



MARK HAAGA
REAL ESTATE TEAM

370 N ARIA BLVD, WENDOVER, UT

Bonneville Garden Apartments

48 Unit Complex

RENOVATED INVESTMENT PROPERTY WITH MODERN UPGRADES

This apartment-style property in Wendover, Utah has been fully renovated with recent updates and improvements, offering a clean, ready-to-use space for future owners or tenants.



Mark Haaga

The Mark Haaga Real Estate Team

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Expansion Opportunity

An additional 12-unit building can be built. You can add immediate value and expand the property's potential.



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Property Highlights

- Built year 1985
- Acre lot 2.27
- Building area 30,828 sq ft
- 1 Bedroom
 - Total units: 24
 - Occupied units: 19
 - Vacant units: 5
 - Market Rent: \$650
- 2 Bedrooms
 - Total units: 24
 - Occupied units: 19
 - Vacant units: 5
 - Market Rent: \$750

Key Features and Investment Potential

- Turnkey opportunity with recent capital improvements that reduce upfront work and support a quicker path to stable cash flow.
- Multi-unit layout provides consistent rental income and allows for efficient property management.
- Strategic Wendover location with access to local demand and major routes, including I-80 and Aria Blvd.
- Well-positioned investment for those seeking to expand or diversify a rental portfolio with solid long-term potential.

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THE MONTHLY INCOME IN A YEAR

Monthly	Income
Sep 2024	\$16,925
Oct 2024	\$18,967
Nov 2024	\$22,775
Dec 2024	\$21,095
Jan 2025	\$26,225
Feb 2025	\$18,659
Mar 2025	\$25,655
Apr 2025	\$23,995
May 2025	\$27,567
Jun 2025	\$23,565
Jul 2025	\$26,778
Aug 2025	\$25,213
Sep 2025	\$24,910
Total:	\$302,329

Laundry brings in an additional income of \$1,000 a month.

THE MONTHLY OPERATING COST

Management Fee:	\$2784
Internet Fee:	\$481
Electricity:	\$449
Water/ Garbage/ Sewer:	\$2642

CAPITAL IMPROVEMENTS

Roof:	\$125,000
Landscaping:	\$25,000
Repairs/ Remodels:	\$263,332

\$413, 335

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