



WINDSOR

OFFERING MEMORANDUM

18-UNIT MULTIFAMILY OPPORTUNITY IN SALT LAKE VALLEY
837 EAST 700 SOUTH | SALT LAKE CITY, UT

TABLE OF CONTENTS

SECTION ONE

04 EXECUTIVE SUMMARY

SECTION TWO

08 COMMUNITY OVERVIEW

SECTION THREE

14 INVESTMENT RATIONALE

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THE OFFERING

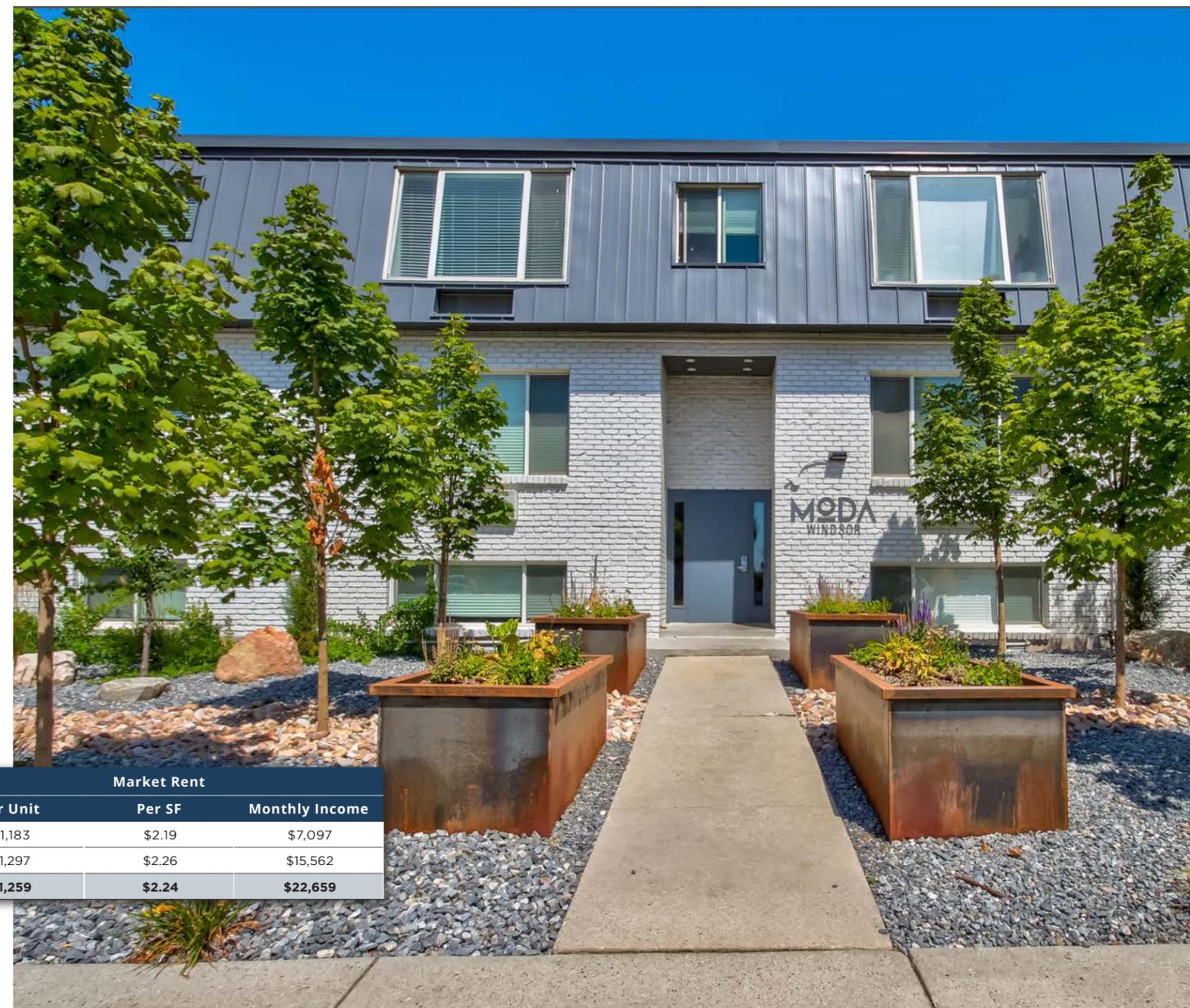
STRATEGICALLY LOCATED, FULLY RENOVATED PORTFOLIO WITH SCALE & STABILITY

Marcus & Millichap is pleased to present Windsor, a fully renovated multifamily asset located in the heart of Salt Lake City’s desirable Central City neighborhood. Just blocks from Liberty Park and walkable to the vibrant 9th & 9th retail district, Windsor offers an irreplaceable location with strong tenant appeal and long-term neighborhood demand.

