

EUCLID AVENUE CONDOMINIUMS

133 W 1000 S

Salt Lake City, UT 84104



This project is located in the TSA UN C zone and consists of 5 stories of multifamily residential units on a corner lot. There are 17 1-bedroom suites and 18 studios for a total of 35 units. Units are approximately 300-600 sq ft and are fully furnished. Amenities include a gym, community room, rooftop terrace, high speed internet, and elevator.

Exclusively Presented By:

Caleb Olayan

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EXECUTIVE SUMMARY

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Euclid Apartments sought to complement the existing urbanism of downtown Salt Lake City while also creating a modern contemporary Apartment building that revitalizes a derelict suburban neighborhood. The location on the corner of 1000 W and Euclid Ave. informed the massing and orientation of the building. The shape of the building was oriented to maximize the building footprint but to also engage with the neighborhood at a human scale. The first floor has an abundance of glass to allow a visual conversation between the sidewalk and the community room/gym. The overall design goal of the building was to provide a sophisticated and timeless addition to the area, accentuated with distinctive architectural features, that enhances the interaction at the pedestrian level as well as giving a unique living experience to its residents.

Euclid Apartments is meant to add a long-term investment and an infusion of energy into the neighborhood. We want to accomplish this using mindful design and creating opportunities for community and commercial engagement. Located in a quiet and peaceful neighborhood, residents enjoy the benefits of being away from the busy city and streets, while also having nearby access to all that they need. 35 residents will have the exclusive luxury feeling of living in a quiet old-town neighborhood while enjoying amenities such as a gym, community room, rooftop terrace, controlled access, elevator, high speed internet, and fully furnished units. Each unit comes complete with its own washer/dryer, loveseat sofa, coffee table, end



Property Address:
133 W 1000 S

Property City, State, Zip:
Salt Lake City, UT 84104

Bedrooms	Baths	Square Feet	Year Built
36	37	21621.9	2025



STABILIZED INCOME AND EXPENSES (HOLD)

133 W 1000 S Salt Lake City, UT 84104				Temple Olayan Vision Properties		
OPERATING INCOME						
Unit Type #	# of units	Unit type	Sq. Ft.	Monthly	Annual Rent	% of GSI
1	8	Studio	241	1,292	124,032	17.7%
2	10	Studio	460	1,554	186,480	26.5%
3	3	1br	480	1,800	64,800	9.2%
4	12	1br	580	1,850	266,400	37.9%
5	2	1br	460	1,750	42,000	6.0%
6	9	Parking Spaces	9	175	18,900	2.7%
Total			44	15,929		
Gross Schedule Income				58,551	702,612	100%
VACANCY LOSS				5.0%	2,928	35,131
Other Income				18,900	226,800	
Gross Operating Income (Effective Gross Inc)				74,523	894,281	

OPERATING EXPENSES	Cost/Unit /Year	Total Monthly	Total Annual	% of Expenses	% of GOI
Management Fee (% of Gross income)	6.0%	1,219	4,471	51.7%	6.0%
Janitorial		218	800	9.3%	1.1%
Landscape Maintenance		55	200	2.3%	0.3%
Repairs and Maintenance		55	200	2.3%	0.3%
Taxes - Property		783	2,870	33.2%	3.9%
Utilities:					
Water/Sewer		14	50	0.6%	0.1%
Other Utilities		14	50	0.6%	0.1%
Total Operating expenses		2,357	8,641	100%	12%
Net Operating Income		17,968	65,882	790,585	88%

Additional Pictures

