



MCCLELLAND STREET APARTMENTS

5-Unit Investment Opportunity - East Central Neighborhood

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire the McClelland Street Apartments (the "Property"), a 5-unit apartment community located in the vibrant East Central neighborhood of Salt Lake City, Utah.

Originally constructed in 1948 on a 0.13-acre site, the Property is a well-maintained brick walk-up building that offers classic appeal and strong value-add potential. The community features thoughtfully designed layouts with durable finishes and recent improvements, while maintaining opportunities for modernization and operational enhancements.

This Property represents a rare chance to acquire a well-located property with multiple paths for physical and income growth in one of the mountain west's most desirable cities.



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ASSET SUMMARY

Name:	McClelland Street Apartments
Address:	131-133 South McClelland Street Salt Lake City, Utah
Site Details:	16-05-206-004: 0.13 acres
Zoning:	R-MU (Residential/Mixed Use)
Unit Mix*:	1 BR 1 BA (650 sf avg): 3 Units 2 BR 1 BA (725 sf avg): 2 Units Total (680 sf avg): 5 Units
Age:	1948
Parking*:	Approximately 5 parking stalls in the rear (1.00/unit ratio)

*Buyer to verify

INVESTMENT HIGHLIGHTS

Sales Price:	\$1,200,000 (\$240,000/unit)
Cap Rate:	3.74% (In-Place) 4.79% (Market rent)
Pro Forma NOI:	\$44,843 (In-place) \$57,491 (Market rent)
Average Monthly Rent:	\$1,144 (In-place) \$1,273 (Market rent)

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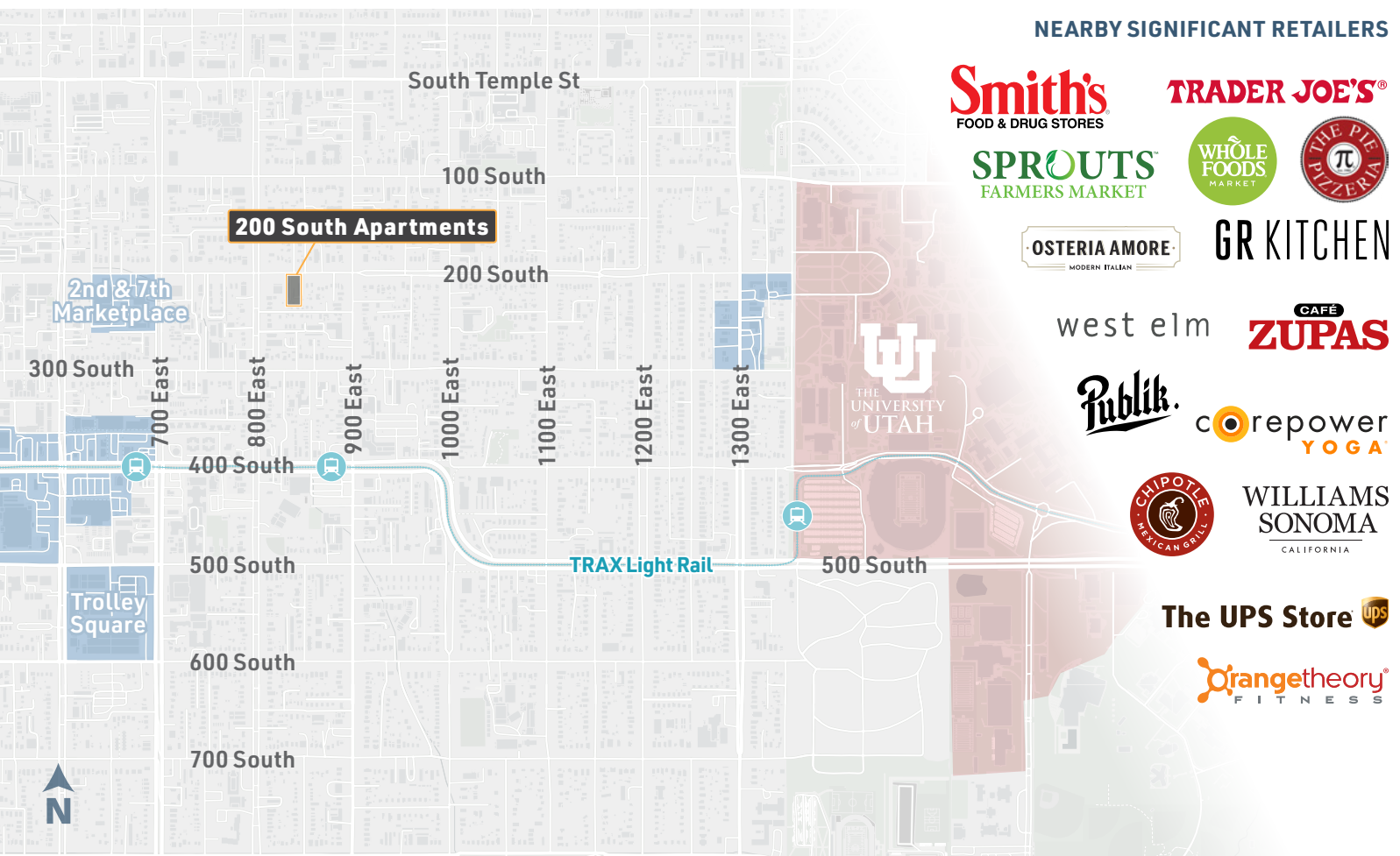
ACCESS & LOCATION