The property has been fully renovated with modernized units and no deferred maintenance, allowing for immediate, hassle-free ownership. In addition to stabilized operations, Windsor provides a clear path to enhanced performance through value-add strategies, including loss-to-lease burn-off and expense optimization. This turnkey asset presents a compelling opportunity for investors seeking durable income, operational upside, and a central location in one of Salt Lake City’s most established urban submarkets.

UNIT MIX SUMMARY AUGUST 17, 2025

Property	Address	Built / Renovated	Unit Type	# of Units	Avg. SF	Market Rent		
						Per Unit	Per SF	Monthly Income
Windsor	837 East 700 South Salt Lake City, UT	1966 / 2022	1BD/1BA - Dover	6	539	\$1,183	\$2.19	\$7,097
			2BD/1BA - Conway	12	573	\$1,297	\$2.26	\$15,562
			Totals / Weighted Averages	18	562	\$1,259	\$2.24	\$22,659



INVESTMENT OVERVIEW

Windsor is a fully renovated multifamily asset located in Salt Lake City’s Central City neighborhood, just steps from Liberty Park and the 9th & 9th retail corridor. Featuring modern layouts, quartz countertops, in-unit washer/dryers, and updated finishes, the property is turnkey with no deferred maintenance and stabilized operations. Investors benefit from immediate cash flow and additional upside through loss-to-lease burn-off and expense reduction, making Windsor a compelling long-term investment in one of Salt Lake’s most walkable and supply-constrained submarkets.

PRICE	MARKET
PROPERTY TYPE	Value-Add
UNIT COUNT	18
BUILT	2017
AV. UNIT SIZE	562 SF

INVESTMENT HIGHLIGHTS

RENOVATED SALT LAKE CITY ASSET WITH WALKABLE INFILL LOCATION AND STABILIZED PERFORMANCE

Windsor is a professionally managed, fully renovated multifamily asset located in Salt Lake City's Central City neighborhood—just steps from Liberty Park and the 9th & 9th retail corridor. The property offers modernized interiors and in-unit amenities that align with today's renter expectations, including updated finishes, quartz countertops, and washer/dryers. With a prime infill location, strong in-place occupancy, and operational stability, Windsor provides investors with a turnkey opportunity in a high-demand, supply-constrained rental market.

PRIME CENTRAL LOCATION:

Located in Central City near Liberty Park and within walking distance to the popular 9th & 9th retail district.

TURNKEY RENOVATION:

Fully renovated units with no deferred maintenance—ready for immediate investor ownership.

VALUE-ADD POTENTIAL:

Opportunity to boost NOI through lease-up of vacant units and targeted expense reduction.

FLOOR PLANS

EFFICIENT FLOORPLANS WITH MODERN COMFORTS

Windsor offers thoughtfully designed one- and two-bedroom units that maximize space and functionality. Each floorplan features updated finishes, modern kitchens, and in-unit conveniences, delivering a high-quality living experience in a compact, efficient layout. Ideal for students, young professionals, or couples, these units combine comfort and style in a walkable urban setting.

DOVER

1 BED • 1 BATH
473 SF



CONWY

2 BED • 1 BATH
573 SF



PROPERTY SUMMARY



COMMUNITY + OVERVIEW

Address	837 East 700 South Salt Lake City, UT 84102
Number of Units	18
Year Completed	Built 1968 / Renovated 2018
Gross Square Feet	±11,480 SF
Net Rentable Square Feet	±10,710 SF
Average Unit Size (SF)	± 595
Number of Buildings	1
Number of Floors	3
Parcel Size	±0.31 Acres
Site Density	±58.1 Units / Acre

UTILITIES

Electric	Rocky Mountain Power
Gas	N/A
Water	Salt Lake City Corp
Sewer	Salt Lake City Corp
Community Waste	Ace Recycling
Third Party Billing	Entrata

