

COPPERVIEW APARTMENTS

INVESTMENT

7337 West Loudon Grove Drive, Magna, UT 84044



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

JAKE NIELSON

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**FULL SERVICE
COMMERCIAL REAL ESTATE**

312 East South Temple

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INVESTMENT SUMMARY



PRICING

PURCHASE PRICE	\$4,850,000
NET OPERATING INCOME	\$208,792.35
PROFORMA NOI	\$271,437.98
CAP RATE	4.3%
PROFORMA CAP RATE	5.6%

Investing in a 20-unit apartment building in Magna, Utah, presents a unique opportunity for substantial returns. With its modern construction, built in 2020, the property offers reduced maintenance costs and contemporary amenities, attracting quality tenants. Rents are currently below market rates, providing significant upside potential as they adjust to align with local market conditions. Magna's growing popularity and its proximity to major employment centers enhance the building's appeal, promising a strong rental demand and long-term value appreciation.

PROPERTY INFORMATION

PROPERTY ADDRESS	7337 West Loudon Grove Drive Magna, UT 84444
UNITS	20
LAND SIZE	0.14 Acres
YEAR BUILT	2020

REASONS TO INVEST:

- **Modern Construction:** Built in 2020, minimizing maintenance and repair costs.
- **Undervalued Rents:** Current rents are below market rates, offering room for increases and higher returns.
- **Growing Area:** Magna's increasing popularity and proximity to employment hubs boost rental demand.
- **Strong Rental Demand:** The area's growth trajectory suggests steady or rising occupancy rates.
- **Long-Term Appreciation:** The combination of new construction and rental upside positions the property for future value growth.

PROPERTY OVERVIEW



LOCATION:

7337 West Loudon Grove Drive
Magna, UT 84044

UNITS:

Sixteen one bedroom / one bathroom units
Four two bedroom / one bathroom units

GARAGES:

Eight (8)

YEAR BUILT:

2020

LAND OVERVIEW

APN #

ACRES

14-21-451-079

0.14



FINANCIAL ANALYSIS



Rental Income:	Sq Ft	Bed/Bath			Current Rent / Month	Pro-Forma
101	902	1 Bd/ 1 Bath			\$1,095.00	\$1,325.00
102	902	1 Bd/ 1 Bath			\$1,095.00	\$1,295.00
103	902	1 Bd/ 1 Bath			\$1,060.00	\$1,325.00
104	902	1 Bd/ 1 Bath			\$1,150.00	\$1,295.00
201	902	1 Bd/ 1 Bath			\$1,075.00	\$1,325.00
202	1,322	2 Bd/ 1 Bath			\$1,395.00	\$1,575.00
203	902	1 Bd/ 1 Bath			\$1,095.00	\$1,295.00
204	902	1 Bd/ 1 Bath			\$1,075.00	\$1,325.00
205	902	1 Bd/ 1 Bath			\$1,075.00	\$1,300.00
206	902	1 Bd/ 1 Bath			\$1,120.00	\$1,295.00
207	1,322	2 Bd/ 1 Bath			\$1,425.00	\$1,550.00
208	902	1 Bd/ 1 Bath			\$1,095.00	\$1,325.00
301	902	1 Bd/ 1 Bath			\$1,100.00	\$1,295.00
302	1,322	2 Bd/ 1 Bath			\$1,395.00	\$1,550.00
303	902	1 Bd/ 1 Bath			\$1,075.00	\$1,295.00
304	902	1 Bd/ 1 Bath			\$1,125.00	\$1,295.00
305	902	1 Bd/ 1 Bath			\$1,075.00	\$1,300.00
306	902	1 Bd/ 1 Bath			\$1,100.00	\$1,295.00
307	1,322	2 Bd/ 1 Bath			\$1,395.00	\$1,525.00
308	902	1 Bd/ 1 Bath			\$1,075.00	\$1,300.00
Garage A					\$100.00	\$100.00
Garage B					\$80.00	\$100.00
Garage C					\$90.00	\$100.00
Garage D					\$95.00	\$95.00
Garage E					\$95.00	\$95.00
Garage F					\$100.00	\$100.00
Garage G					\$95.00	\$95.00
Garage H					\$100.00	\$100.00
Smart Home Income:					\$2,600.00	\$3,000.00
RSP:					\$500.00	\$500.00
Pet Fee:					\$150.00	\$200.00
Total Monthly Income:					\$27,100.00	\$31,570.00
Total Gross Income Per Yr:					\$325,200.00	\$378,840.00

