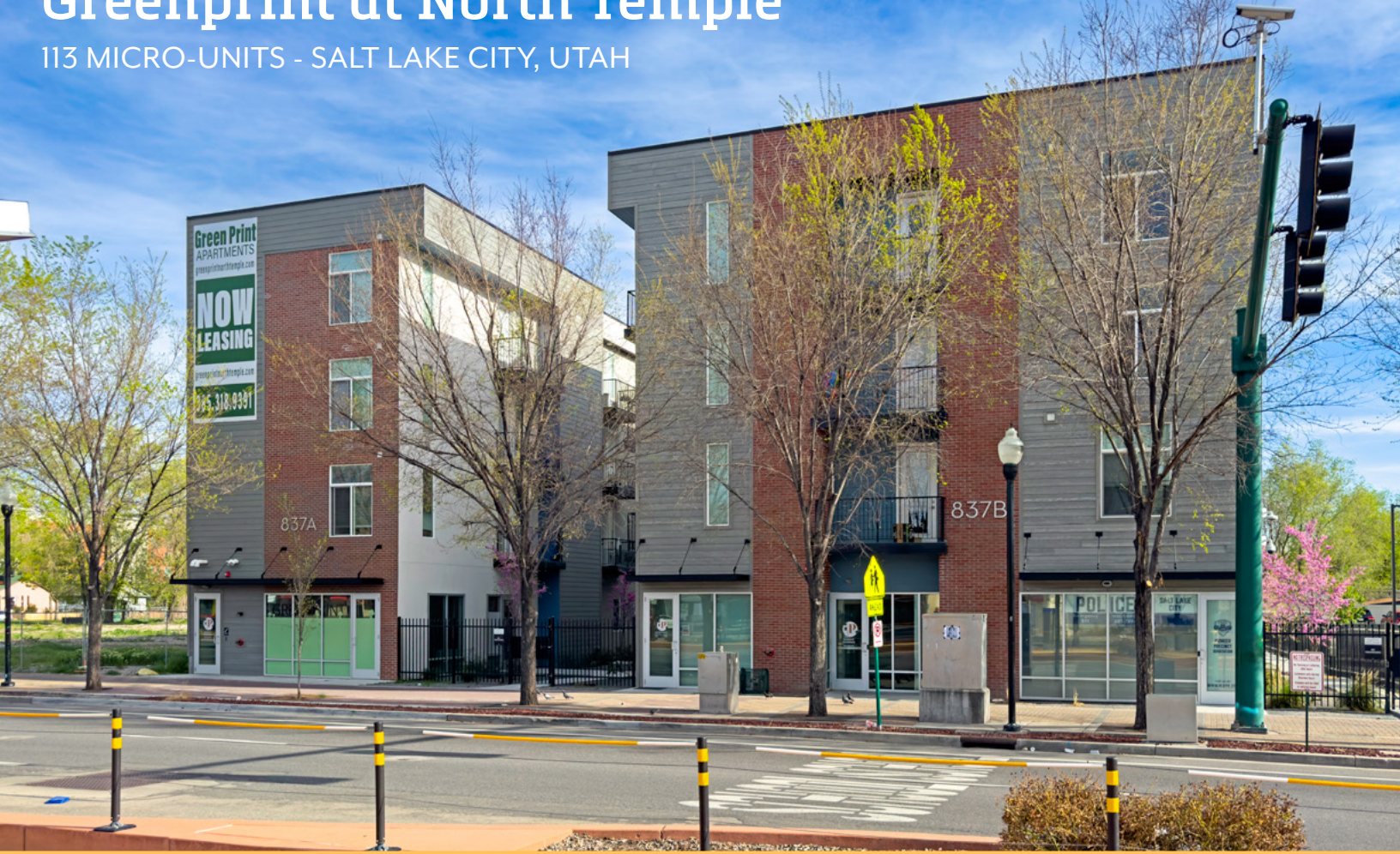


Greenprint at North Temple

113 MICRO-UNITS - SALT LAKE CITY, UTAH



Cushman & Wakefield as exclusive advisor is pleased to present the opportunity to acquire Greenprint at North Temple (the “Property” or “Greenprint”). Greenprint is a nearly fully occupied 113-micro unit apartment building situated in the North Temple corridor of Salt Lake City, Utah.