FLOODPLAIN INFORMATION

FIRM Panel	490105-49035C0163G
Flood Zone	X
Date	8/2/12
Flood Insurance Required	No

CONSTRUCTION + MECHANICAL

Building Exteriors	Brick / Metal Soffit & Facia
Framing	Wood Post & Beam
Ceiling Height	8'
Roofs	Membrane / Age: 7 Years
Windows	Double Pane
HVAC	PTAC Units
Hot Water	Electric

ASSESSOR / PARCEL INFORMATION

Tax Parcel Number	16-08-126-015, 16-08-126-017
Zoning	Moderate Density Multi-Family Residential (RMF-35)
High School District	East High School
Elementary School District	Bennion
Local Jurisdiction	Salt Lake School District

PARKING BREAKDOWN

Covered Spaces	0
Uncovered Spaces	15
Total Parking Spaces	15
Parking Ratio / Unit	0.83 : 1

PROPERTY AMENITIES



AMENITY OVERVIEW

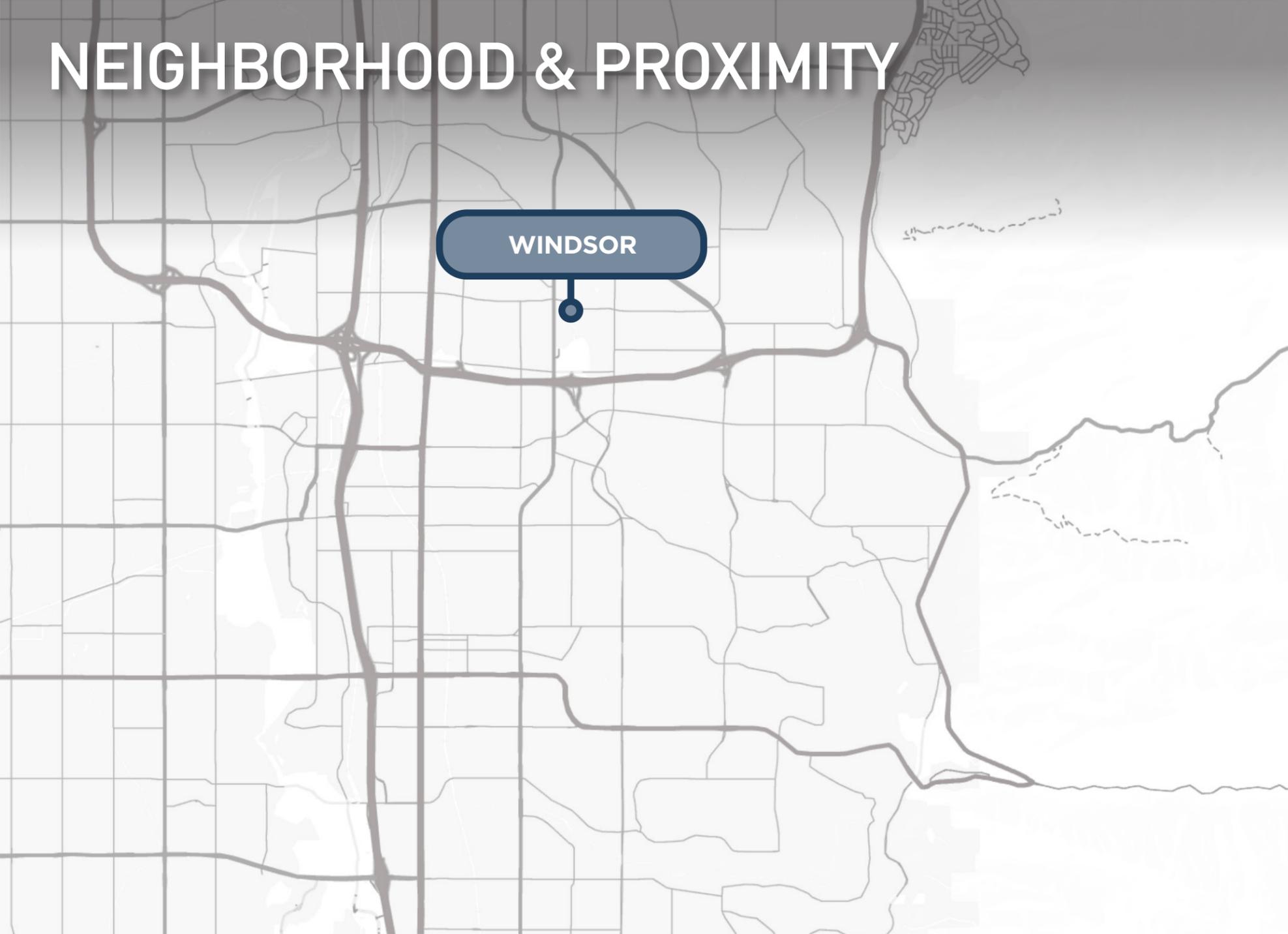
Windsor offers a targeted set of community amenities that enhance resident satisfaction while reinforcing long-term asset performance. Controlled access and smoke-free policies promote a secure, well-maintained environment, while on-site parking and a dedicated dog park increase renter convenience and appeal. Flexible lease terms further broaden the tenant pool, positioning Windsor for consistent occupancy and durable cash flow.

