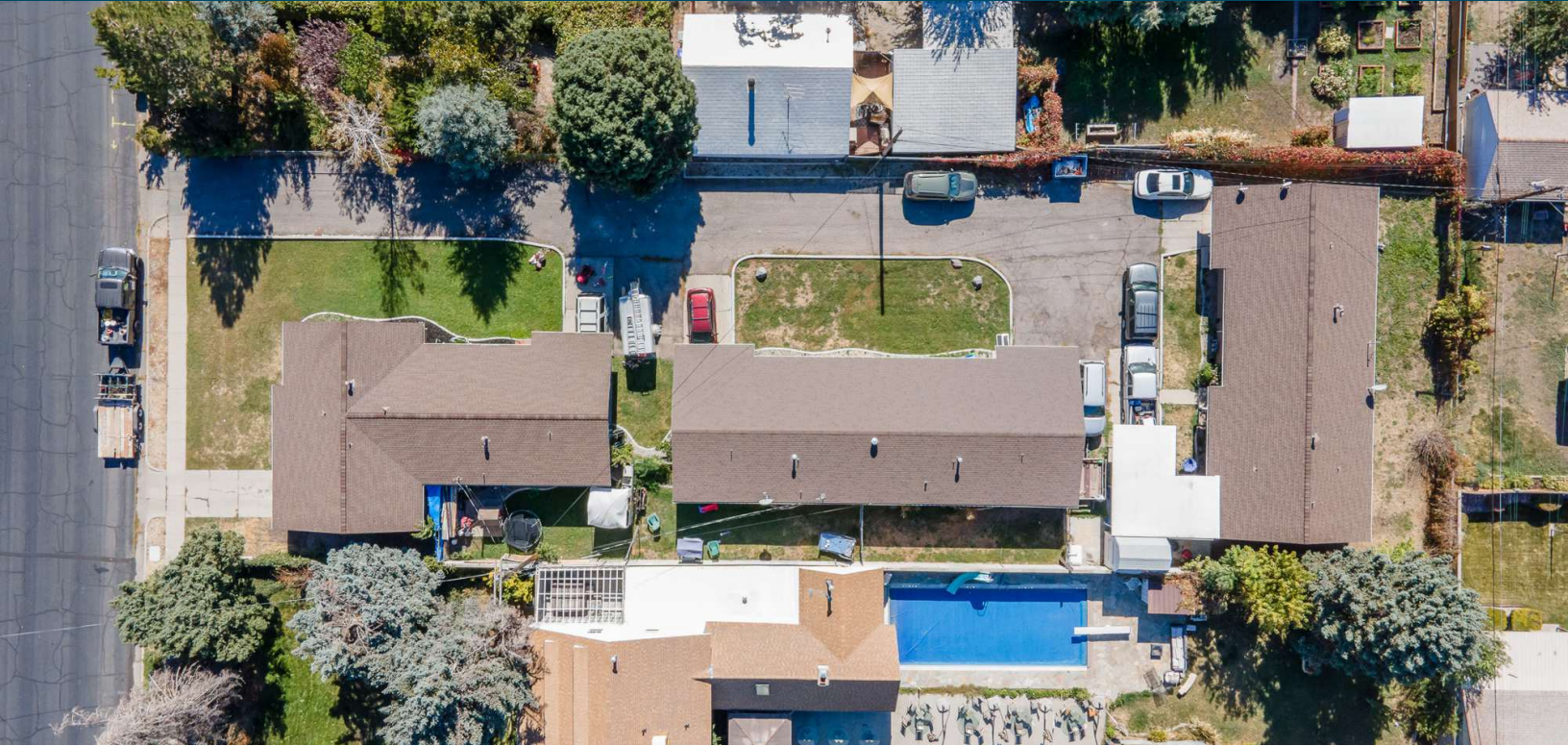


PROPERTY SUMMARY

**PROPERTY DESCRIPTION**

Three Side by Side brick duplexes, totaling 6 units on .50 acres. All six units have been well cared for and feature a spacious 2 bedroom 1 bathroom layout with a large living room, washer/dryer hookups, covered carport, and storage shed. The units also have central AC/Heating. Property has always been easy to rent. Great location with close proximity to Westminster College, Nibley Golf Course, Downtown Sugarhouse, and U of U. Buyer is advised to obtain independent measurement. Owner Agent.

