

CEDAR ROSE APARTMENTS

120 G St Salt Lake City, UT 84103



Investment Realty
ADVISORS

PORTER CRIDDLE

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For Sale | \$4,450,000

CEDAR ROSE APARTMENTS PROPERTY SUMMARY



PROPERTY DESCRIPTION

Turnkey 15-unit investment opportunity in Salt Lake City featuring a highly desirable unit mix of 12 two-bedroom units and 3 one-bedroom units. The property underwent significant renovations in 2023, minimizing near-term capital expenditures. Spacious, well-designed units combine modern upgrades with timeless character, contributing to consistently strong rental demand. Measurements are given as courtesy only. Buyer to verify.

PROPERTY HIGHLIGHTS

- - 13,077 SF building
- - 15 units
- - Built in 1969
- - Renovated in 2023
- - Zoned RMF-35

OFFERING SUMMARY

Sale Price:	\$4,450,000
Number of Units:	15
Lot Size:	13,635 SF
Building Size:	13,077 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,267	4,883	15,972
Total Population	2,223	8,638	28,040
Average HH Income	\$77,258	\$82,852	\$92,603

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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. The contained information should be kept confidential.

CEDAR ROSE APARTMENTS ADDITIONAL PHOTOS



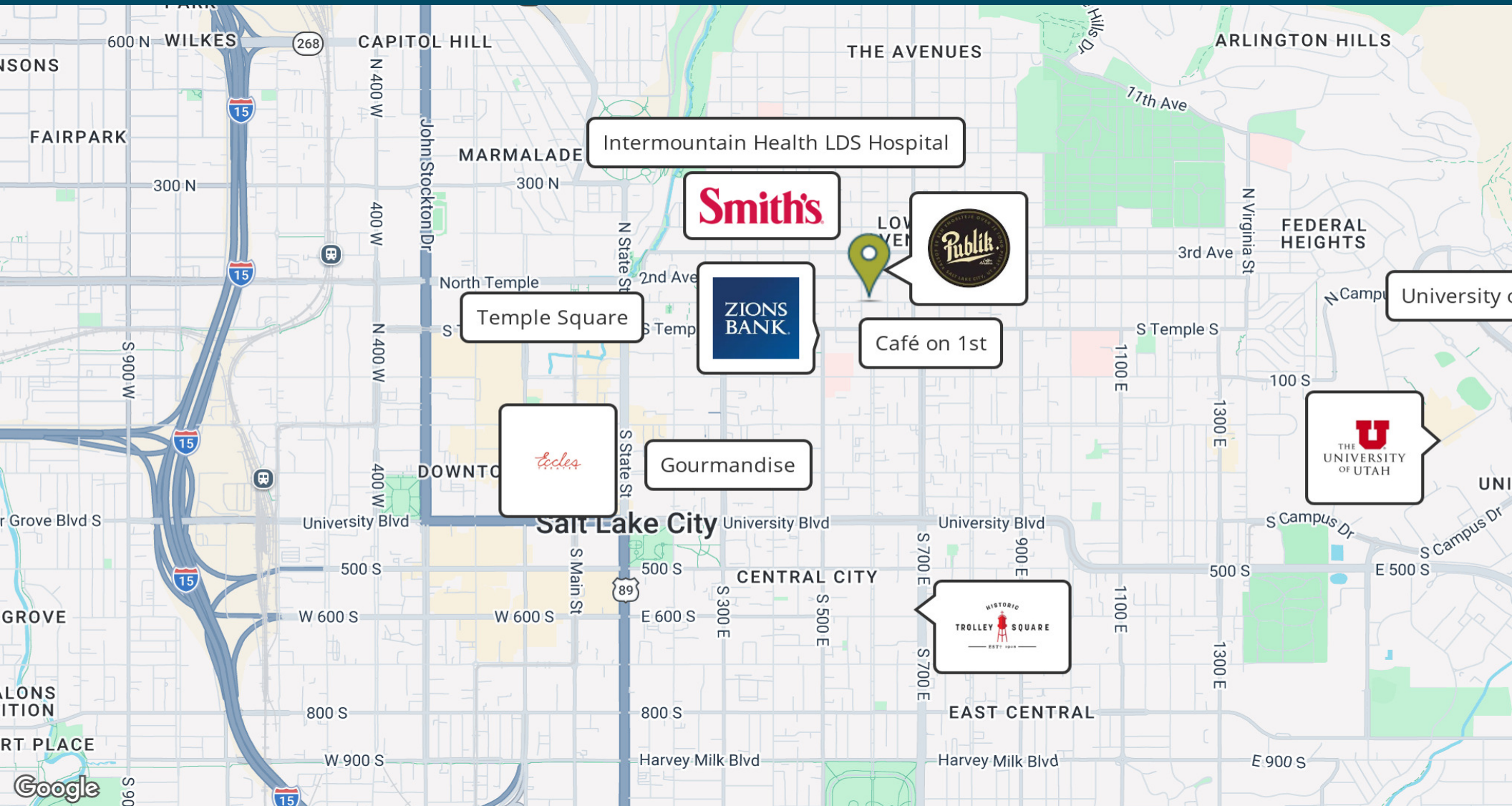
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CEDAR ROSE APARTMENTS LOCATION MAP



