

245 S 800 E SLC 8-PLEX

MULTI-FAMILY INVESTMENT

245 S 800 E, Salt Lake City, UT 84102



JAKE NIELSON
jnielson@newmarkmw.com
direct 801.692.6889
[View Profile](#)

SCOTT BRADY
sbrady@newmarkmw.com
direct 801.456.8804
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com

INVESTMENT SUMMARY

PRICING

PURCHASE PRICE	\$1,999,000
NET OPERATING INCOME	\$105,742
PRO-FORMA NOI	\$116,492.17
CAP RATE	5.3%
PRO-FORMA CAP RATE	5.59%

PROPERTY INFORMATION

ADDRESS	245 S 800 W, SLC, UT 84102
UNITS	8 (all 1 bed 1 bath units)
LAND SIZE	0.21 Acres
YEAR BUILT	1960
TOTAL ABOVE GROUND SF	5,175

EXECUTIVE SUMMARY:

Strategically located in the heart of the “East Central” neighborhood, this eight-plex represents a premier opportunity to acquire a turnkey, stabilized asset in one of Salt Lake City’s most high-demand rental corridors. This property consist of Eight fully renovated One Bed / One Bath Units.

Having undergone a comprehensive remodel in 2021, the property features modern interiors and updated systems. Fully updated interiors, plumbing, electrical, individual central air units, new roof, new water and sewer main line, and a new parking lot drainage system was installed to carry surface water around the building and out to the street, significantly reducing near-term capital expenditure risks for a new owner. Positioned perfectly between the University of Utah and Downtown Salt Lake City, the property caters to a high-quality tenant base of young professionals and students, ensuring consistently high occupancy.

INVESTMENT HIGHLIGHTS:

- **Comprehensive 2021 Renovation:** The property was extensively remodeled in 2021. Upgrades included new plumbing, electrical, HVAC systems, and high-end interior finishes.
- **Prime “Walkable” Location:** Boasting a Walk Score of 85 and a Bike Score of 91, tenants are within walking distance of Trolley Square, the TRAX light rail system, and numerous local eateries.
- **Proven Income & Market Stability:** 2025 actual rents are performing at market levels, demonstrating the asset’s desirability and the strength of the East Central submarket.
- **Onsite Storage Units:** The building features eight private storage units, providing a high-demand amenity for tenants. While these are currently included in the base rent, they offer immediate upside potential as a separate monthly income stream to boost the property’s total NOI.
- **Dedicated Covered Parking:** Each unit benefits from a reserved, covered parking space.
- **High-Speed Connectivity:** The property is fully wired for CenturyLink high-speed internet, ensuring residents have the reliable bandwidth necessary for remote work and education. Although currently bundled, there is potential to implement a technology fee or “media package” to capture additional income.

PROPERTY OVERVIEW

LOCATION:

245 S 800 E
Salt Lake City, UT 84102

NUMBER OF UNITS:

8 Units (8 Bed / 8 Bath)

YEAR BUILT / REMODELED:

