

# THE YARD #3 | 18-unit Apartments

[1125 W 250 S, American Fork, UT 84003](#)

18,000 Sq Ft    33 bed 30 bath  
0.59 AC    Built in 2024

Unit #	Floorplan	Avr Sqft	Lease Exp	Current	100% Occupied
Unit 109	1 bed 1 bath (6 units)	802	8/31/2026	\$1,470	\$1,470
Unit 110		802	8/31/2026	\$1,470	\$1,470
Unit 209		802	6/30/2026	\$1,400	\$1,400
Unit 210		802	8/31/2026	\$1,470	\$1,470
Unit 309		802	3/31/2026	\$1,460	\$1,460
Unit 310		802	6/30/2026	\$1,460	\$1,460
Unit 107	2 bed 2 bath (9 units)	1,028	Vacant		\$1,670
Unit 108		1,028	4/30/2026	\$1,670	\$1,670
Unit 111		1,028	8/31/2026	\$1,670	\$1,670
Unit 207		1,028	1/31/2026	\$1,585	\$1,585
Unit 208		1,028	6/30/2026	\$1,680	\$1,680
Unit 211		1,028	5/31/2026	\$1,595	\$1,595
Unit 307		1,028	3/31/2026	\$1,585	\$1,585
Unit 308		1,028	New	\$1,595	\$1,595
Unit 311		1,028	7/31/2026	\$1,595	\$1,595
Unit 112	3 bed 2 bath (3 units)	1,312	4/30/2026	\$1,910	\$1,910
Unit 212		1,312	5/31/2026	\$1,960	\$1,960
Unit 312		1,312	3/31/2026	\$1,950	\$1,950
Monthly:				\$27,525	\$29,195
Annual:				\$330,300	\$350,340

**RENT INCOME ONLY - OTHER INCOME NOT INCLUDED**

- The Yard development consists of twelve 18-plex buildings.
- Each building has a single tax ID & owned by individual entity.
- On-site Management & Model unit.
- Amenities: Clubhouse, Pool, Gym, Dog Park (Currently under construction - ETC: TBD)
- Once the amenities complete, there will be additional \$750-900/mo in fee income.
- There is one other building that is currently in the lease-up process.

**HOA fee: \$3,582/mo    HOA Transfer fee: \$12,000**

HOA includes direct TV, high-speed internet (available all through common space) water, sewer, trash, common space cleaning & maintenance, light exterior maintenance & cleaning, snow removal & lawn care.

## HOA Management: Passaro Leasing

(385) 304-0200  
[yardutah@passaroleasing.com](mailto:yardutah@passaroleasing.com)

## On-site Leasing & Property Manager

Jordan Tueller (801) 205-3410

- >> [The Yard Website](https://yardutah.com/)
- >> [Floor Plans/3D Tours](https://yardutah.com/floor-plans/)
- >> [Photo Gallery](https://yardutah.com/photo-gallery/)
- >> [Promo Video](https://youtu.be/-wINEF0i_xE?si=uEJ-RkDUbv2Tlj1)

>> [Download Offering Memorandum, Rent Rolls & more!:](https://shorturl.at/BncoL)