

FOR SALE

OGDEN AVENUE REDEVELOPMENT - PORTFOLIO OF 8 ASSETS



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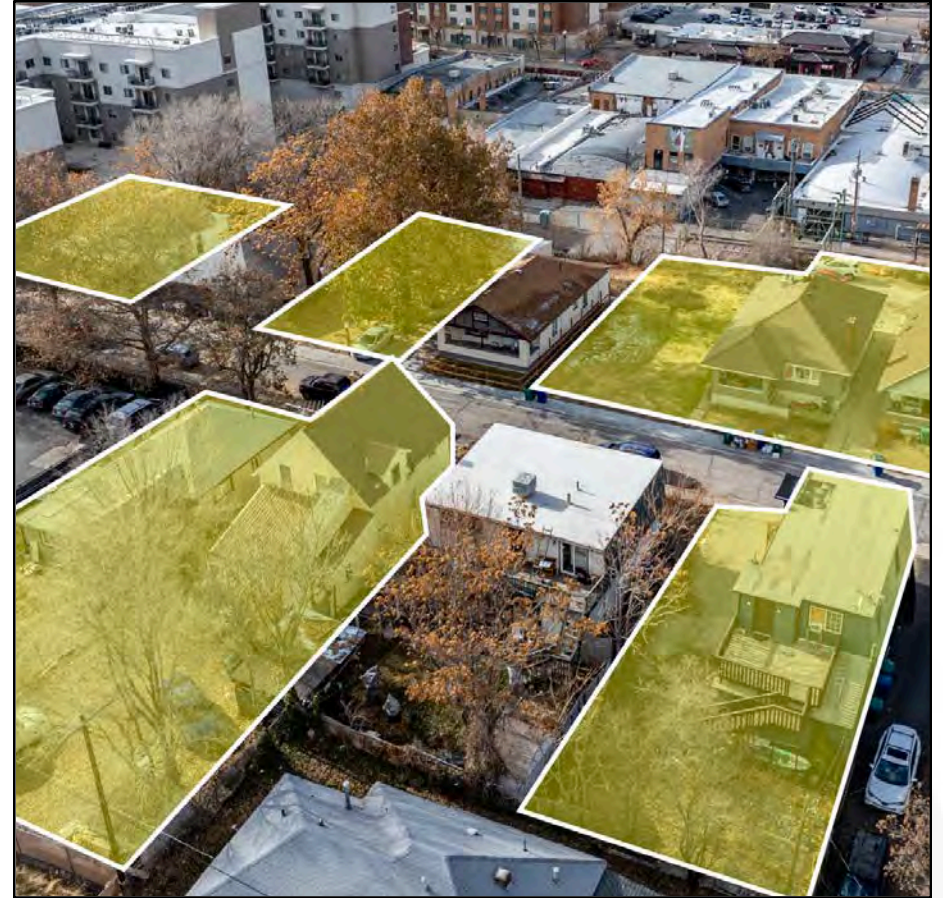
For Confidentiality:

By obtaining a copy of this Offering Memorandum, the recipient of this Offering Memorandum ("Recipient") agrees that the Information shall be held in confidence and that the Recipient shall not disclose, permit the disclosure of, release or transfer the Information to any third party, except for the purpose of evaluating a possible purchase of the Property, and that any part of the Information so transmitted shall remain confidential with that third party. Recipient agrees not to contact the owner of the Property or to circumvent Align Complete Real Estate Services in any way.

