



### PROPERTY SUMMARY

Situated in the heart of the East Central neighborhood, is a rare 5-plex that offers investors a strategic foothold in the 2026 market, where existing density near the University of Utah has become a premium commodity. The investment is anchored by its prime "walk-to-campus" location, sitting less than 1.5 miles from the University of Utah. This proximity guarantees a perpetual tenant pipeline. With a Very Bikeable score of 74 and a 10-minute walk to the Stadium TRAX station, the property offers effortless transit-oriented connectivity to Downtown SLC and the airport—features that consistently drive high occupancy and lower-than-average turnover.

### BUILDING SPECS

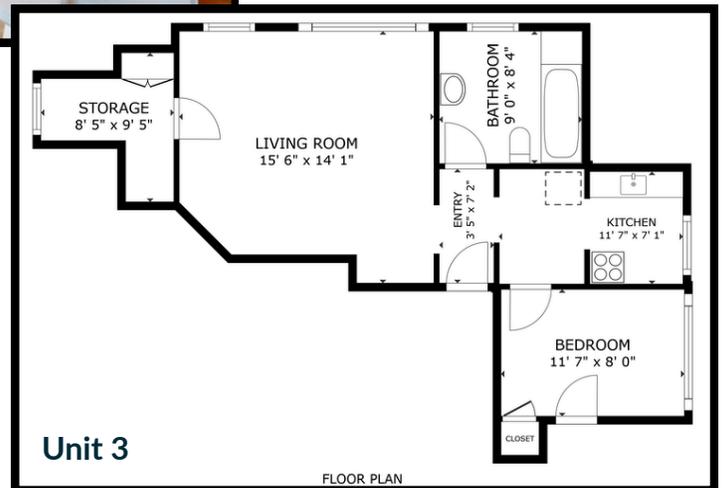
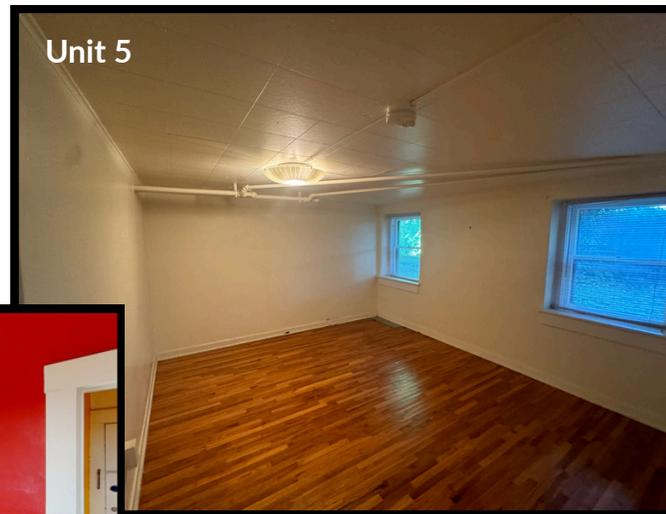
Sale Price:	\$1,600,000
Units:	5
Bed/Bath:	5/5
Built:	1911
Major Remodel:	1990
Building:	4,760 Sqft
Land:	0.18 Acres
Parcel ID:	16-05-256-013
Zoning:	RMF-35

\*Disclosure: Owner is a licensed real estate broker in the state of Utah.

# Rent Roll



Unit	Rent	Lease From	Lease To	Annual Rent
1	\$ 1,300	May 1, 2025	Month to Month	\$ 15,600
2	\$ 850	June 1, 2007	Month to Month	\$ 10,200
3	\$ 1,300	April 1, 2025	Month to Month	\$ 15,600
4	\$ 1,300	September 1, 2025	Month to Month	\$ 15,600
5	\$ 1,300	July 1, 2025	Month to Month	\$ 15,600
<b>Totals</b>	<b>\$ 6,050</b>			<b>\$ 72,600</b>



# AERIAL VIEW

