



ANCORA APARTMENTS

16-Unit Investment Opportunity

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire Ancora Apartments (the "Property" or "Ancora"), a 16-unit apartment community located in Riverdale, a vibrant suburb of Ogden, Utah. With access to major employment, premier mountain recreation, revitalized downtown, and relatively affordable rents, Ogden is a highly desirable submarket of the Greater Salt Lake Area.

Originally constructed in 1979 on a 0.70-acre site, Ancora offers a suburban lifestyle in an amenity-rich area. Current ownership has modernized select units and exterior elements, enhancing the community while providing future ownership a roadmap to unlock additional value.

Ancora combines renovation upside and a strong infill location with access to jobs and amenities, positioning the Property for sustained renter demand and long-term growth.



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ASSET SUMMARY

Address:	1184 West 4400 South Riverdale, Utah	
Site Details:	080960003: 0.70 acres	
Zoning:	R-2 & R-5 zoning	
Unit Mix:	Renovated:	9 Units
	Unrenovated:	7 Units
	Total:	16 Units
	Each unit is 2 BR, 1 BA at 864 sf	
Age:	1979	
Parking:	16 covered stalls	
	18 uncovered stalls*	
	34 total spaces (2.13/unit ratio)	
*Approximately 18 spaces—no striping; buyer to verify		

INVESTMENT HIGHLIGHTS

Sales Price:	\$3,175,000 (\$198,000/unit)	
Cap Rate:	5.72% (Year 1); 6.30% (Year 2)	
Pro Forma NOI:	\$181,568 (Year 1); \$199,983 (Year 2)	
Average Monthly Rent:	Renovated:	\$1,388 (\$1.61 psf)
	Unrenovated:	\$1,221 (\$1.41 psf)
	Renovation Premium:	\$167 (\$0.19 psf)

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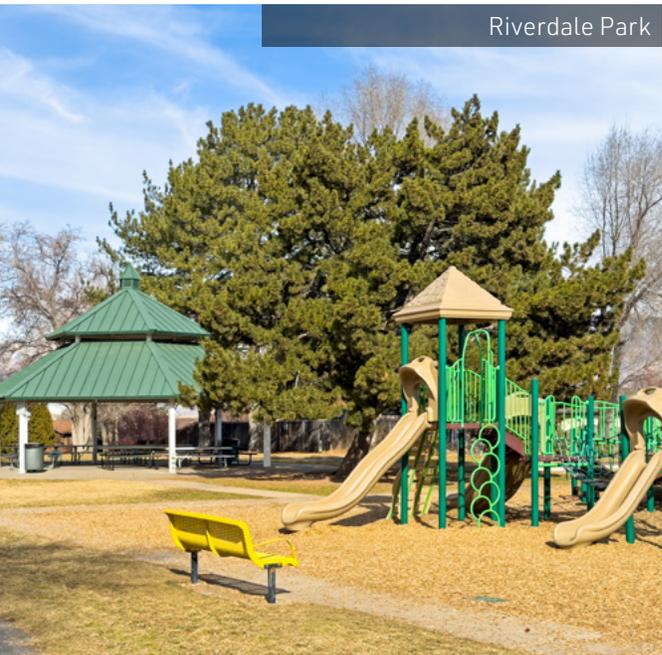
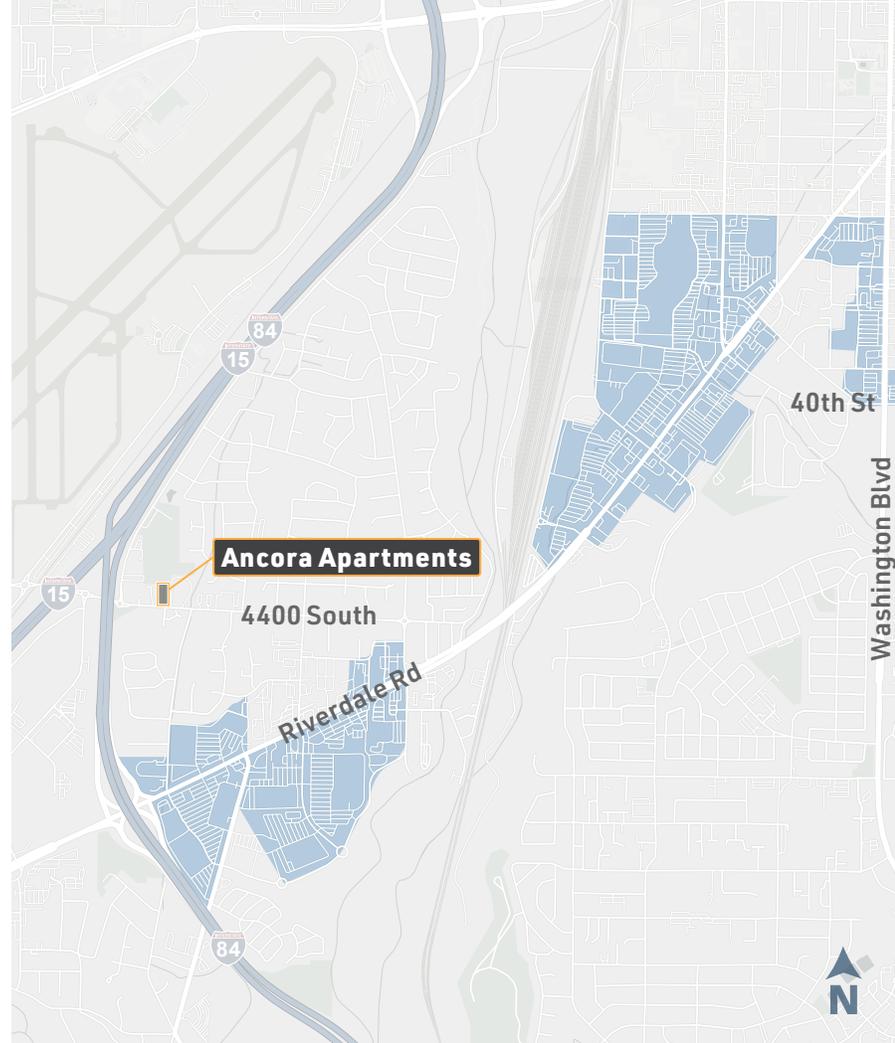
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ACCESS & LOCATION