EXECUTIVE SUMMARY

GENERAL PORTFOLIO OVERVIEW

Property Addresses:	2255, 2247, 2242, 2238, 2235, 2233, 2226, and 2225 Ogden Avenue Ogden, UT 84401
Parcel Numbers:	010340018, 010340020, 010340054, 010340053, 010340052, 010340061, 010340063, 010340064.
Number of Properties:	8
Property Type:	Duplex (5), Triplex (1), Vacant Land (2)
Zoning:	R-MFH & C-ENT
Acres:	.88 Acres, 38,332 SF
Purchase Price:	\$2,175,000
Current Monthly Income From Rentals:	\$12,235.00



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PARCEL OVERVIEW



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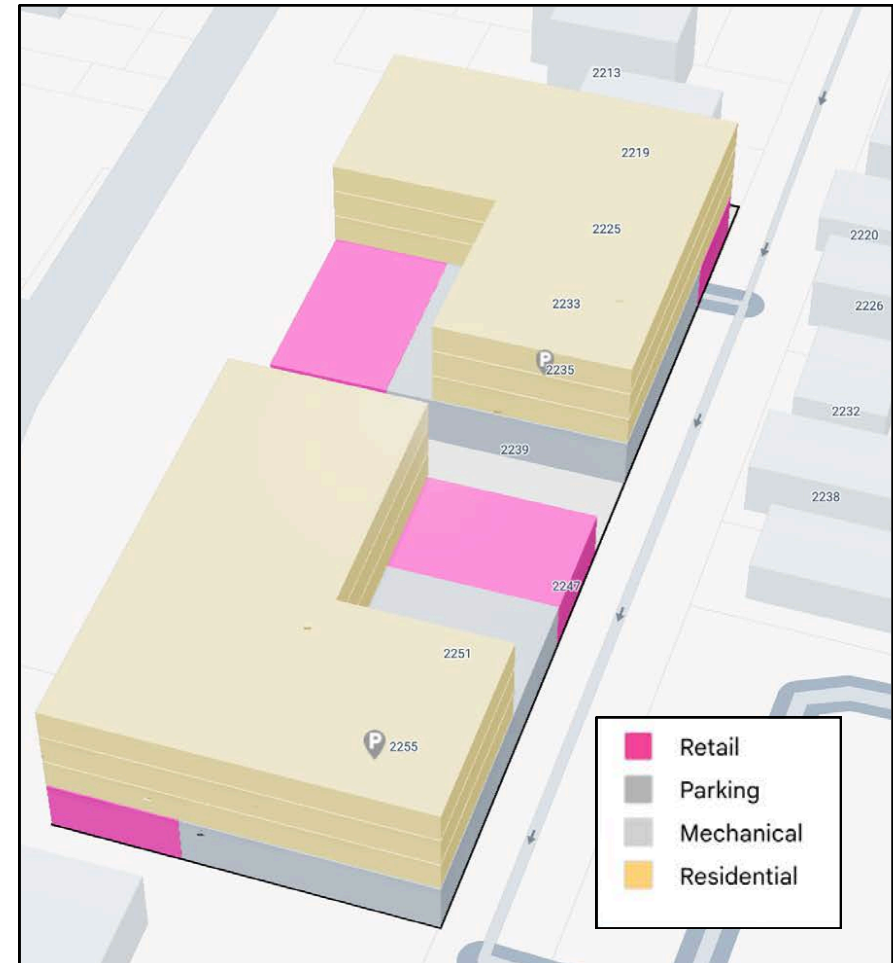
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DEVELOPMENT POTENTIAL

GENERAL INFORMATION

Exceptional Development Opportunity in the Heart of Historic Downtown Ogden, Utah

This rare portfolio features 8 strategically located parcels, offering a diverse mix of income-producing duplexes, a triplex, and vacant lots ready for development. Situated in a thriving area of downtown Ogden, the site benefits from a portion zoned C-ENT (Central Business District Edge), making it ideal for a multifamily housing complex or mixed-use development. With its central location, strong zoning potential, and proximity to key amenities, this is a premier investment for developers seeking to capitalize on Ogden's growth and revitalization. C-ENT zoning will allow for up to 20 stories in height.