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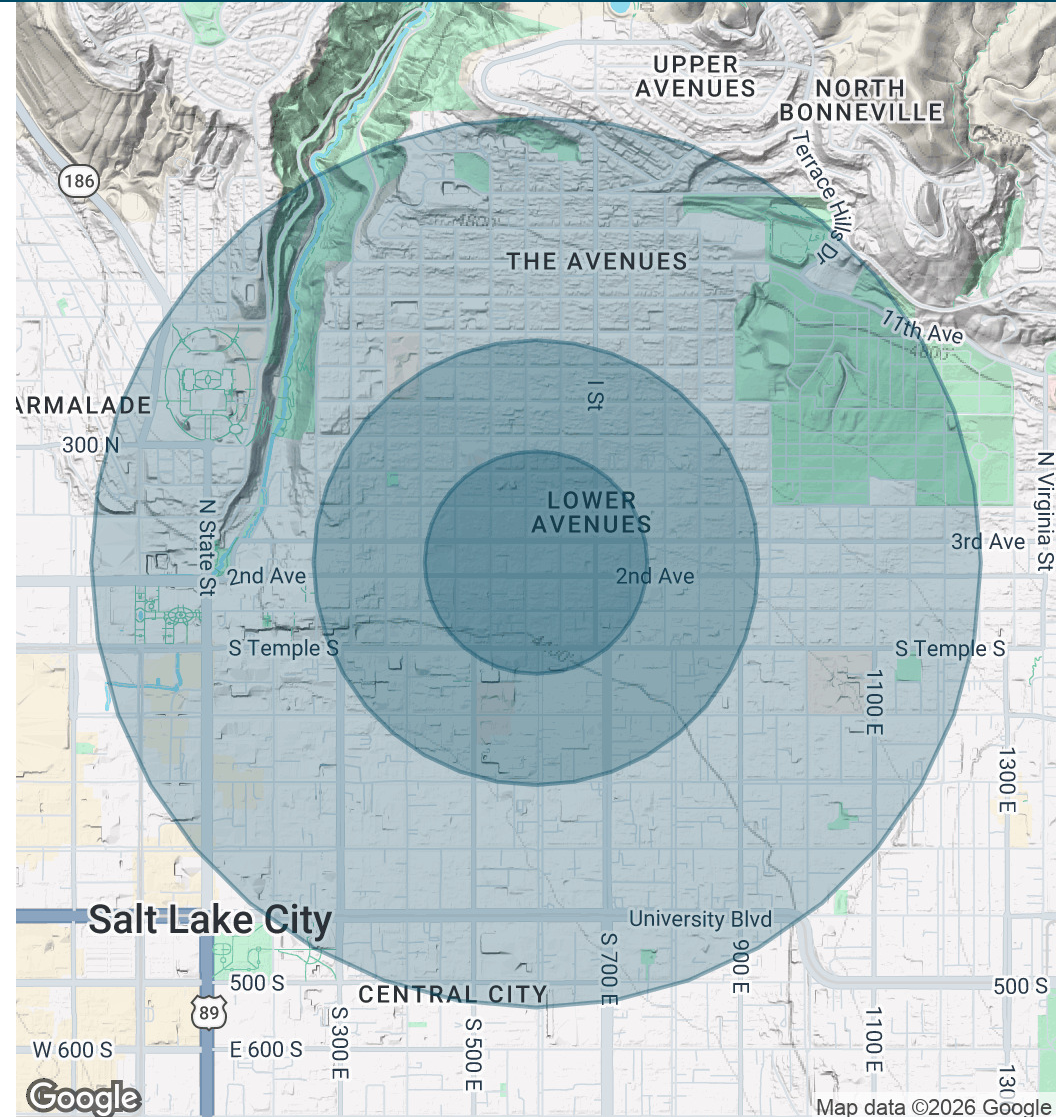
CEDAR ROSE APARTMENTS DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,223	8,638	28,040
Average Age	32.6	37.1	34.7
Average Age (Male)	33.8	37.0	34.9
Average Age (Female)	33.1	37.6	34.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,267	4,883	15,972
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$77,258	\$82,852	\$92,603
Average House Value	\$578,506	\$538,795	\$586,103

2023 American Community Survey (ACS)



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