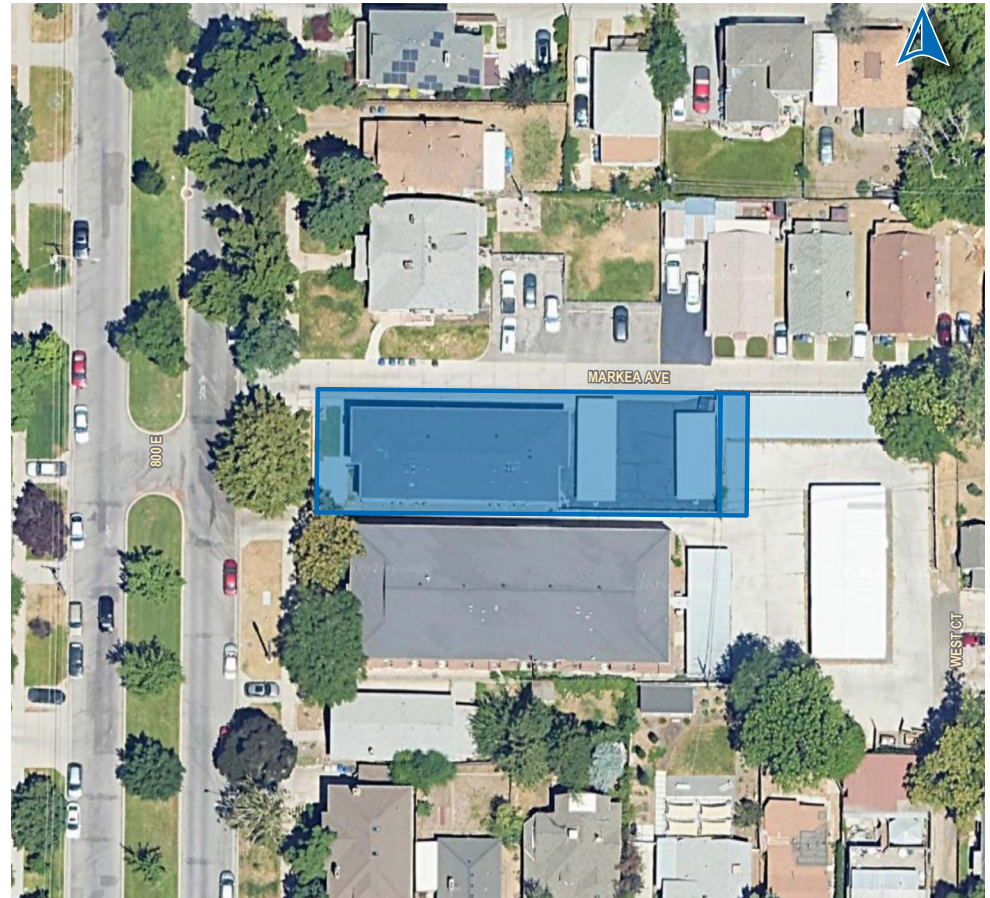
1960 / 2021

TOTAL SQUARE FOOTAGE

≈5,175 SF

AMENITIES

Covered Off-Street Parking, In-unit Laundry, Dedicated Storage



LAND OVERVIEW

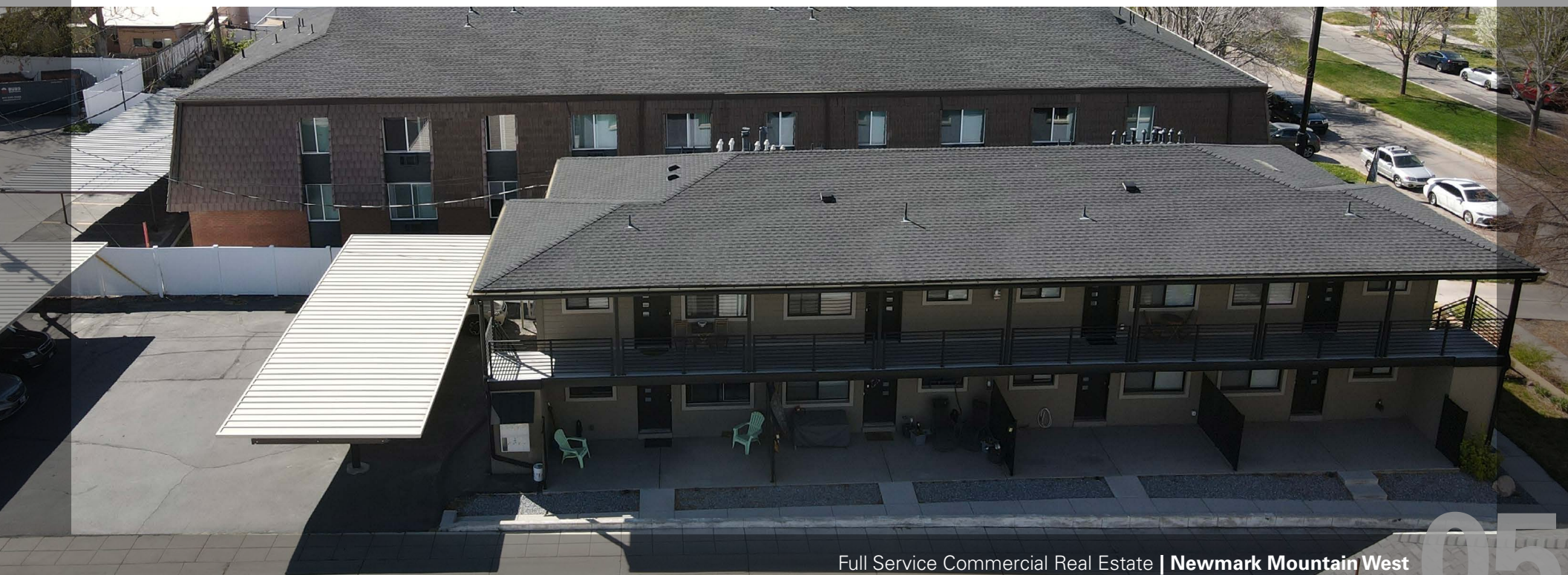
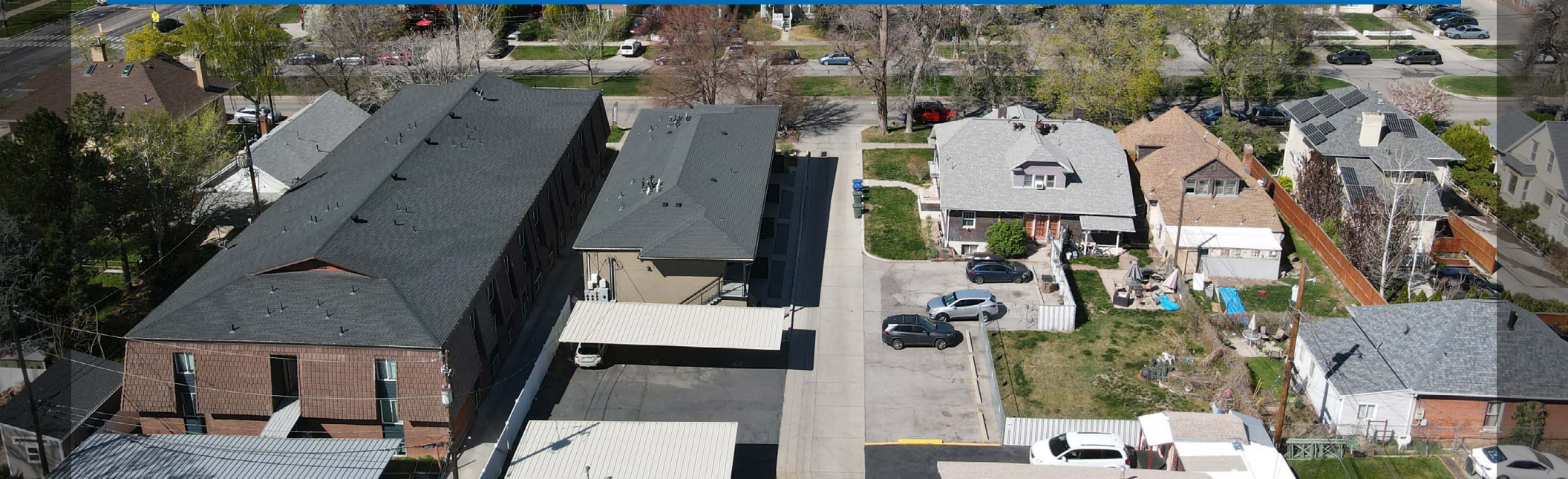
APN #	ACRES	SF
16-05-164-001	0.21	5,175
16-05-164-002		

INVESTMENT ANALYSIS

Current Rent Roll				
Rental Income:	Sq Ft	Bed/Bath	Current Rent	Pro-Forma
Unit #1 Vacant	600	1 Bd/ 1 Bath	\$0.00	\$1,375.00
Unit #2 Vacant	600	1 Bd/ 1 Bath	\$0.00	\$1,395.00
Unit #3 Occupied	600	1 Bd/ 1 Bath	\$1,395.00	\$1,395.00
Unit #4 Occupied	600	1 Bd/ 1 Bath	\$1,300.00	\$1,375.00
Unit #5 Occupied	600	1 Bd/ 1 Bath	\$1,345.00	\$1,395.00
Unit #6 Occupied	600	1 Bd/ 1 Bath	\$1,195.00	\$1,375.00
Unit #7 Occupied	600	1 Bd/ 1 Bath	\$1,245.00	\$1,395.00
Unit #8 Occupied	600	1 Bd/ 1 Bath	\$1,395.00	\$1,395.00
Storage:			\$0.00	\$400.00
Total Monthly Income:			\$7,875.00	\$11,500.00

Actual 2025 P&L			
Actual 2025 Rental Income		\$126,866.88	\$138,000.00
Expenses			
Property Taxes:		\$10,108.57	\$10,411.77
Insurance:		\$5,843.00	\$5,843.00
Maintenance/Repairs:		\$2,410.47	\$2,410.47
Property Management:		\$0.00	\$0.00
Utilities:		\$2,762.59	\$2,842.59
Other:		\$0.00	\$0.00
Total Operating Expense:		\$21,124.63	\$21,507.83
Net Operating Income (NOI)		\$105,742.25	\$116,492.17