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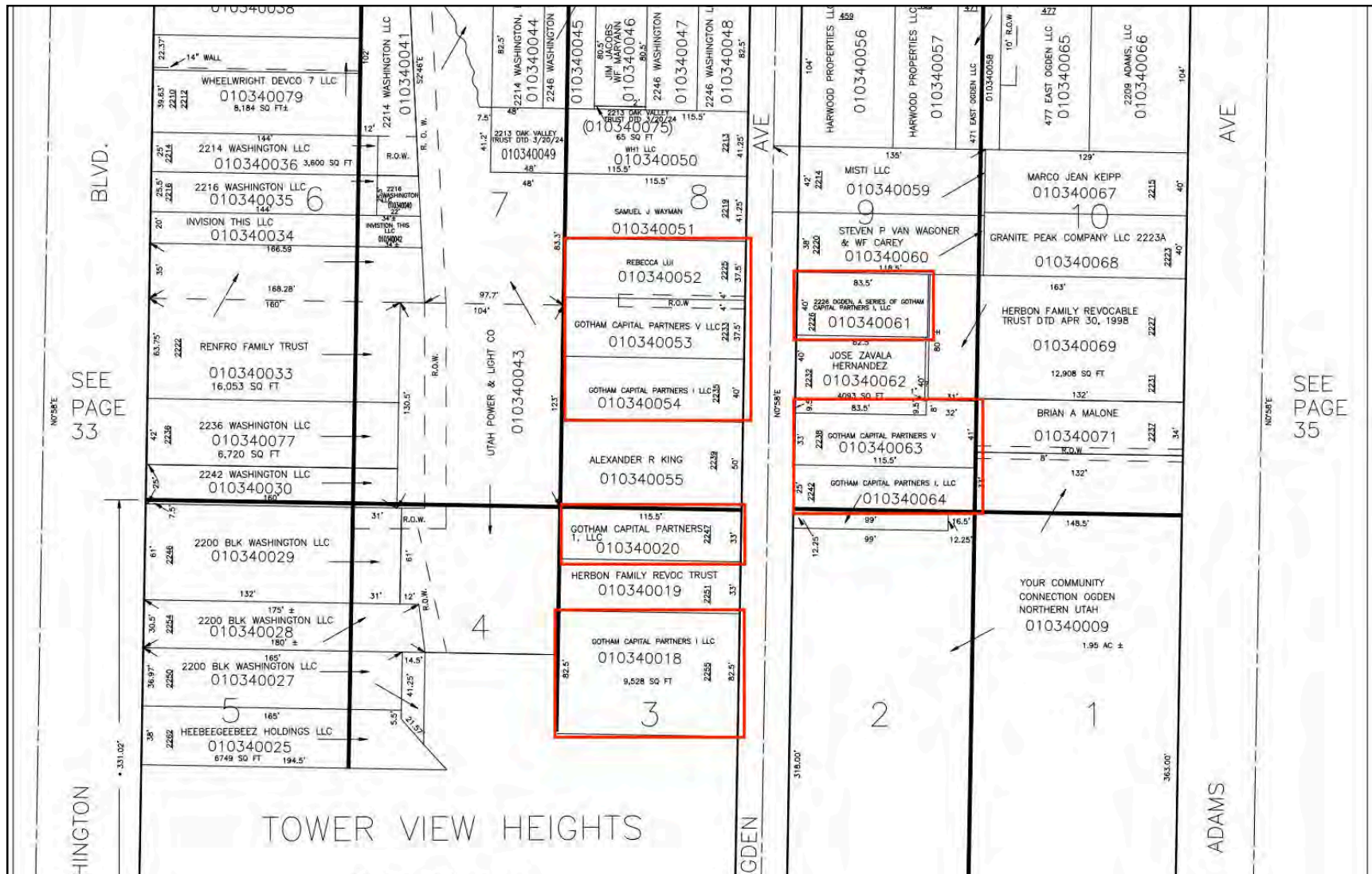
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PLAT MAP