PROPERTY HIGHLIGHTS

- 6-unit multifamily property (three duplexes)
- Built in 1967
- Stable occupancy
- Proximity to amenities and transportation options

OFFERING SUMMARY

Sale Price:	\$1,400,000
Number of Units:	6
Lot Size:	0.5 Acres
Building Size:	4,569 SF
NOI:	\$86,051.00
Cap Rate:	6.15%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	608	2,427	9,462
Total Population	1,400	5,405	21,470
Average HH Income	\$86,416	\$86,929	\$80,590

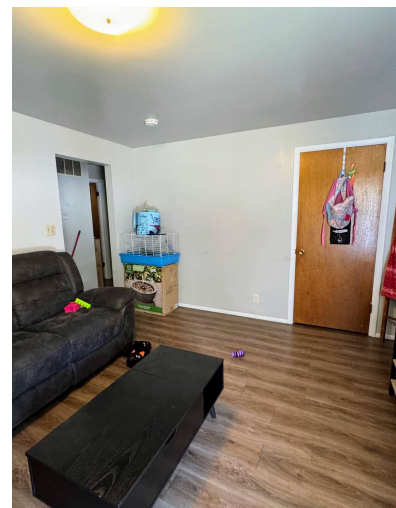
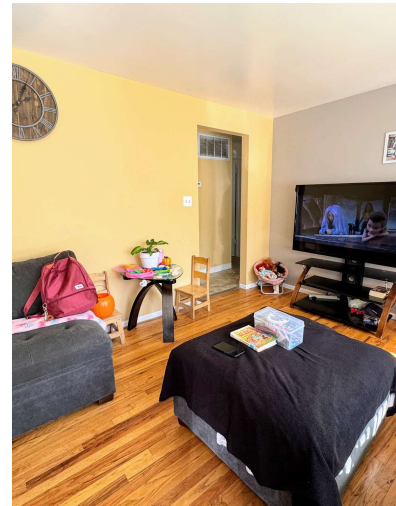
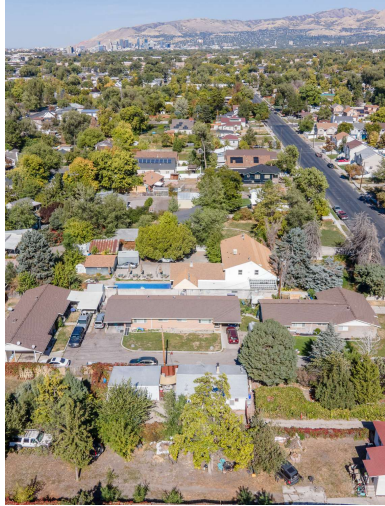
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Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale.

