

COSTA AZUL

55 N 100 E, HYRUM, UT 84319

10 Units

- Located in Hyrum Utah, the Costa Azul Townhome community houses families who are employed in Cache County
- 2 Story, 2 bed/1 bath townhomes with washer/dryer provided on the main level
- Fully gutted and remodeled in 2023 and 2024, with paint, carpet, new appliances, bathrooms have new fixtures and tub inserts
- New Roof in 2022
- Resurfaced parking in 2025
- Tenants pay utilities except landlord covers trash, water and gas for boiler system
- Landlord currently collecting \$1,425, market rent is \$1,550

LAND OVERVIEW

APN #	ACRES	SF
01-042-0021	0.29	12,632



COSTA AZUL



GROSS INCOME

\$188,398.00

NOI

\$151,734.90

OPEX %

-18.46%

UNITS

10

CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as Logan Area Multifamily Portfolio. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

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Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