Originally constructed in 2022 by the current owner, Greenprint appeals to young professionals due to its proximity to downtown, transit-oriented location, and affordability. Situated in the heart of Salt Lake’s rapidly expanding North Temple corridor, the Property is positioned to capture significant renter demand following ongoing investments in the area. Greenprint is located within a mile from The Larry H. Miller Company’s (LHM) Power District, a 100-acre multi-phase development, planned to include Rocky Mountain Power’s new, state-of-the-art headquarters, apartments, retail outlets, and a potential Major League Baseball (MLB) stadium. Lastly, the Property is just one block away from the Utah State Fairpark, which is scheduled to transform into a year-round event facility. Greenprint’s affordability, access to transit, and high-growth location, position the Property for tremendous growth for years to come.



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Asset Summary	
Name:	Greenprint at North Temple
Address:	837 West North Temple Street Salt Lake City, Utah
Building Size:	30,203 net rentable sq. ft. (Buyer to verify)
Construction:	Midrise
Unit Mix:	113 micro-units (267 avg. sq. ft.)
Retail:	Fully-occupied (959 sq. ft.)
Parcel Details:	08-35-457-031: 0.67 acre 08-35-457-002 (portion): 0.22 acre Total: 0.89 acre
Zoning:	TSA-UN-C (Urban Neighborhood Transit Station)
Age:	2022
Occupancy:	99.1%
Parking:	60 stalls (0.53/unit ratio) (40 stalls onsite, with 20 additional behind adjacent O'Reilly Auto Parts site)
Pricing:	\$18,107,966 (\$160,247/unit)
Cap Rate:	6.00% (Yr 1 Pro Forma)