The property is a well-located, professionally managed apartment community situated in the heart of Salt Lake City. The property offers residents a blend of renovated interiors and essential community amenities that align with urban renter preferences. With its central location, strong occupancy, and upgraded unit features, Windsor presents investors with a stabilized asset in a high-demand rental market with continued growth potential.

AMENITY LIST

- Air Conditioner
- Carpet Flooring
- In-Unit Dishwasher
- Fully renovated units
- Internet Access: High-Speed
- In-Unit Washer/Dryer
- Pets Allowed
- Quartz Countertops
- Controlled-Access Community
- Dog Park
- On-Site Parking
- Smoke-Free Community
- Laundry Room (Coin Operated)

NEIGHBORHOOD & PROXIMITY



WINDSOR

WINDSOR: TOP ATTRACTIONS WITHIN 3 MILES

DINING & RESTAURANTS

- 01 | Starbucks**
A global coffeehouse chain known for handcrafted drinks and cozy café atmospheres.
Distance: 0.3 mi
- 02 | Shake Shack**
Hip, counter-serve chain for gourmet takes on fast-food classics like burgers & frozen custard.
Distance: 2.2 mi
- 03 | Chick-Fil-A**
Fast-food chain serving chicken sandwiches & nuggets along with salads & sides.
Distance: 2.2 mi

SHOPPING & RETAIL

- 01 | Whole Foods Market**
Eco-minded chain with natural & organic grocery items, housewares & other products.
Distance: 0.5 mi
- 02 | City Creek Center**
A premier open-air shopping and dining destination in downtown Salt Lake City.
Distance: 2.1 mi
- 03 | Trader Joes**
A popular grocery store known for unique products, low prices, and a cult-like following.
Distance: 0.8 mi

RECREATION

- 01 | Reservoir Park**
Green area with playground, tennis courts, picnic spots and some trees.
Distance: 1.7 mi
- 02 | Washington Square Park**
A historic downtown greenspace, home to the City and County Building and community events.
Distance: 1.4 mi
- 03 | Bonneville Golf Course**
Public 18-hole course, popular for its challenging layout, hilly terrain and views.
Distance: 2.3 mi

ENTERTAINMENT

- 01 | The Depot**
Modern venue & event center featuring touring bands & DJs in a historic Union Pacific depot.
Distance: 3.1 mi
- 02 | Eccles Theatre**
State-of-the-art venue hosting Broadway shows, concerts, and cultural events.
Distance: 2.1 mi
- 03 | SLC Ice Rink**
seasonal outdoor skating in the heart of downtown for winter recreation and festive events.
Distance: 1.6 mi



LIFESTYLE IN SALT LAKE CITY

A VIBRANT HUB OF INNOVATION, LIFESTYLE, & INVESTMENT POTENTIAL

Salt Lake City is booming, with its population surging to 212,570 in 2024 and Salt Lake County surpassing 1.18 million residents. This dynamic growth underscores the city’s evolution into a thriving hub for business, culture, and lifestyle—fueling an ever-expanding demand for housing and multifamily developments.