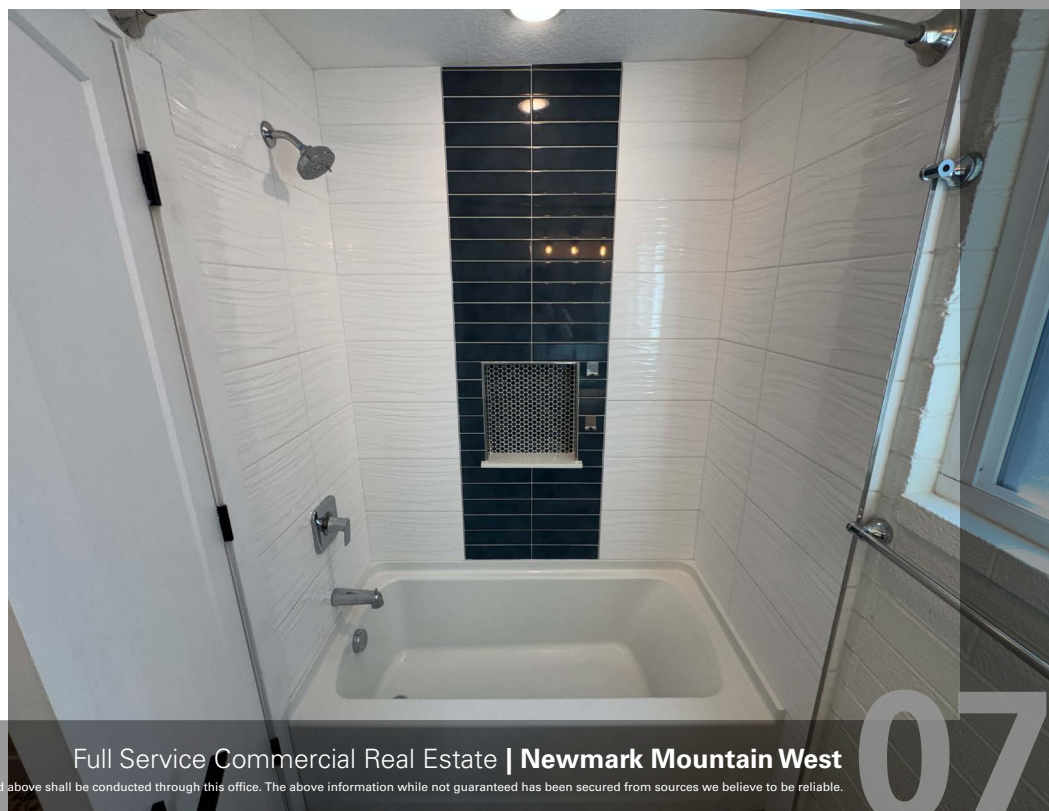
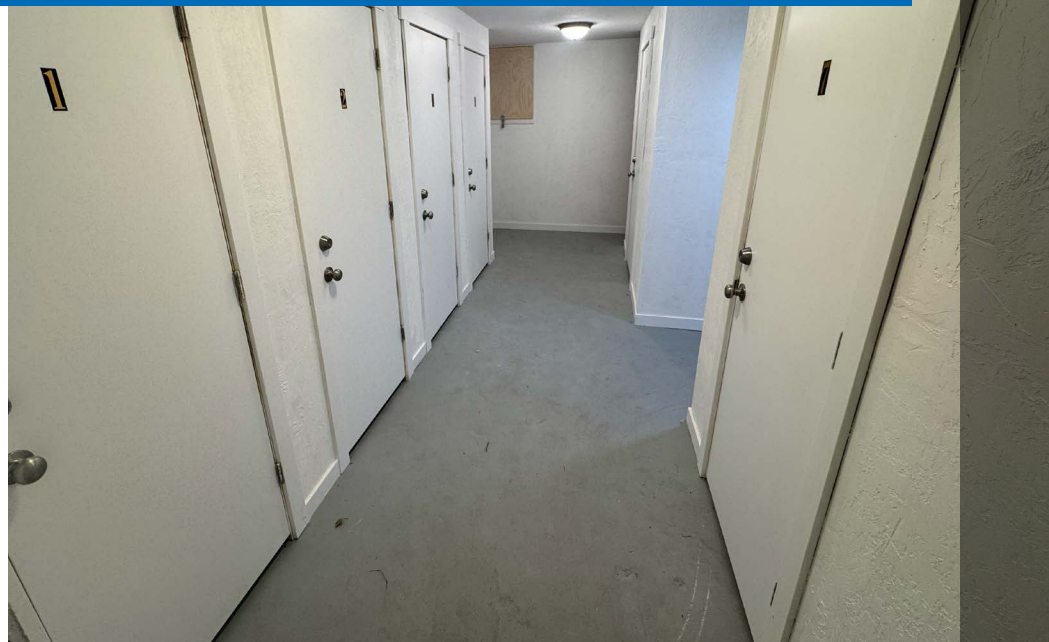