ADDITIONAL PHOTOS



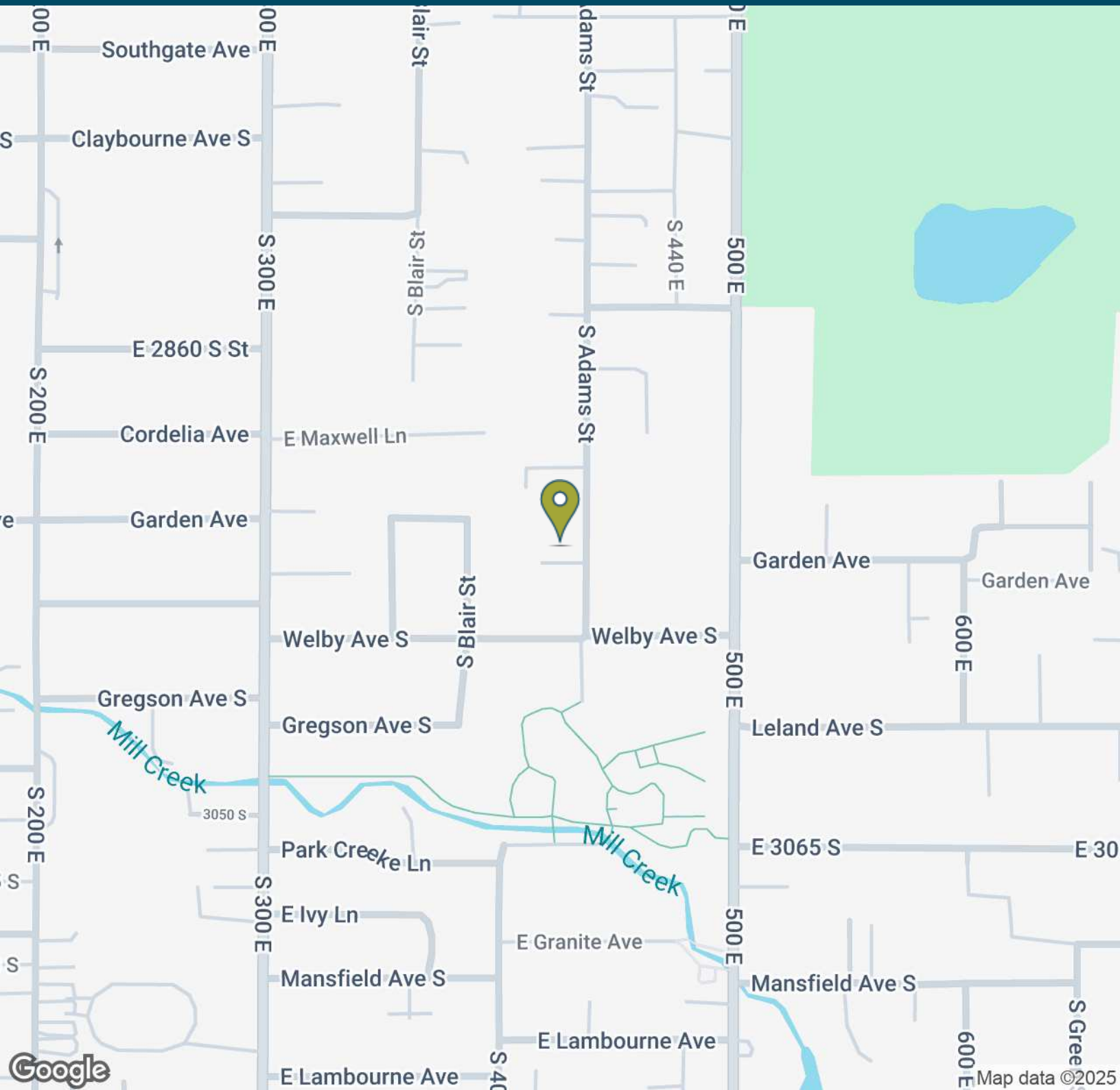
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LOCATION MAP