FINANCIAL ANALYSIS



Expenses Per Yr						
Property Tax:					\$32,020.50	\$32,980.50
HOA:					\$42,902.00	\$42,902.00
Insurance:					\$5,773.52	\$5,773.52
Utilities:					\$909.63	\$1,050.00
Management:					\$14,496.00	\$14,496.00
Repairs / Cleaning:					\$20,306.00	\$10,200.00
Total Expense:					\$116,407.65	\$107,402.02
Net Operating Income (NOI)					\$208,792.35	\$271,437.98

*Notes: Property Tax Increased 3% per yr
 Utilties increased 5% Pro Forma
 GA-GH (Garages)

PROPERTY PHOTOS



06

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PROPERTY PHOTOS



RENT COMPARABLES



1



2



3



4

	NAME	ADDRESS	YEAR BUILT	# OF UNITS	AVERAGE SF PER UNIT 1 BED / 1 BATH	ASKING RENT/UNIT 1 BED / 1 BATH	AVERAGE SF PER UNIT 2 BED / 1 BATH	ASKING RENT/UNIT 2 BED / 1 BATH
S	Copperview Apartments	7337 West Loudon Grove Drive Magna, UT 84044	2020	20	902	\$1,080	1,322	\$1,402
1	Pine Cove Apartments	3602 South 4200 West Magna, UT 84044	2014	16	750	\$1,250	1,032	N/A
2	Linden Hill	8279 West Arbor Park Drive West Valley, UT	2022	100+	621	\$1,395	748	\$1,625
3	Valley View Apartments	8548 W Henderson Way Magna, UT 84044	2022	100+	736	\$1,300	1,032	\$1,549
4	Oquirrh Hills	2842 S 8440 W Magna, UT 84044	2015	100+	815	\$1,300	1,040	\$1,550-\$1,650