The Property is conveniently situated along 200 South in the East Central neighborhood of Salt Lake City. 200 South is Utah's busiest transit street, utilized by 10 bus routes featuring 34 buses an hour. The corridor recently received a comprehensive renovation which spanned from 400 West to 900 East. The project's scope included:

- Transit priority lanes
- In-lane bus stops with floating bus boarding platforms
- Buffered bike lanes
- Midblock crossings with curb extensions
- Sidewalk and curb ramps to meet ADA standards
- Curbside parking and loading zones
- 50+ new trees planted and repairs to existing plantings

In addition, the 200 South Apartments are just a 10-minute walk from the 900 East TRAX light-rail station, providing convenient access directly to the University of Utah and Downtown Salt Lake City.

Finally, the property is steps away from a Sprouts Farmers Market grocer, offering residents an easy and accessible option for their everyday grocery needs.



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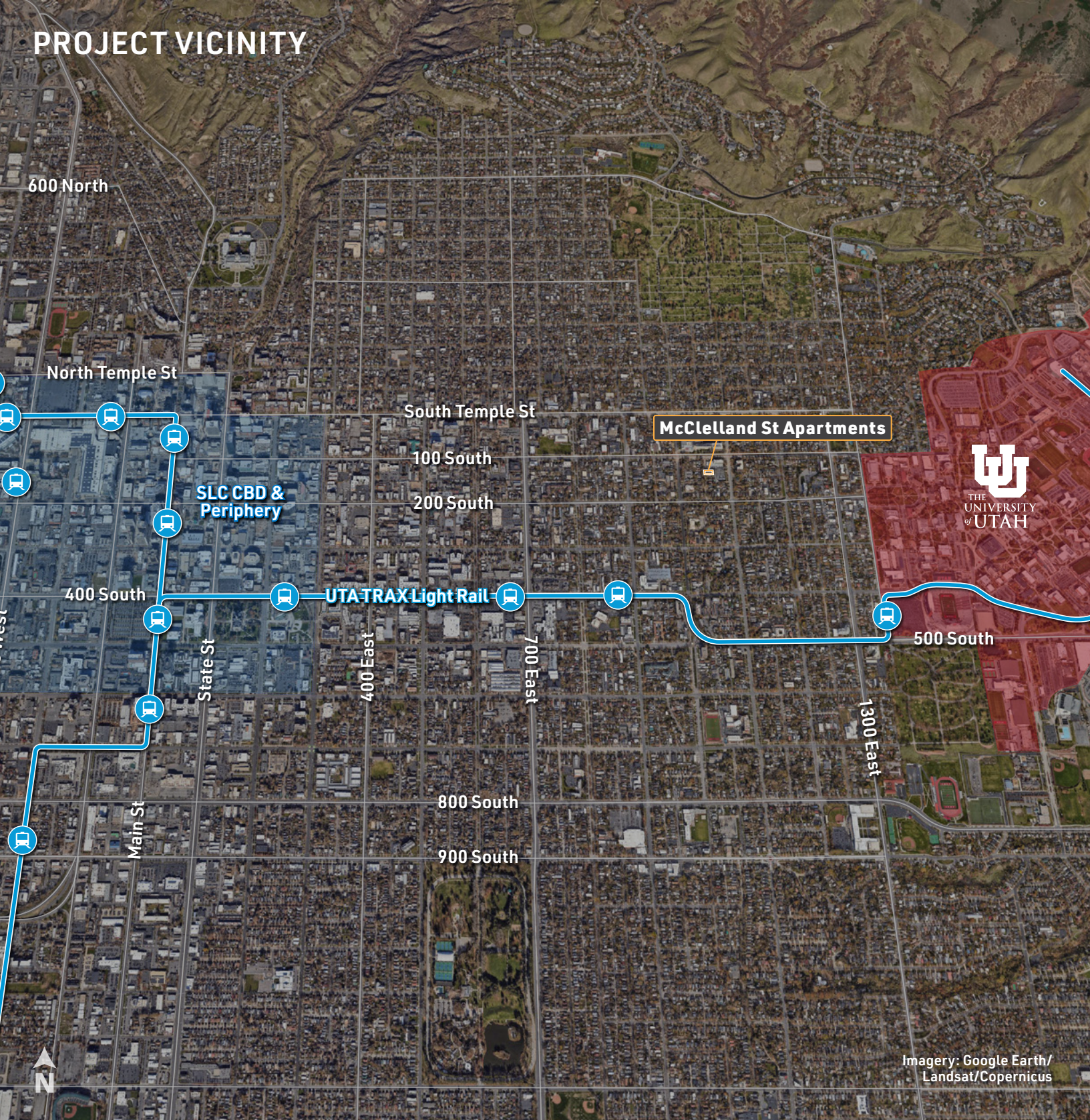
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PROJECT VICINITY



Imagery: Google Earth/
Landsat/Copernicus

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