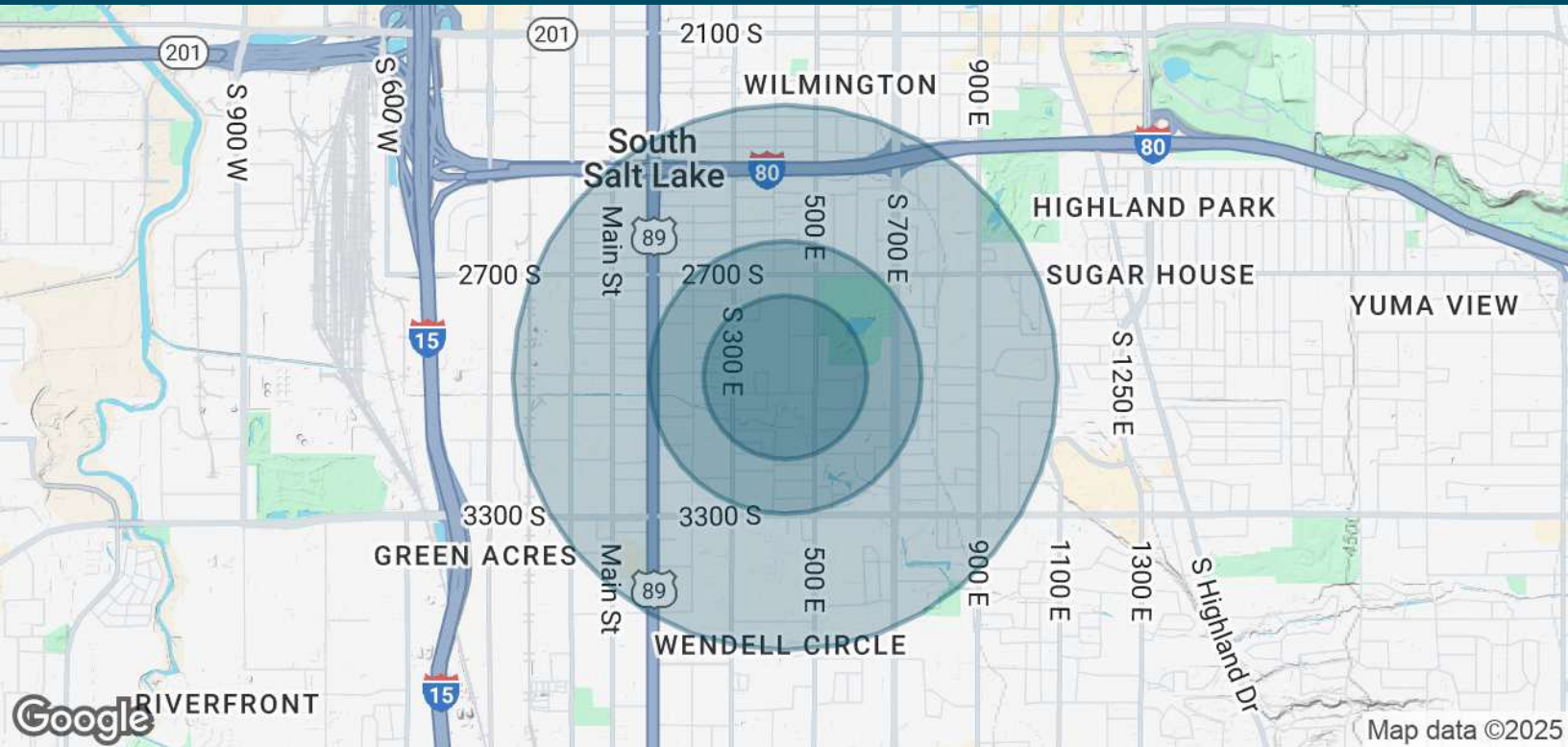
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,400	5,405	21,470
Average Age	37	38	37
Average Age (Male)	36	37	36
Average Age (Female)	38	38	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	608	2,427	9,462
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$86,416	\$86,929	\$80,590
Average House Value	\$499,056	\$490,906	\$476,029

Demographics data derived from AlphaMap

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RENT ROLL



SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
2930	2	1	780 SF	\$1,550	\$1.99	\$1,550	\$1.99
2932	2	1	780 SF	\$1,440	\$1.85	\$1,550	\$1.99
2934	2	1	780 SF	\$1,460	\$1.87	\$1,550	\$1.99
2936	2	1	780 SF	\$1,485	\$1.90	\$1,550	\$1.99
2938	2	1	780 SF	\$1,550	\$1.99	\$1,550	\$1.99
2940	2	1	780 SF	\$1,445	\$1.85	\$1,550	\$1.99
TOTALS			4,680 SF	\$8,930	\$11.45	\$9,300	\$11.94
AVERAGES			780 SF	\$1,488	\$1.91	\$1,550	\$1.99

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