With a median household income of \$101,200 and a workforce where 37.9% hold bachelor’s degrees or higher, Salt Lake City combines economic strength with exceptional talent. Its rising professional class and entrepreneurial spirit make it a magnet for innovation and a premium location for residential investment. Strong rental demand and a balanced ownership rate of 67.6% ensure long-term stability, offering investors a rare combination of growth potential and enduring returns.



SLC | DEMOGRAPHIC OVERVIEW:

Population	212,570
Average HH Income	\$101,200
Median HH Income	\$94,493
Bachelors Degree +	37.9%
Single Family Home Price	\$565,021
Renting Population %	51.69%

With accolades spanning economic performance, job growth, and outdoor recreation, Salt Lake City offers a unique blend of opportunities for residents and investors alike. Its rapidly growing population, high quality of life, and thriving tech and business ecosystems make it an unparalleled market for multifamily investments.



NO. 1
Job Market in United States
WalletHub, 2024

NO. 1
Best-Performing Large City in US
Milken Institute, 2024

NO. 1
Hottest Job Market in the Nation
Wall Street Journal, 2024

NO. 8
Best Places for Young Professionals in US
Niche.com, 2024

NO. 9
Top Cities for Tech Startups in the US
Business Insider, 2024

RETAIL PROXIMITY IN SALT LAKE CITY

NEARBY RETAIL HUBS



01

Marketplace at 18th, 3.4 mi

- Jimmy John's
- City Cakes
- Sprint
- Mo' Bettah's



02

The Gateway, 2.7 mi

- Pottery Barn
- Williams Sonoma
- Whole Foods Market
- Rodizio Grill



03

City Creek Center, 2.1 mi

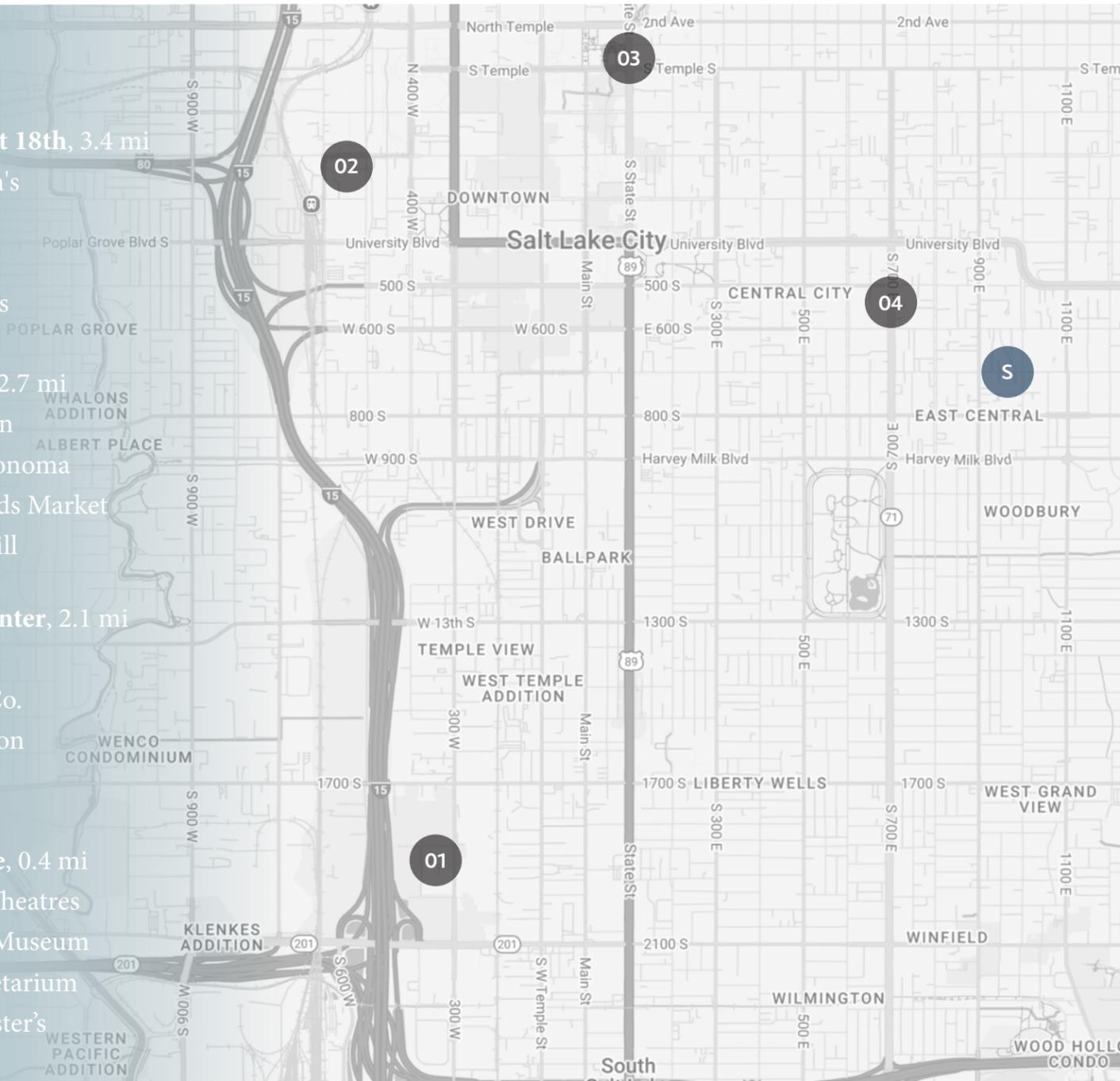
- Nordstrom
- Tiffany & Co.
- Louis Vuitton
- Apple