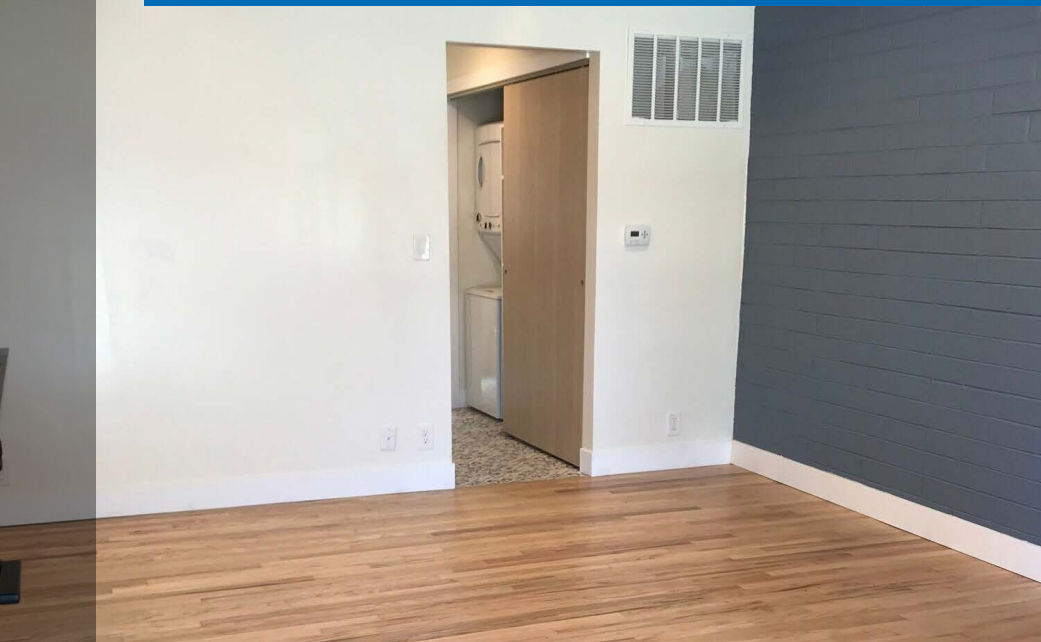
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



