



200 SOUTH APARTMENTS

19-Unit Investment Opportunity - East Central Neighborhood

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire the 200 South Apartments (the "Property"), a 19-unit apartment community located in the vibrant East Central neighborhood of Salt Lake City, Utah.

Originally constructed in 1964 on a 0.34-acre site, the Property is a well-maintained brick walk-up building that offers classic appeal and strong value-add potential. The community features thoughtfully designed layouts with durable finishes and recent improvements, while maintaining opportunities for modernization and operational enhancements. Residents benefit from practical amenities including onsite laundry, storage units, and ample parking complemented by convenient access to the city's best amenities.

This Property represents a rare chance to acquire a well-located property with multiple paths for physical and income growth in one of the mountain west's most desirable cities.



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ASSET SUMMARY

Name:	200 South Apartments
Address:	828 East 200 South Salt Lake City, Utah
Site Details:	16-05-162-009: 0.34 acres
Zoning:	RMF-35 (Moderate Density Multi-Family Residential)
Unit Mix*:	1 BR 1 BA (618 sf avg): 17 Units 2 BR 1 BA (825 sf avg): 2 Units Total (639 sf avg): 19 Units
Age:	1964
Parking:	20 total spaces (1.05/unit ratio)**

*Buyer to verify; **See OM for details

INVESTMENT HIGHLIGHTS

Sales Price:	\$3,600,000 (\$189,474/unit)
Cap Rate:	3.37% (In-place) 5.58% (Market rent)
Pro Forma NOI:	\$121,157 (In-place) \$200,775 (Market rent)
Average Monthly Rent:	\$1,013 (In-place) \$1,151 (Market rent)

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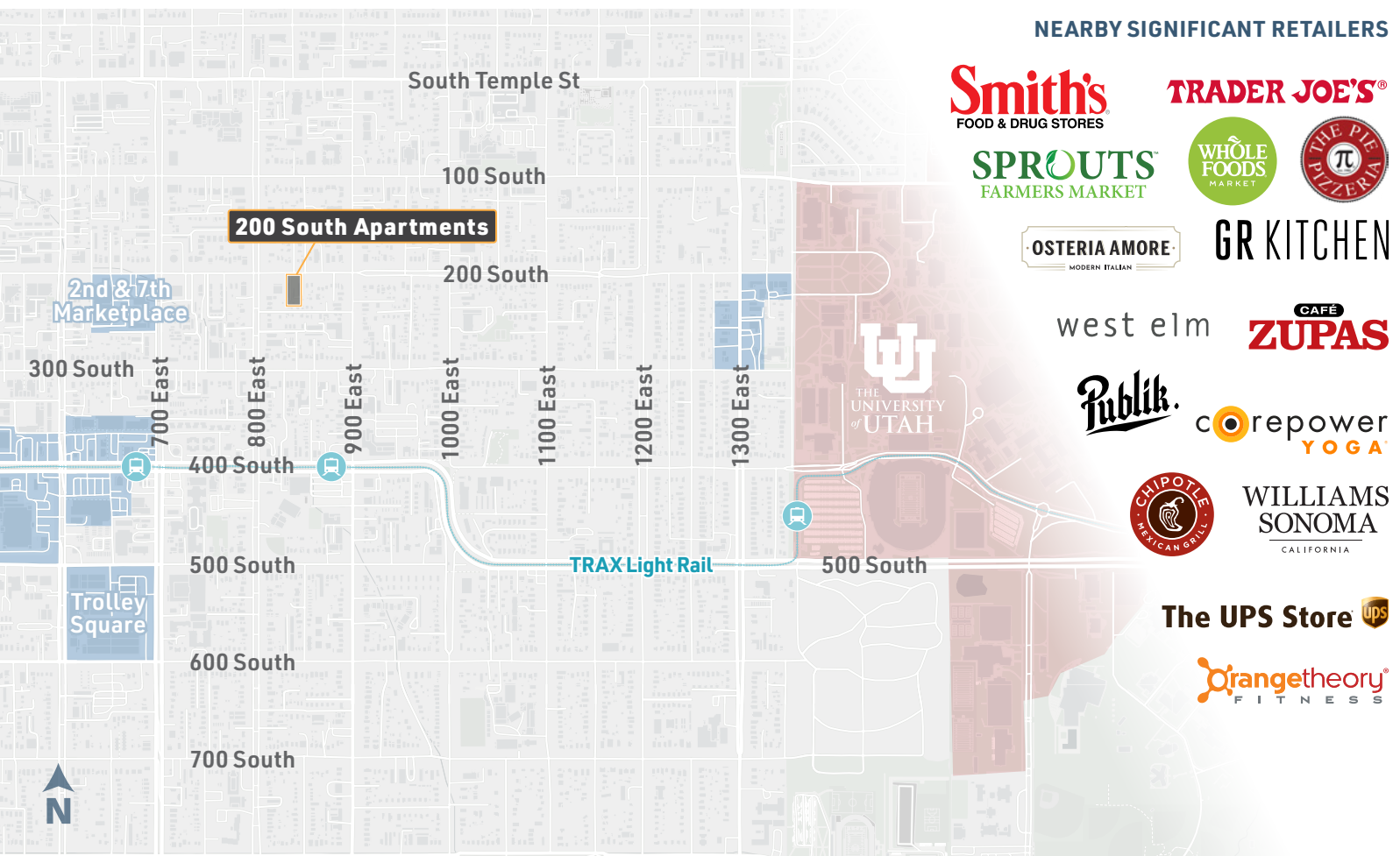
ACCESS & LOCATION

