

39 N 200 E | Richfield, Utah

Parcels 1-24-42, 1-24-43  
Richfield, UT 84701

6 BEDROOMS  
6 BATHROOMS  
4398 SQFT  
0.28 ACRES

Offered at

**\$799,800**



### Brand New Duplex in Richfield Utah

Property Type: Duplex (2 Units)  
Year Built: 2026 – Brand New Construction  
Unit Mix: (2) 3 Bedroom / 2.5 Bathroom Units  
Asking Price: \$799,800 (\$399,900 per unit)  
Projected Rent: \$1,850 per unit  
Stabilized NOI: ~\$34,000 annually  
Cap Rate: ~4.26% at list price

This newly constructed duplex offers a turnkey investment opportunity featuring modern layouts, strong rental demand, and minimal maintenance. The property is well-suited for long-term investors or owner-occupants seeking to offset housing costs with rental income.



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Financial Summary (Pro Forma)  
Annual Income \$44,400  
Water / Sewer / Trash \$1,800  
Power \$2,400  
Gas \$2,400  
Insurance \$1,800  
Property Taxes (Estimated) \$1,963  
Total Expenses \$10,363  
Net Operating Income (NOI) \$34,037  
Investment Highlights  
• New construction with no deferred maintenance  
• Strong demand for 3-bedroom rental units  
• Efficient expense profile  
• Attractive price per unit for new build product

Disclaimer: Financial information is provided as a pro forma estimate only. Buyer to verify all assumptions independently.



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Call today for a private showing  
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