

# LOGAN CANYON

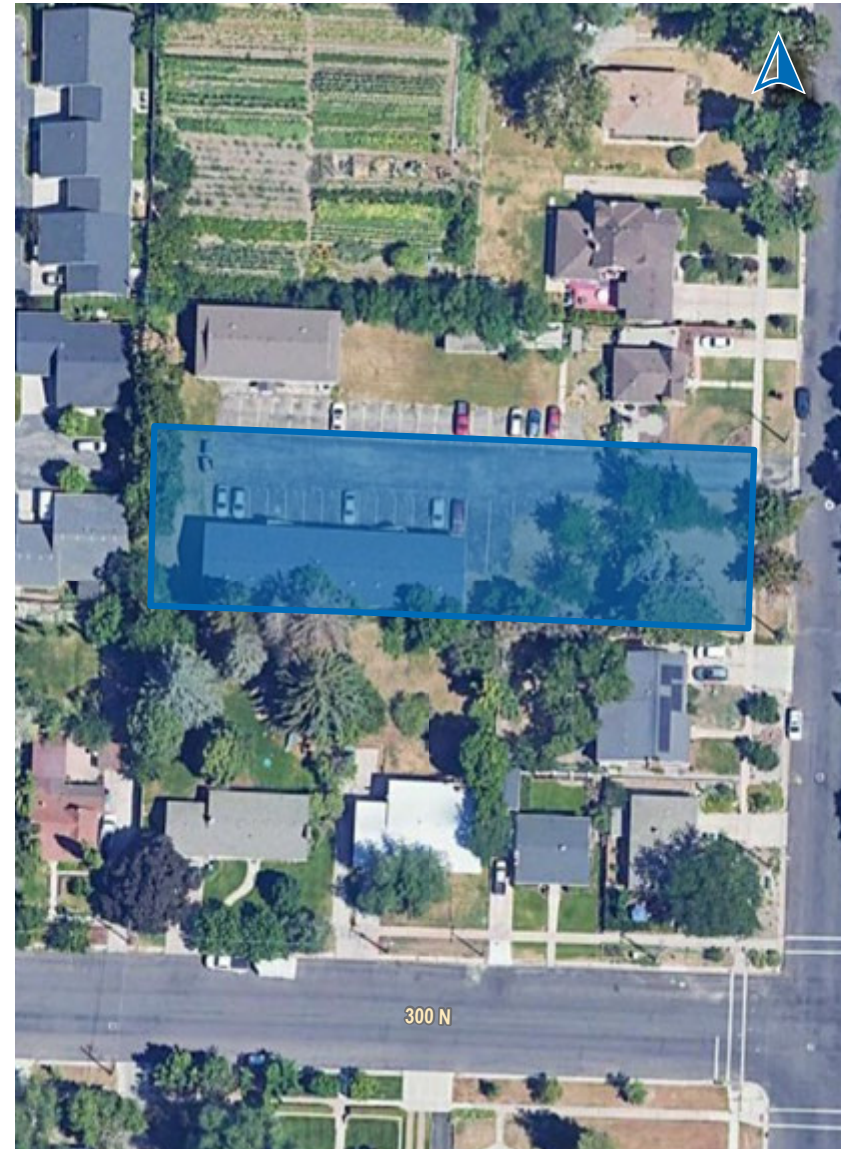
## 331 N 400 E, LOGAN, UT 84321

### 16 Units

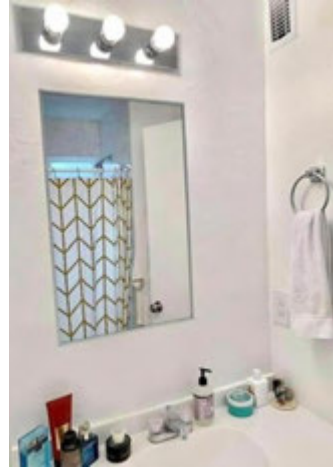
- Within a quarter mile of USU campus, the Logan Canyon Apartments community is well located for students and small families
- 16 large studio apartments
- Tenants pay their own utilities, fully separated meters.
- Remodeled in 2019, totally gutted down to studs, with new kitchen cabinets and appliances, new bathrooms, large cultured marble showers, new HVAC and water heaters
- New roof in 2023, resurfaced parking in 2025
- Landlord charges for WIFI providing an additional revenue stream.
- Assumable FHA loan through Arbor Financial Group, 3.8% fixed interest, expires 2035
- Market rents \$1,200. Currently collecting \$1,000

### LAND OVERVIEW

APN #	ACRES	SF
06-046-0034	0.62	27,007



# LOGAN CANYON



GROSS INCOME

\$215,507.78

NOI

\$173,873.90

OPEX %

-18.32%

UNITS

16

# CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as Logan Area Multifamily Portfolio. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

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Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

# NEWMARK

 **MOUNTAIN WEST**