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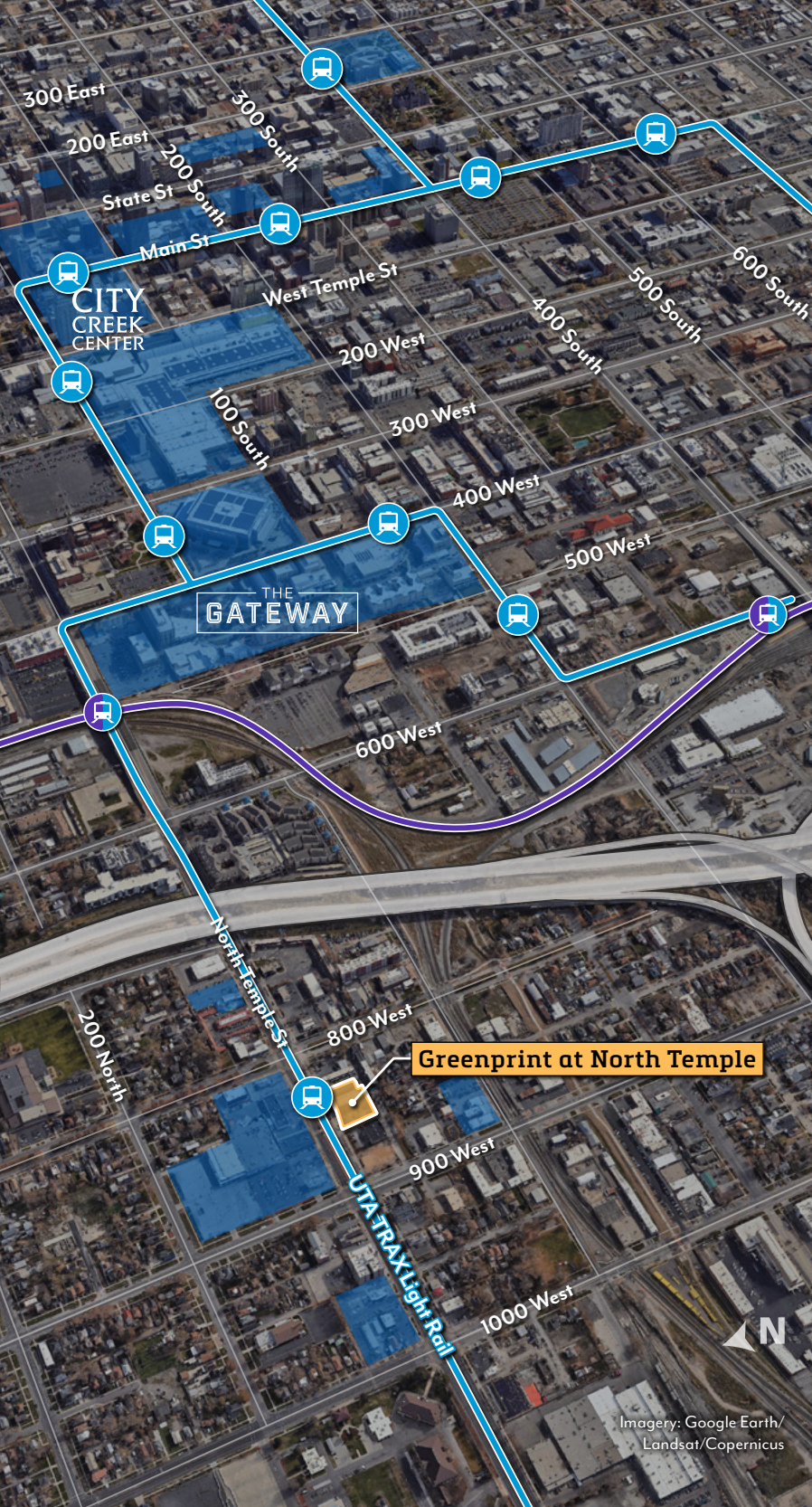
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Greenprint at North Temple

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Imagery: Google Earth/
Landsat/Copernicus

SURROUNDING RETAIL AND AMENITIES

Greenprint at North Temple is located near Downtown Salt Lake City, home to the area's most vibrant cultural, entertainment, retail, and dining establishments.

HARMONS
NEIGHBORHOOD GROCER

Lowry Hill
MEGAPLEX
THEATRES

RED IGUANA

RANCHO MARKETS

the depot

DAVE & BUSTER'S

Apple **H&M**

FLANKER
KITCHEN + SPRING CLUB

RED ROCK
BREWERY

ANTHROPOLOGIE

NORDSTROM

Wiseguys
LIVE COMEDY

Shades
BREWING

FOREVER 21

west elm

HAFIPASS

Squatters
PUB BREWERY

TIFFANY & CO.

ATHLETA

CUPBOP
CUPCAKES & BAKERY

BACK DOOR

BAR·X

RICH'S
BURGERS-N-GRUB

COPPER COMMON

Laziz
KITCHEN

monkey wrench

Pretty Bird
HOT CHICKEN

FRANKLIN AVE
Cocktails & Kitchen

WHISKEY STREET
cocktails & dining

CHILE - TEPIN

DELTA
CENTER

UTA RAIL

The City Library
THE SALT LAKE CITY PUBLIC LIBRARY SYSTEM

GALLIVAN
CENTER

JANET QUINNEY LAWSON
CAPITOL
THEATRE

CALVIN L. RAMPTON
SALT PALACE
CONVENTION CENTER
A SALT LAKE COUNTY FACILITY

MAURICE
ABRAVANEL
HALL

JHT LEONARDO

Eccles
GEORGE S. AND DOLORES DORE
ECCLES THEATER

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