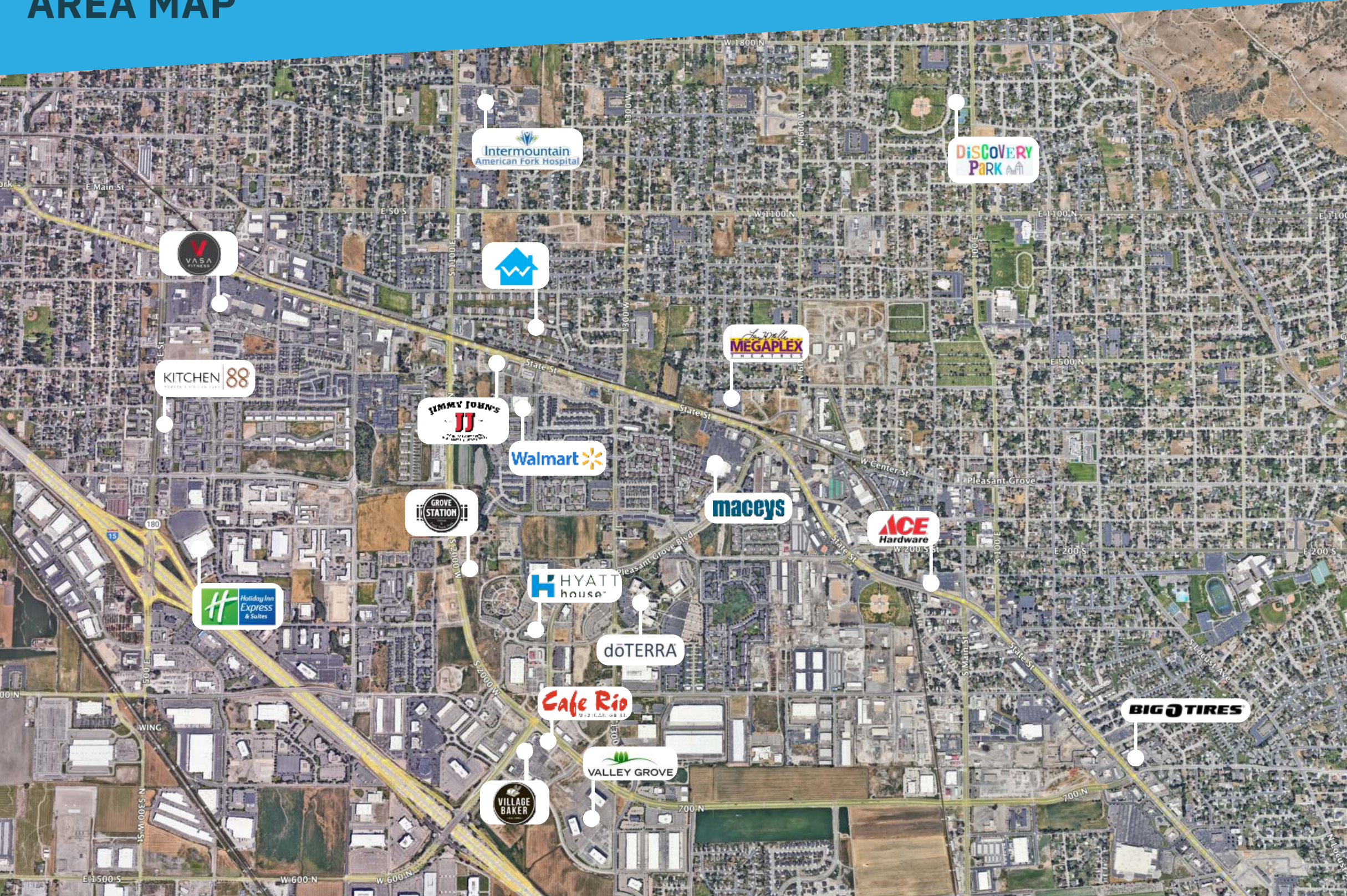
Property Income	1/24-12/24	1/23-12/23	TOTAL
Rental Income	\$140,810.97	\$127,436.03	\$268,247.00
Late Fee	\$609.40	\$634.68	\$1,244.08
Damage Withholding	\$1,052.42	\$3,789.13	\$4,841.55
Maintenance	\$615.64	\$97.50	\$713.14
Utility Reimbursement - Power	\$1.36	\$174.80	\$176.16
<b>Total Income</b>	<b>\$143,089.79</b>	<b>\$132,132.14</b>	<b>\$275,221.93</b>
Property Expense			
Mgmt. Fees	\$11,264.88	\$10,194.87	\$21,459.75
Bank Fees	\$144.00	\$144.00	\$288.00
Cleaning Services & Labor	\$290.00	\$2,180.75	\$2,470.75
Smoke Alarm & Fire Extinguishers	\$280.13	\$0.00	280.13
Sprinkler Care	\$666.25	\$0.00	\$666.25
Fence Repair	\$0.00	\$146.25	\$146.25
Maintenance Labor	\$7,516.25	\$12,633.75	\$20,150.00
Landscaping Maintenance	\$2,505.00	\$2,812.00	\$5,317.00
Plumbing Maintenance	\$350.00	\$0.00	\$350.00
Appliances Maintenance	\$0.00	\$342.13	\$342.13
Supplies (+ Surcharge)	\$2,035.14	\$5,440.15	\$7,475.29
Snow Removal	\$0.00	\$162.50	\$162.50
Electricity	\$16.05	\$201.45	\$217.50
Capital Expenses	\$2,331.38	\$13,805.62	\$16,137.00
<b>Total Expense</b>	<b>\$27,399.08</b>	<b>\$48,063.47</b>	<b>\$75,462.55</b>
<b>NET INCOME</b>	<b>\$115,690.71</b>	<b>\$84,068.67</b>	<b>\$199,759.38</b>