The Property is conveniently situated along 200 South in the East Central neighborhood of Salt Lake City. 200 South is Utah's busiest transit street, utilized by 10 bus routes featuring 34 buses an hour. The corridor recently received a comprehensive renovation which spanned from 400 West to 900 East. The project's scope included:

- Transit priority lanes
- In-lane bus stops with floating bus boarding platforms
- Buffered bike lanes
- Midblock crossings with curb extensions
- Sidewalk and curb ramps to meet ADA standards
- Curbside parking and loading zones
- 50+ new trees planted and repairs to existing plantings

In addition, the 200 South Apartments are just a 10-minute walk from the 900 East TRAX light-rail station, providing convenient access directly to the University of Utah and Downtown Salt Lake City.

Finally, the property is steps away from a Sprouts Farmers Market grocer, offering residents an easy and accessible option for their everyday grocery needs.



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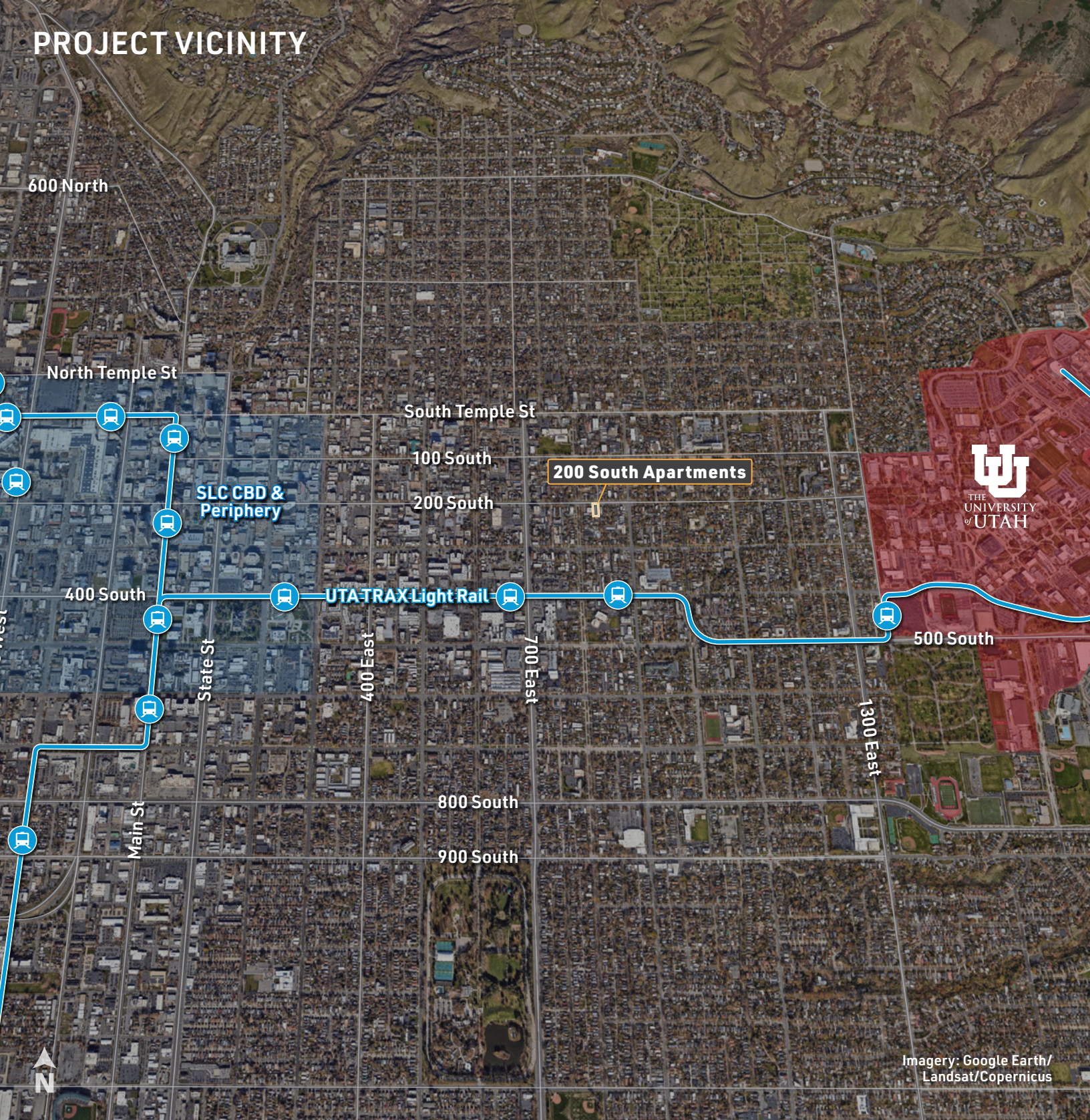
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PROJECT VICINITY



Imagery: Google Earth/
Landsat/Copernicus

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