Located in suburban Riverdale, Ancora offers a quiet, residential living experience without sacrificing connectivity and day-to-day convenience. The Property benefits from immediate access to the Riverdale Road retail corridor (within 1 mile), home to major national retailers including Target, Sam's Club, and Walmart, providing residents with convenient access to everyday essentials.

In addition, residents enjoy direct access to adjacent Riverdale Park right in their backyard, featuring expansive green space, patios, playgrounds, fountains, and the Riverdale Community Center, enhancing livability and tenant appeal.

Lastly, Ancora is minutes from the I-15 on-ramp via Riverdale Road (within 1 mile), providing direct access to Utah's primary north-south freeway and seamless connectivity throughout the Ogden metro and the broader Wasatch Front. The Property is also approximately a 5-minute drive from Utah Transit Authority's (UTA's) Ogden Central Station, offering FrontRunner commuter rail service and convenient regional access to key employment and lifestyle hubs along the corridor.



Riverdale Park

MAJOR RETAIL NEARBY



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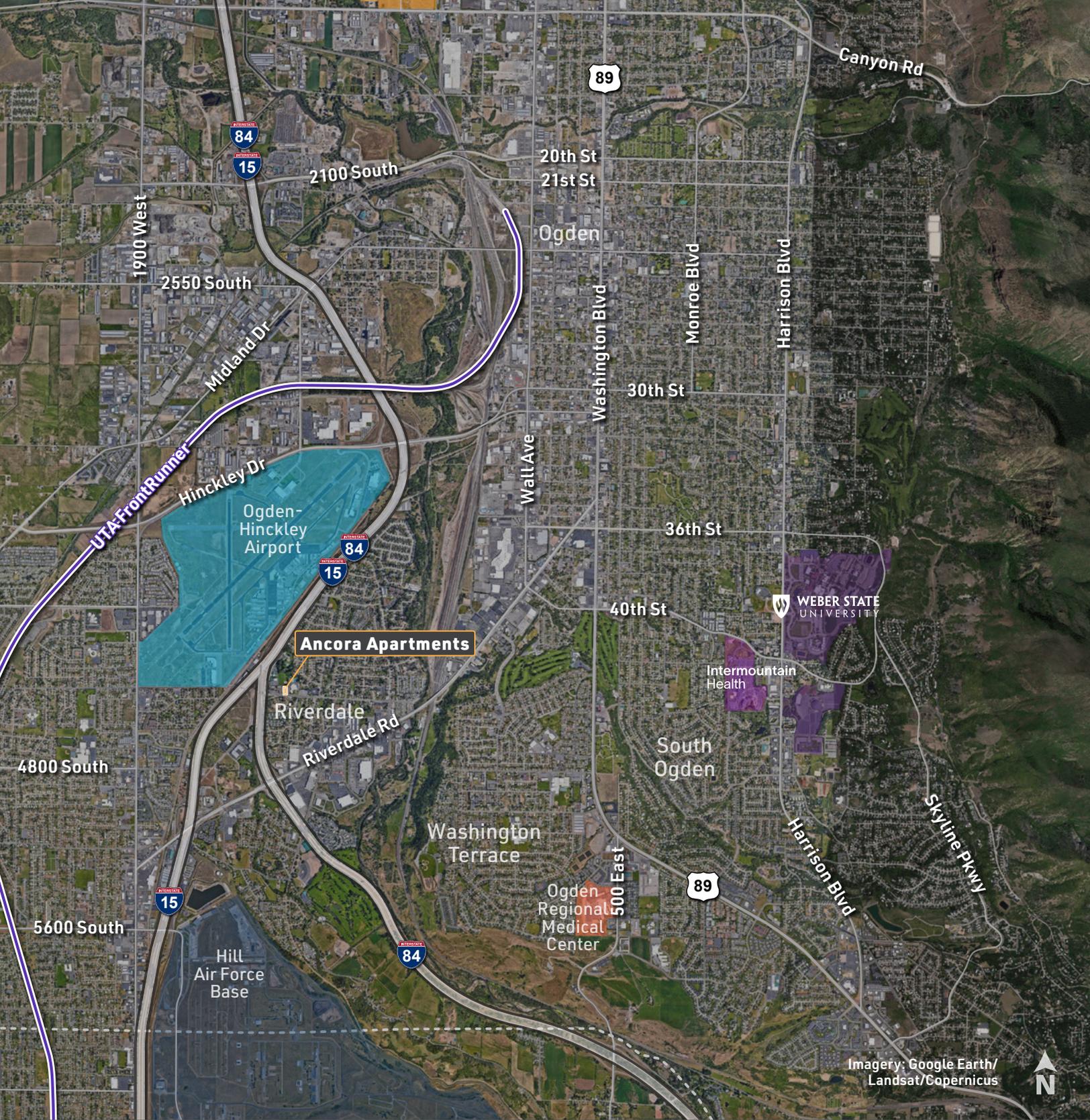
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Imagery: Google Earth/
Landsat/Copernicus



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