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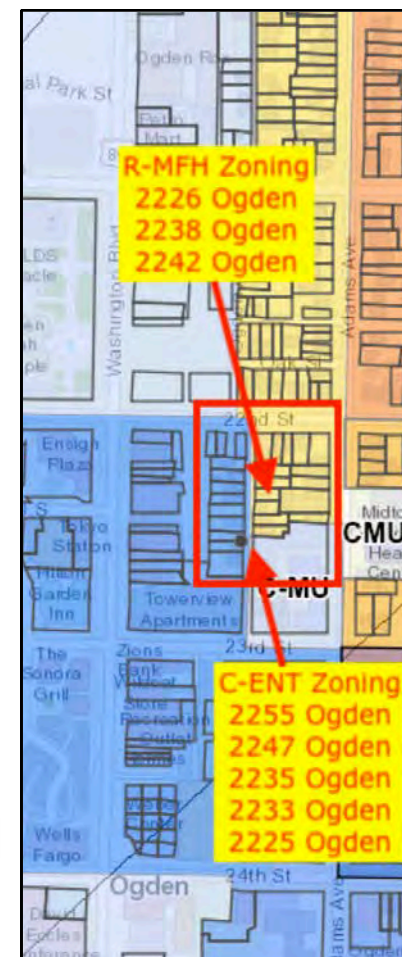
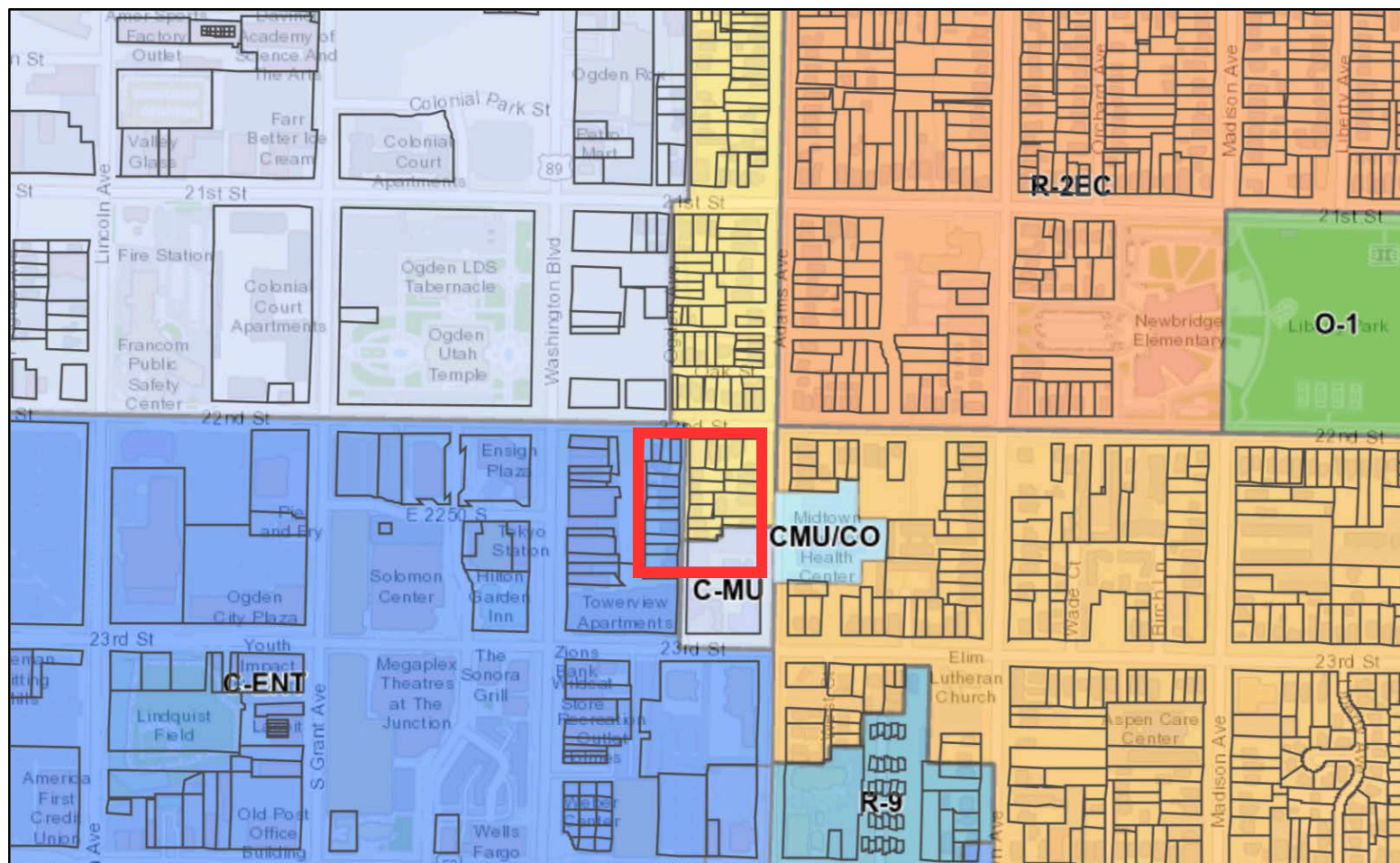
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ZONING OVERLAY