04

Trolley Square, 0.4 mi

- Megaplex Theatres
- Discovery Museum
- Clark Planetarium
- Dave & Buster's



A VIBRANT CENTRAL CITY LOCATION WITH UNMATCHED ACCESS TO RETAIL & DINING

Retail Opportunities Within Reach. Windsor is ideally positioned in Salt Lake City's Central City neighborhood, offering residents immediate access to an eclectic mix of retail, dining, and lifestyle amenities. Just blocks from the 9th & 9th district and Liberty Park, the area features local cafés, boutique shops, grocery stores, and entertainment options all within walking distance. This walkable, amenity-rich environment enhances livability and supports strong, sustained renter demand.

ANCHOR TENANTS

Anchor tenants like Costco and Target offer accessibility to everyday essentials, while upscale options like City Creek Center introduce luxury and unique shopping experiences. These tenants bolster the retail ecosystem, drawing strong foot traffic to the area.

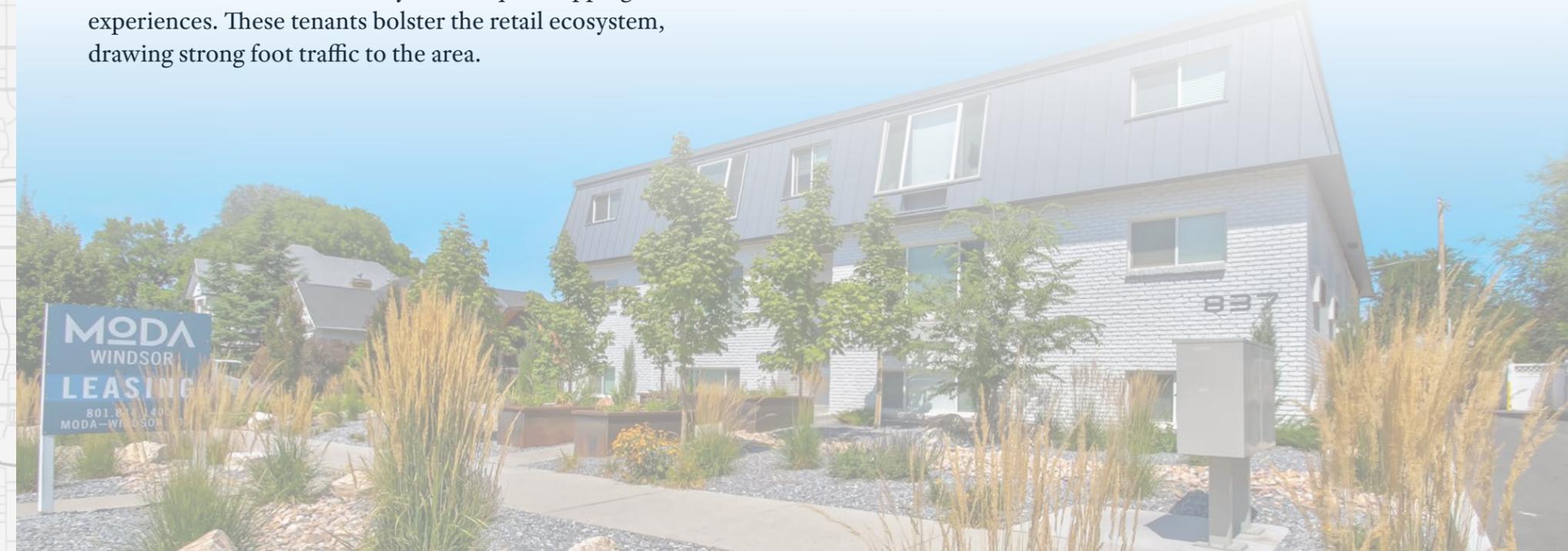
RETAIL MARKET HEALTH

SALT LAKE CITY

- ▼ VACANCY: 5.2%
- ▲ AV. LEASE RATE: \$22.55

NATIONAL

- ▲ VACANCY: 6.9%
- ▼ AV. LEASE RATE: \$21.85



EDUCATION THAT INSPIRES GROWTH

SALT LAKE CITY OFFERS WORLD-CLASS EDUCATION, FOSTERING INNOVATION AND TALENT IN THE REGION

SALT LAKE CITY'S EDUCATION LANDSCAPE

Salt Lake City is a hub of educational excellence, offering investors proximity to a highly educated workforce and premier academic institutions. Anchored by the University of Utah, a nationally ranked research university serving over 35,200 students annually, the area boasts a robust education system that fosters innovation and talent development. Complementing the U are institutions like Westminster University, known for its intimate class sizes and career-oriented programs, and Salt Lake Community College, which serves 45,000 students across its campuses and is a key provider of technical and vocational training. Additionally, Western Governors University, an online leader with over 131,000 students nationwide, reflects the region's adaptability to modern education trends. With more than 40% of Salt Lake City residents holding a bachelor's degree or higher, the city not only cultivates a strong talent pool but also provides a significant draw for businesses and industries seeking educated professionals.