SURROUNDING TENANTS

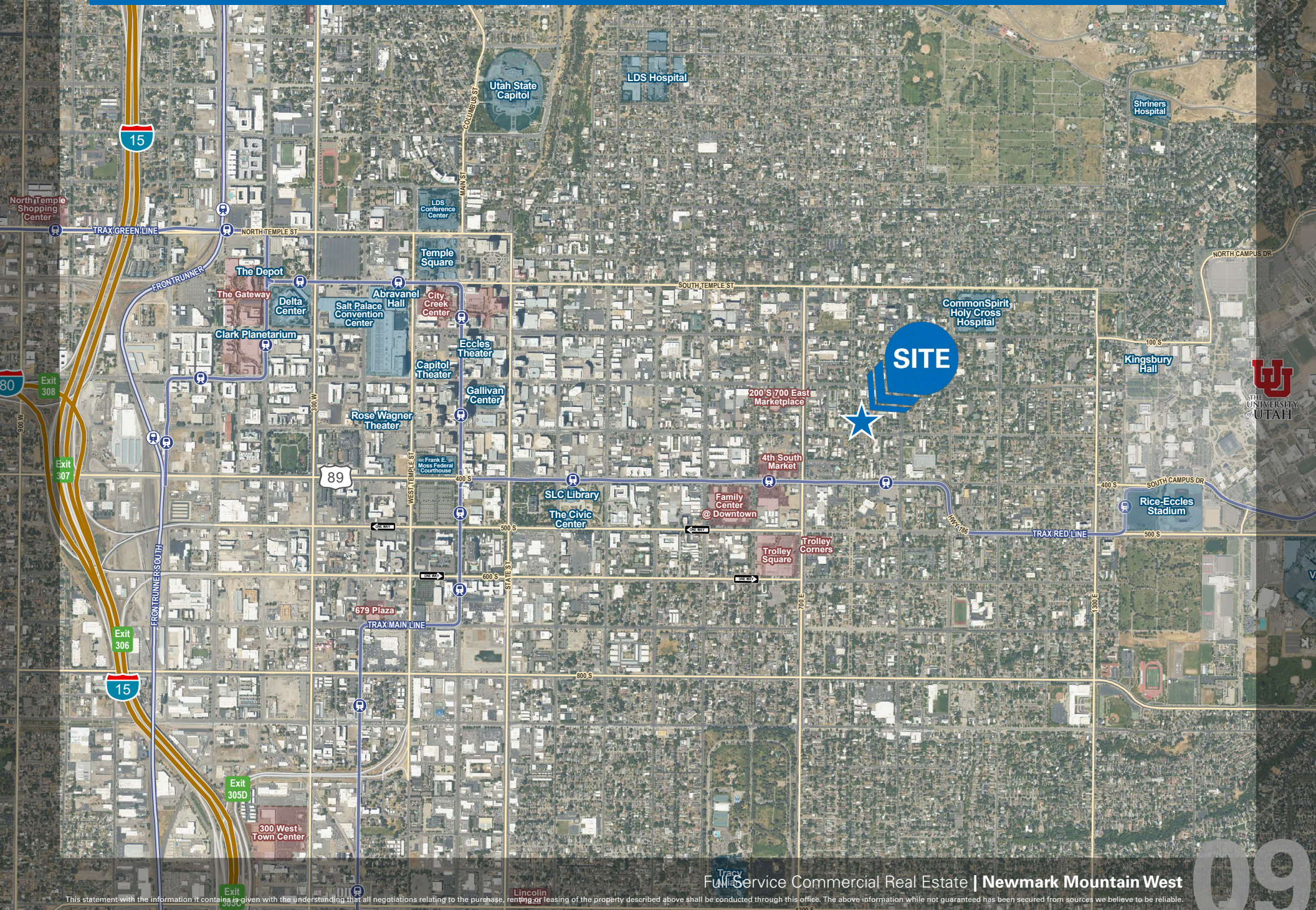


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Newmark Mountain West | 245 S 800 E, SLC 8-Plex

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

LOCATION



2025 DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
EST. POPULATION		39,859	172,612	285,383
2030 EST. POPULATION		44,856	193,441	305,778
EST. HOUSEHOLDS		22,683	81,739	125,419
EST. AVERAGE HOUSEHOLD INCOME		\$95,228	\$116,753	\$119,148
EST. MEDIAN HOUSEHOLD INCOME		\$71,849	\$85,046	\$88,665

MARKETING & AREA ANALYSIS

Why Salt Lake City?

Salt Lake City continues to lead the nation in economic growth, driven by a booming tech sector (“Silicon Slopes”) and a robust healthcare industry. The city’s population growth consistently outpaces the national average, creating a perpetual supply-demand imbalance in the housing market.

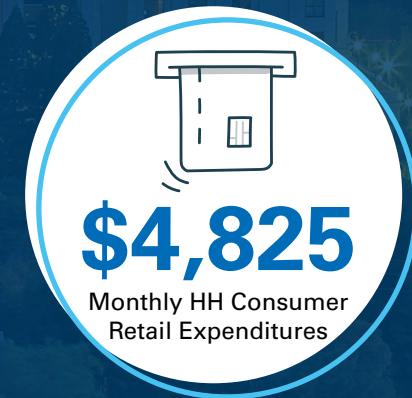
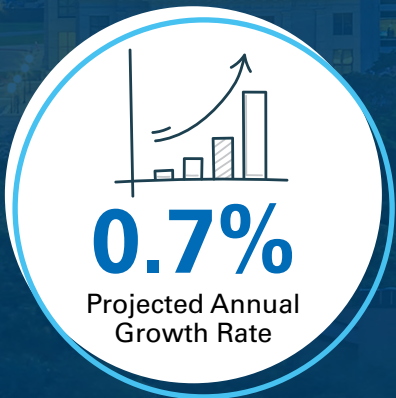
The East Central Submarket (Zip 84102)

