UtahRealEstate.com - Client Full Report - Multi Unit

MLS# 2017711 Presented By: Thayne D. Bailey 801-319-2975

List Price: \$850.000 DOM: Status: ACTIVE Address: 784 W Heather Ln NS/EW: 800 S / 784 W City: Provo, UT 84604 County: Utah Restrictions: No Proj/Subdiv: Est. Taxes: \$4,544 Tax ID: 41-078-0015 Zoning: 4-PLEX HOA Fee: \$0 HOA Contact: HOA Phone: Short Term Rental: No School Dist: Provo Elem: Sr High: Provo Other Schl: Type: Fourplex Style: Up And Down Year Built: 1978 Possession: Tot Units: 4 Tot Sq Ft: 3,290 Acres: 0.24 Frontage: 0.0 Irregular: No Back: 0.0 Water Shares: 0.00 Gross Op Income: \$0.00 Garage: Carport: Gas: \$0.00 Elec: \$0.00 Garbage: \$0.00 Maintain: \$0.00 Other: \$0.00 Access Feat: Additional Info: Amenities: Animals: Has Solar ?: No Driveway/Access: Asphalt Exterior: Brick Exterior Feat: Floor: Carpet; Tile; Vinyl Garage/Park: Heating: Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected Inclusions: Exclusions: Interior Feat: Landscape: Lot Facts: Curb & Gutter Pool Feat: Roof: Asphalt Shingles Storage: Tel Comm: Terms: Conventional Water: Culinary Window Cov: Blinds **Zoning:** Multi-Family Driving Dir: Heather Lane is 800 South. Listing Courtesy of: Essential Real Estate LLC Remarks: Two units have been fully remodeled with new cabinetry, floor coverings, paint, and newer appliance. One unit has newer cabinetry but the carpet is tired. The fourth unit the tenant has lived there now for 12+ years and likes living there. Their unit is not updated. Newer central air conditioning installed in three of the four units. Rents are low and can be raised with minor remodel on one unit, and a full remodel on another. Upon remodeling, market rent for all units is

\$1,400.



Jr High: Dixon

Const Status: Blt./Standing

Tot Beds/Baths: 8 / 4 Side: 0.0 Yearly Occup: 100% Gross Sched Income: \$31,740.00 Prkg Sp: Water: \$0.00 Insurance: \$0.00

©UtahRealEstate.com. All Rights Reserved. Information Not Guaranteed. Buyer to verify all information. [57063]

UtahRealEstate.com - Client Full Report - Multi Unit

Unit Configuration 1 Total Number Values

Total Number Valu
Number of Units: 1
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: 1 Evap: 0 Pump: 0

Per Unit Values

Lvl	Approx	Bed Rms	Bath			Fam	Den	Formal Living	Kitchen Dining				Laundry	Fireplace
	Sq Ft	- TAILS	F	3⁄4	1/2			Rm	Κ	В	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	822	2	1	0	0	0	0	0	0	0	0	0	1	0
В	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tot	822	2	1	0	0	0	0	0	0	0	0	0	1	0
Rent: \$1 ,	,250.00 0		Cov	vered	Park	ing: 0		Uncovered Par	rking	: 1			Storage Units:	0
Unit Configuration Total Number Values Number of Units: 1 Furnished: 0 Elec Meters: 1 Oven-Ranges: 0		on 2 Deck: 0 Unfurnished: 0 Disposals: 0 Refrigerators:					Dishwashers: 0					Air Ga:	Conditioning	Elec: 1
			Ď	ispos	als: C)	C)ishwashers: 0				Ele	c (win): 0 ap (win): 0	Evap: 0 Pump: 0
Oven-Ra Per Unit Values	nges: 0 t Approx	Bed	Ď	ispos	als: C erator)	C	Dishwashers: 0 Diolar: 0 Formal		Kitc		Ele	c (win):0 ap (win):0	Evap: 0 Pump: 0
Oven-Ra Per Unit	nges: 0 t	Bed Rms	Ď	ispos efrige	als: C erator	s: 0	S	Dishwashers: 0 Golar: 0	К	Kitc Din B		Ele	c (win): 0	Evap: 0
Oven-Ra Per Unit Values	nges: 0 t Approx		R	ispos efrige Bath	als: C erator	s: 0	S	Dishwashers: 0 Diolar: 0 Formal Living		Din	ing	Ele Eva	c (win):0 ap (win):0	Evap: 0 Pump: 0
Oven-Ra Per Unit Values Lvl	Approx Sq Ft	Rms	D R F	ispos efrige Bath	als: Cerator	s: 0 Fam	Den	oishwashers: 0 colar: 0 Formal Living Rm	К	Din B	ing F	Ele Eva	c (win): 0 ap (win): 0 Laundry	Evap: 0 Pump: 0 Fireplace

Rent: \$0.00 0

В

Tot

Covered Parking: 1150

0

1

0

0

0

0

0

0

0

0

0

2

Uncovered Parking: 1

0

0

0

0 0 0 0

0 0

Storage Units: 0

0

1

Unit Configuration 3 Total Number Values

0

822

Total Number Values Number of Units: 1 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

0

Elec: **1** Evap: **0** Pump: **0**

0

0

Per Unit Values

Lvi	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living	Kitchen Dining				Laundry	Fireplace
		RIIIS	F	3⁄4	1/2			Rm	κ	В	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0
В	822	2	1	0	0	0	0	0	0	0	0	0	1	0
Tot	822	2	1	0	0	0	0	0	0	0	0	0	1	0
Rent: \$1,250.00 0 Covered Parkir					ing: 0		Uncovered Par	rking	: 1			Storage Units:	0	

UtahRealEstate.com - Client Full Report - Multi Unit

Unit Configuration 4 Total Number Values Number of Units: 1

Total Number Val Number of Units: 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): **1** Evap (win): **0**

Elec: **0** Evap: **0** Pump: **0**

Per Unit Values

Lvl	Approx Sq Ft	Bed		Bath	I	Fam	Den	Formal Living Rm		Kitc Din	hen ing		Laundry	Fireplace
		Rms	F	3⁄4	1/2				κ	В	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0
В	822	2	1	0	0	0	0	0	0	0	0	0	1	0
Tot	822	2	1	0	0	0	0	0	0	0	0	0	1	0