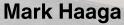


RENOVATED INVESTMENT PROPERTY WITH MODERN UPGRADES

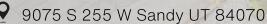
This apartment-style property in Wendover, Utah has been fully renovated with recent updates and improvements, offering a clean, ready-to-use space for future owners or tenants.

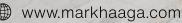


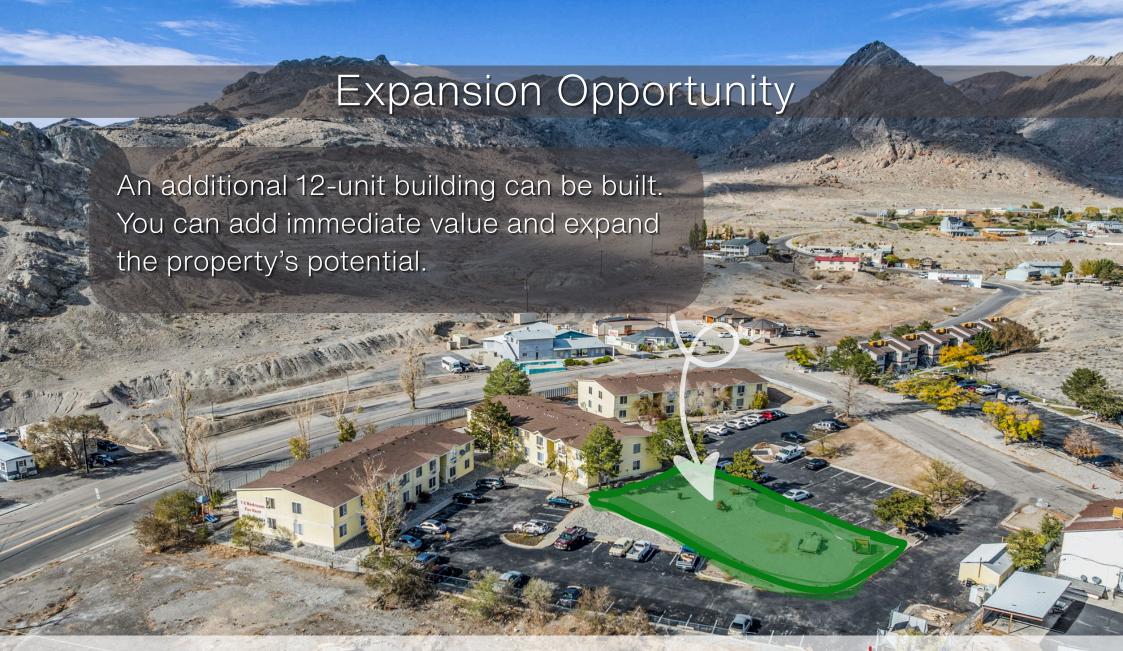
The Mark Haaga Real Estate Team (385) 458-3946

Mark@markhaaga.com









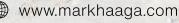
Mark Haaga

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Mark@markhaaga.com



9075 S 255 W Sandy UT 84070



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.

Mark Haaga

The Mark Haaga Real Estate Team

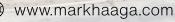
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9075 S 255 W Sandy UT 84070



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.

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THE MONTHLY OPERATING COST

Management Fee: \$2784

Internet Fee: \$481

Electricity: \$449

Water/ Garbage/ Sewer: \$2642

CAPITAL IMPROVEMENTS

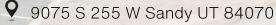
Roof: \$125,000

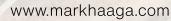
Landscaping: \$25,000

Repairs/ Remodels: \$263,332

\$413, 335









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