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LOCAL AREA MAP



DRIVE TIMES

- Downtown Salt Lake City: 40 Minutes
- SLC International Airport: 44 Minutes
- I-15 Onramp: 6 Minutes
- US-89: 14 Minutes
- Downtown Ogden: 4 Minutes
- Hill Airforce Base: 20 Minutes

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WHY OGDEN?

Ogden's steady population growth, robust economy, and favorable real estate market make it an ideal location for multi-housing or mixed-use development. Investors can capitalize on the city's expanding opportunities and contribute to its dynamic urban landscape.

POPULATION GROWTH AND DEMOGRAPHICS:

- **Steady Population Increase:** The Ogden-Layton metropolitan area has experienced consistent growth, with the population reaching 750,000 in 2023—a 1.63% increase from the previous year—and projected to rise to 771,000 by 2025.

ECONOMIC STRENGTH AND BUSINESS CLIMATE:

- **Top Performing City:** Ogden advanced from 22nd place in 2020 to 9th in 2021 among the "Best Performing Cities," reflecting significant job and wage growth.
- **Statewide Economic Excellence:** Utah consistently ranks at the top for business climate and economic outlook, being named the #1 state for economic outlook for 17 consecutive years as of 2024. Economic Opportunity Office

REAL ESTATE MARKET AND INVESTMENT POTENTIAL:

- **Affordability and Appreciation:** Ogden offers lower home prices than nearby Salt Lake City, attracting investors seeking affordable real estate with potential for appreciation.
- **High Rental Yields:** The city's lower cost of living and increasing demand make it attractive for renters, enhancing rental yield prospects for investors.
- **Favorable Legislation:** Ogden's tax rates and rental property laws create an investor-friendly environment for real estate ventures.



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WHY UTAH?

Utah is one of the fastest-growing states in the country and continues to be at the forefront of innovative and awe-inspiring economic opportunity initiatives. The state's robust list of accolades is impressive, such as being the best-managed state in America and the number one state for economic outlook and recovery. Utah also maintains a AAA bond rating dating back to 1965 when Standard & Poor's initiated its rating system. Today, all three rating organizations continue to classify Utah with a AAA bond rating.



#1 state for economic outlook (17th year in a row)

- [Rich States, Poor States](#)

#2 economy in the U.S.

- [WalletHub](#)

#1 fastest growing state

- [World Population Review](#)

#1 best state to start a business

- [WalletHub](#)

#1 hottest job market in the nation: Salt Lake City

- [Wall Street Journal](#)

Best state overall (2nd year in a row)

- [U.S. News & World Report](#)

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