



Pineridge Farms Apartments

384 W 650 N, Payson, UT 84651



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Pineridge Farms Apartments

\$975,000

Stabilized 4-Plex Investment – 384 W 650 North, Payson, Utah

This fully occupied 4-plex delivers strong income and professional management in one of Utah County's fastest-growing rental markets. With zero vacancy and gross monthly income of \$5,600, it's a performing asset with immediate cash flow.

2025 Projected Performance

Gross Monthly Income: \$5,600

Gross Annual Scheduled Income: \$67,200

Expenses: \$21,568

Net...

- 100% Occupancy
- Low Maintenance Cost
- Great Cap Rate



Price: \$975,000

No. Units: 4

Property Type: Multifamily

Sale Type: Investment

Cap Rate: 4.77%

Lot Size: 0.02 AC

Gross Building Area: 4,432 SF

Gross Rent Multiplier: 15.64

No. Stories: 4

Year Built: 2021

Parking Ratio: 0.45/1,000 SF

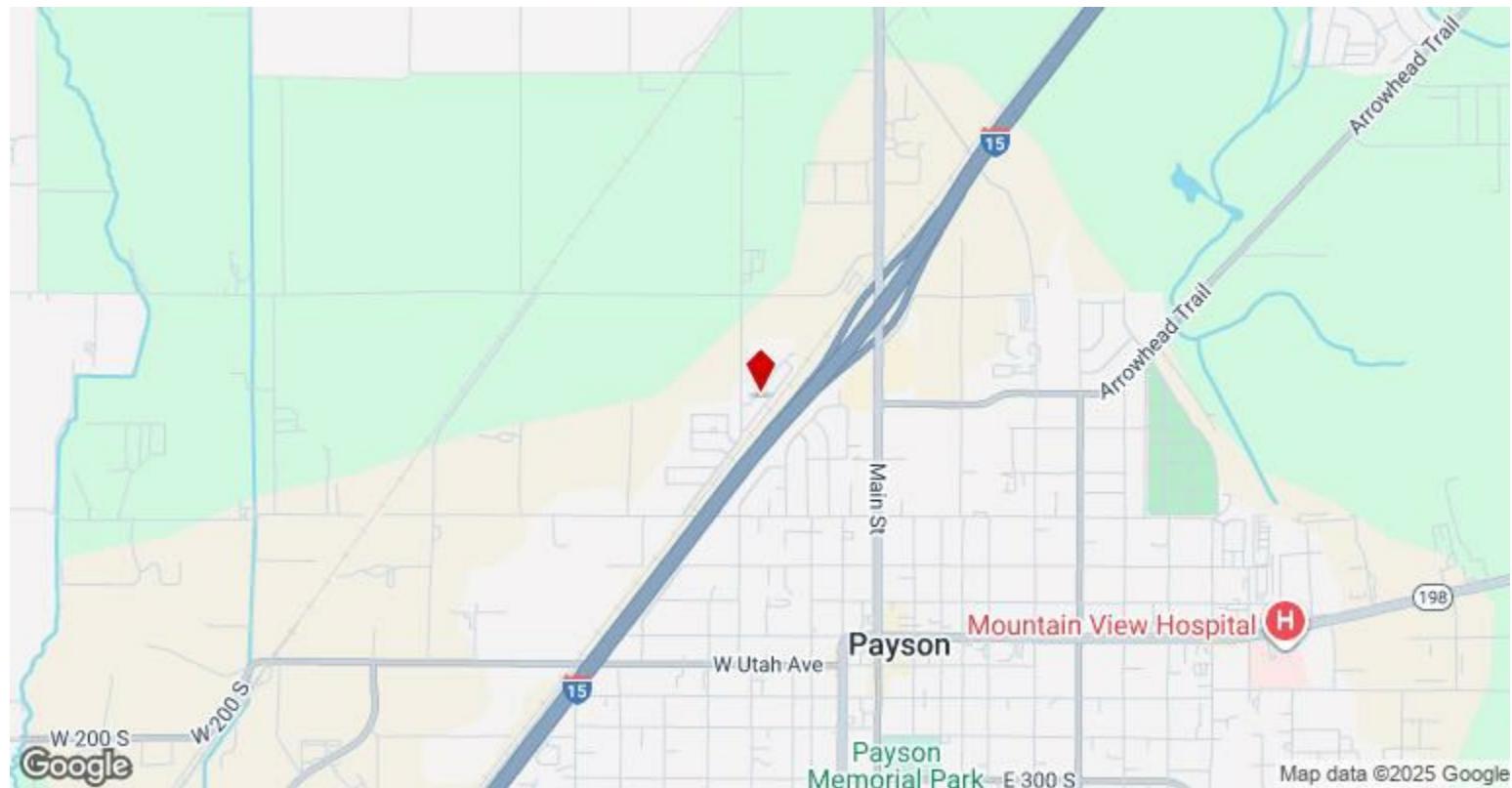
Zoning Description: S-1

APN / Parcel ID: 49-929-0005

Walk Score ®: 12 (Car-Dependent)

Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
2+2	4	\$1,400	1,086



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Property Photos



Property Photos



Dining Room



DSC_0616

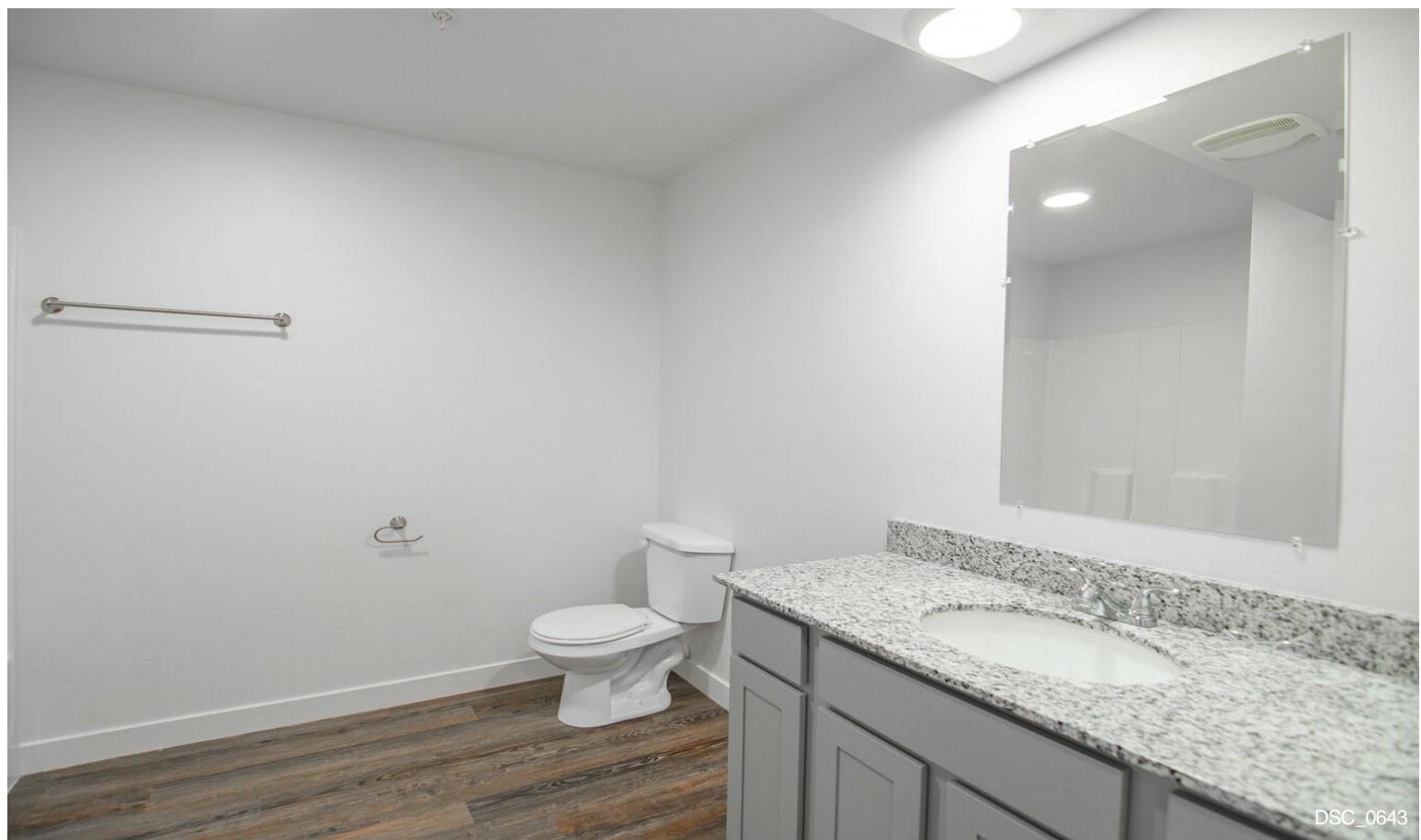
Property Photos



Property Photos



Bedroom 2



DSC_0643

Property Photos



Property Photos