- **Education Hub:** As a primary residential choice for University of Utah staff and graduate students, the 84102 area sees lower vacancy rates than the general SLC metro.
- **Lifestyle & Amenities:** The property is 0.5 miles from Trolley Square and 1.3 miles from Liberty Park (the city’s premier green space), offering tenants an urban lifestyle that is highly coveted.
- **Connectivity:** Immediate access to the 900 East bus lines and the Trolley Station TRAX stop ensures tenants can commute to the airport, downtown, or the university in under 15 minutes.

SALT LAKE CITY, UT

The Salt Lake City Metropolitan area has seen significant population growth, which complements its economic expansion. The population in this region has been increasing steadily over the years due to factors such as a strong job market, quality of life, and migration from other states. As

of the latest estimates, Salt Lake City's MSA is home to over 1.2 million residents. This growth trend is expected to continue, driven by the area's appeal to both individuals and businesses seeking opportunities in a burgeoning economic environment.



MEET THE AGENTS



Jake Nielson

801.692.6889

jnielson@newmarkmw.com

Jacob Nielson specializes in Multifamily properties throughout the state of Utah. Jacob is ambitious, honest, persistent, and eager to work alongside some of the most successful agents and investors in the Utah, Nevada, and Montana markets.

Jacob takes pride in knowing all the ins and outs of the multifamily market. He understands the importance of proving his clients with quick, honest, and accurate market information. Whether it be finding the most strategic strategy for selling your property, finding the value of your property, or helping his client find the next property to invest in, he will always provide the best support and care.

Born and raised in Ephraim, Utah, Jacob was raised on a farm where his family valued hard work, honesty, and integrity. Jacob was exposed to the commercial real estate industry through his father who also specialized in Multifamily, making him no stranger to the hard work it takes to build a successful business.

Jacob graduated from Southern Utah University with a degree in Business Management.

When Jake is not working, he loves to spend time with his wife and two kids. He loves to camp, hunt, fish and do anything outdoors.



Scott Brady

801.456.8804

sbrady@newmarkmw.com

Scott Brady has been in the commercial real estate industry for nearly two decades. In 2009, he co-founded Mountain West Commercial Real Estate (MWCRE) and played a pivotal role in its growth into the powerhouse it is today.

Scott is a retail and investment specialist who navigates current trends across several markets throughout the Mountain West Region. He provides his clients with timely, accurate, and comprehensive market insight, keeping him at the forefront of innovation and development.

In 2024, Scott completed 121 transactions totaling over 161 million in volume. His client list includes retailers such as Sprouts Farmers Market, Hearth & Hill, Urban Hill, Hill's Kitchen, Momentum Climbing Gym, ROCTACO, O'Reilly Auto Parts, Mister Car Wash, Cyprus Credit Union, Lazy

Dog Restaurants, Sonic Drive-In, Popeye's Chicken, Aqua Tots, Image Studios 360, Cookie Cutters, U-Haul, Sweat 440, J-Dawgs, Hippo Vet Clinic, The Break Sports Grille, and Snelgrove Ice Cream.

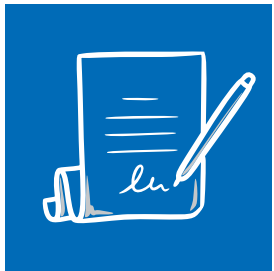
Scott continues to be a top-producing agent at MWCRE and has been recognized as Utah Retail Broker of the Year by the Certified Commercial Investment Member (CCIM) Utah Chapter for five consecutive years: 2021, 2022, 2023, 2024, and 2025.

Outside of work, Scott enjoys skiing, mountain biking, basketball, marathons, and triathlons. He lives in Salt Lake City with his wife, Colette, and their four children.

NEWMARK

 **MOUNTAIN WEST**

Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



29,000+
TRANSACTIONS COMPLETED



317.1+
MILLION
SF TRANSACTED



\$35.8+
BILLION
TRANSACTIONS COMPLETED



67K
ACRES TRANSACTED



\$12.8+
BILLION
INVESTMENT TRANSACTIONS



49
STATES WITH
COMPLETED TRANSACTIONS

CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as 245 S 800 E, Salt Lake City, UT 84102. 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.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

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.



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