# RENT ROLL

ADDRESS	RENT	LEASE END
1703 W 680 N	\$1,495.00	02/28/2025
1705 W 680 N	\$1,495.00	06/30/2025
1707 W 680 N	\$1,425.00	09/30/2024
1709 W 680 N	\$1,450.00	11/30/2024
1731 W 680 N	\$1,495.00	05/31/2025
1733 W 680 N	\$1,350.00	07/31/2025
1735 W 680 N	\$1,495.00	01/31/2025
1737 W 680 N	\$1,350.00	07/31/2025



# AREA MAP



# DEMOGRAPHICS

## POPULATION



**37,726**

2022  
POPULATION



**45,100**

2026 EST.  
POPULATION



**2.2%**

GROWTH RATE  
2026

## MEDIAN AGE



**27.6**

MEDIAN AGE IN  
PLEASANT GROVE



**31.4**

MEDIAN AGE  
IN UTAH

## HOUSEHOLDS & INCOME



**11,492**

2024 EST.  
HOUSEHOLDS



**\$91,322**

2024 EST.  
INCOME

## EDUCATION

**95.5**

HIGH SCHOOL DIPLOMA  
OR HIGHER

**40.2**

BACHELORS DEGREE  
OR HIGHER



# WHY UTAH?

## #3 Best State For Business

For the last 14 years, Utah has been ranked as one of the top three Best States for Business.

*Forbes - Dec 2019*

## Best State Overall

For the past 2 years, Utah has ranked as the #1 Best State Overall with an emphasis on education, economy, and infrastructure.

*U.S. News & World Report  
- May 2024*

## #3 Best Economic Performance

Utah has consistently been ranked as one of the states with the best economy over the last 17 years.

*Rich States, Poor States  
- Apr 2024*

## #1 Best State For Entrepreneurs

Utah has regularly been ranked as one of the Best States for Entrepreneurs or to start a business due to having the largest year-over-year employment growth in the country.

*WalletHub - Jan 2024*

## America's Economic Star

For the last 12 years, Utah has been named the state with the best economic outlook.

*WSJ - Dec 2019*

## #1 Most Affordable State

Utah has an exceptional economy, therefore leading it to be the most affordable state to live in following a economic data study

*USA Today - Jun 2024*

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