SALT LAKE CITY'S FLAGSHIP SCHOOLS



SALT LAKE COMMUNITY COLLEGE | 2.5 MI
 ±45,000 Students
 ±\$8,700 Annual Tuition



UNIVERSITY OF UTAH | 2.1 MI
 ±35,200 Students
 ±\$31,585 Annual Tuition



WESTMINSTER COLLEGE | 2.2 MI
 ±1,949 Students
 ±\$45,000 Annual Tuition



WESTERN GOVERNORS UNIVERSITY | 5.2 MI
 ±131,000 Students (Online)
 ±\$7,290 Annual Tuition

THE UNIVERSITY OF UTAH: SALT LAKE'S PREMIER INSTITUTION

Established in 1850, the University of Utah is the state's flagship institution, celebrated for its academic excellence, cutting-edge research, and vibrant campus life. With more than 34,000 students enrolled annually, the U offers over 200 undergraduate and graduate programs across diverse disciplines, including medicine, business, engineering, and the arts. The university is recognized as a Tier 1 research university, ranking among the top 100 universities in the U.S. for research funding, with over \$686 million in annual research expenditures. Its commitment to fostering student achievement is reflected in an impressive 87% retention rate and a 67% graduation rate, demonstrating its dedication to student success and academic rigor.

\$686M
 IN ANNUAL
 RESEARCH FUNDING

TOP 100
 U.S. UNIVERSITIES
 FOR RESEARCH

As a hub for innovation, the University of Utah plays a vital role in driving Salt Lake City's economy and fostering collaborations with global industry leaders and startups. Facilities like the Huntsman Cancer Institute and the Sorenson Impact Center are at the forefront of medical breakthroughs and social innovation, reinforcing the university's influence. Beyond academics, the U provides a vibrant campus life, featuring 20 NCAA Division I teams, performing arts venues, and a scenic location at the base of the Wasatch Mountains.

- **35,200**
 STUDENTS ENROLLED IN
 GRAD & UNDERGRAD, 2025
- **100+**
 UNDERGRADUATE
 PROGRAMS, 2025
- **90+**
 GRADUATE
 PROGRAMS, 2025
- **87%**
 RETENTION
 RATE, 2025
- **67%**
 GRADUATION
 RATE, 2025
- **20**
 NCAA DIVISION I
 TEAMS, 2025





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