RENT COMPARABLES



1. Pine Cove Apartments

- Year Built: 2014
- Units: 16



2. Linden Hill

- Year Built: 2022
- Units: 100+



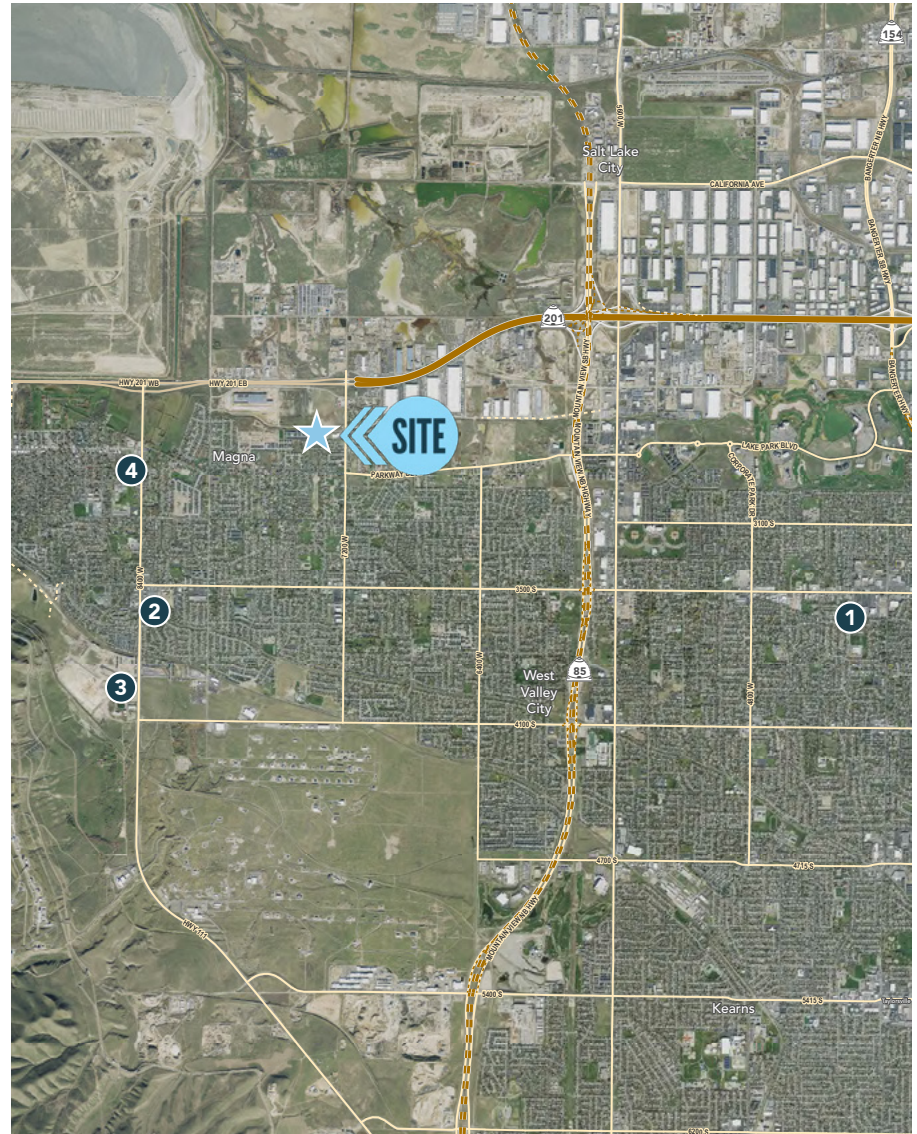
3. Valley View Apartments

- Year Built: 2022
- Units: 100+

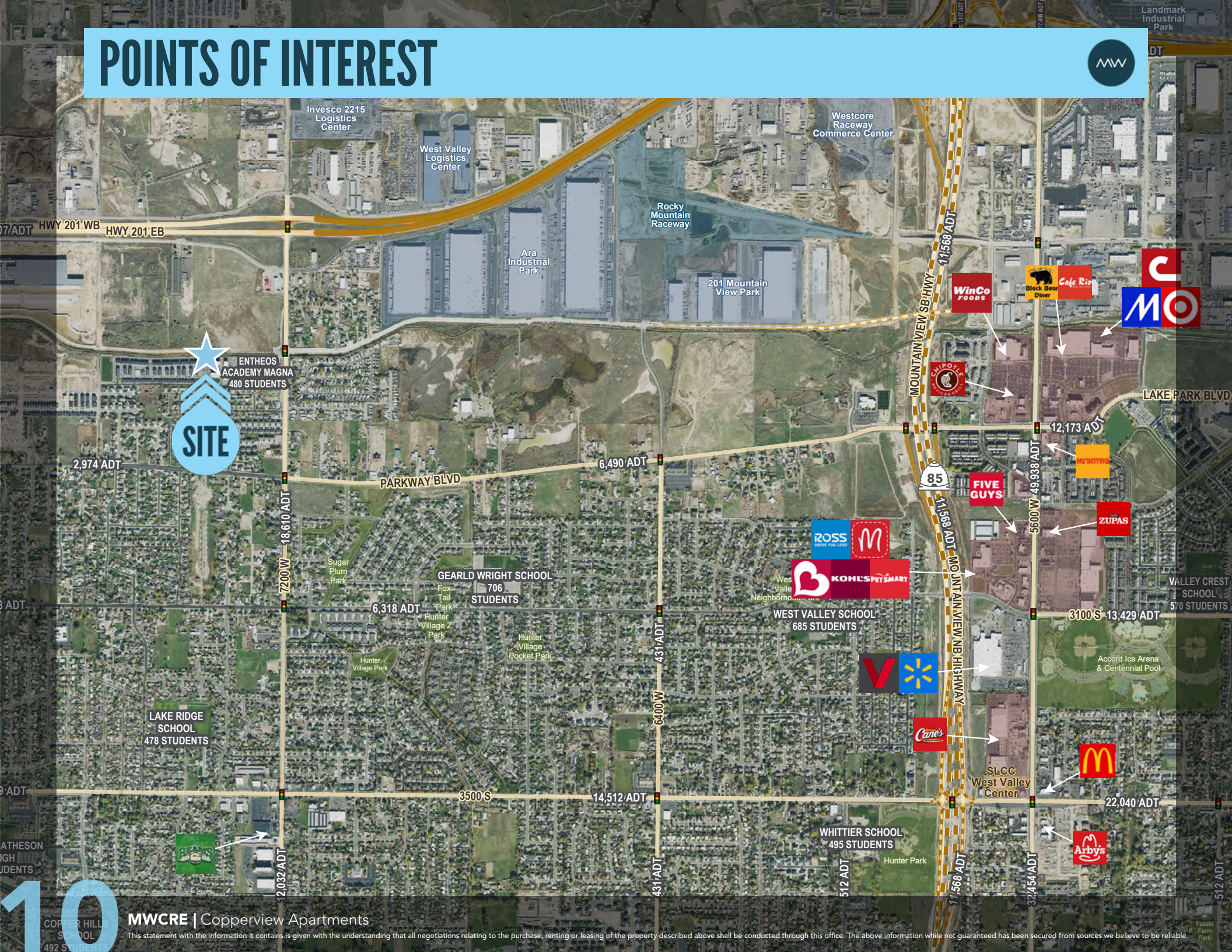


4. Oquirrh Hills

- Year Built: 2015
- Units: 100+



POINTS OF INTEREST



ENTHEOS ACADEMY MAGNA
480 STUDENTS

LAKE RIDGE SCHOOL
478 STUDENTS

GEARLD WRIGHT SCHOOL
706 STUDENTS

WEST VALLEY SCHOOL
685 STUDENTS

WHITTIER SCHOOL
495 STUDENTS

VALLEY CREST SCHOOL
570 STUDENTS

Invesco 2215 Logistics Center

West Valley Logistics Center

Ara Industrial Park

201 Mountain View Park

Westcore Raceway Commerce Center

Rocky Mountain Raceway

WinCo FOODS

Block Beer Cafe Rin Diner

Target

CHIPOTLE

LAKE PARK BLVD

12,173 ADT

PARKWAY BLVD

6,490 ADT

85

FIVE GUYS

56,000 W 49,938 ADT

ZUPAS

ROSS MCDONALD'S

KOHL'S PET SMART

6,318 ADT

WEST VALLEY NEIGHBORHOOD

3100 S 13,429 ADT

VULCAN

Accord Ice Arena & Centennial Pool

Cane's

SLCC West Valley Center

McDonald's

Arby's

22,040 ADT

3500 S

14,512 ADT

12,032 ADT

431 ADT

6400 W

431 ADT

431 ADT

512 ADT

11,568 ADT

32,454 ADT

512 ADT

10

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MEET THE AGENT



Jake Nielson

801.692.6889

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Jacob Nielson specializes in Multifamily properties throughout the state of Utah. Jacob is ambitious, honest, persistent, and eager to work alongside some of the most successful agents and investors in the Utah, Nevada, and Montana markets.

Jacob takes pride in knowing all the ins and outs of the multifamily market. He understands the importance of proving his clients with quick, honest, and accurate market information. Whether it be finding the most strategic strategy for selling your property, finding the value of your property, or helping his client find the next property to invest in, he will always provide the best support and care.

Born and raised in Ephraim, Utah, Jacob was raised on a farm where his family valued hard work, honesty, and integrity. Jacob was exposed to the commercial real estate industry through his father who also specialized in Multifamily, making him no stranger to the hard work it takes to build a successful business.

Jacob graduated from Southern Utah University with a degree in Business Management.

When Jake is not working, he loves to spend time with his wife and two kids. He loves to camp, hunt, fish and do anything outdoors.

why

MOUNTAIN WEST COMMERCIAL REAL ESTATE!



11,675+

TRANSACTIONS COMPLETED



\$13 BILLION

TRANSACTIONS COMPLETED



67 MILLION

SF TRANSACTED



4,359

TENANT ASSIGNMENTS



\$4.5 BILLION+

INVESTMENT TRANSACTIONS

Mountain West Commercial Real Estate embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



CONFIDENTIALITY & DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 7337 West Loudon Grove Drive, Magna, UT 84044. 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.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

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.



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