



6 UNIT AVENUES PROPERTY

111 C STREET
117 C STREET
SALT LAKE CITY, UT

**6 UNIT AVENUES PROPERTY - 5 UNIT & ADJACENT SINGLE FAMILY HOME
PURCHASE PRICE: \$1,575,000**





Offering Memorandum Disclaimer

This Confidential Offering Memorandum (“Memorandum”) is being delivered subject to the terms of the Confidentiality Agreement (the “Confidentiality Agreement”) signed by you and constitutes part of the Confidential Information (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible investment in **the 6 Unit Avenues Property** (the “Project”), and is not to be used for any other purpose or made available to any other party without the prior written consent of Managing Member, or its exclusive broker, Cushman & Wakefield. This Memorandum was prepared by Cushman & Wakefield based primarily on information supplied by Managing Member. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Cushman & Wakefield nor Managing Member guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an “As Is, Where Is” basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser’s investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Cushman & Wakefield nor Managing Member guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Cushman & Wakefield and Managing Member. Managing Member expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Managing Member shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Managing Member and any conditions to Managing Member’s obligations thereunder have been satisfied or waived. Managing Member has retained Cushman & Wakefield as its exclusive broker and will be responsible for any commission due to Cushman & Wakefield in connection with a transaction relating to the Project pursuant to a separate agreement. Cushman & Wakefield is not authorized to make any representation or agreement on behalf of Managing Member. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Managing Member and all parties approved by Managing Member and may be used only by parties approved by Managing Member. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

For more information, please contact one of the following individuals:

Vicente Cantua
 Director
 Investment Sales
 +1 801 303 5402 Office
 +1 520 248 0418 Mobile
vicente.cantua@cushwake.com

Disclaimer

Table of Contents

Property Summary

Property Highlights

Financial Analysis
111 C Street

Financial Analysis
117 C Street

Location Summary

Contact Information

Table of Contents

Disclaimer	2
Property Summary	4
Property Highlights	5
Property Photos	6
Financial Analysis: 111 C Street	7
Financial Analysis: 117 C Street	8
Location Summary	11

Disclaimer

Table of Contents

Property Summary

Property Highlights

Financial Analysis
111 C Street

Financial Analysis
117 C Street

Location Summary

Contact Information

Property Summary



111 C Street



117 C Street

Property Summary

Property Type	Multifamily
Total Square Feet	4,509 SF
Number of Buildings	2
Land Area	11,326 SF
Year Built	1901, 1871
Stories	2
APN:	09-31-451-012-0000 09-31-451-011-0000
Construction	Masonry, Stucco

This investment offering provides the opportunity to acquire a **value-add 6-units on 2 properties in the highly coveted Avenues.**

111 C is a 5-unit property built in 1901. It is 3,130 SF. The units are all 1BD/1BA units, but **each unit has a bonus room that can be used as an office, nursery, etc. They are therefore almost two-bedroom units.** Unit 4 was recently renovated, and the exterior of the property is being renovated with new paint and wood fascia repairs.

117 C St shares the parking lot with 111 C and is a 3BD/1BA single family home. It was built in 1871 and is 1,379 SF.

The total asking price of the 6-unit Avenue property is \$1,575,000. **The sellers are willing to finance the property.** Terms are negotiable, but they would consider an offer that is 20% down, 5% interest rate and no longer than 5-year term.

Disclaimer

Table of Contents

Property Summary

Property Highlights

Financial Analysis
111 C Street

Financial Analysis
117 C Street

Location Summary

Contact Information

Property Highlights

OPPORTUNITY

Value-Add Opportunity

RENTS

Below Market Rents

PROPERTIES

Well-Maintained Properties

LOCATIONS

Highly Coveted Areas

FINANCING

Seller Financing with Favorable Rates

STYLE

Unique and Charming Architecture

INCENTIVES

Tax Credit Incentives with
Avenues Properties



Disclaimer

Table of Contents

Property Summary

Property Highlights

Financial Analysis
111 C Street

Financial Analysis
117 C Street

Location Summary

Contact Information

111 C Street

AUGUST RENT ROLL AND T12 EXPENSES

POTENTIAL RENTAL INCOME	\$	61,860.00	
Vacancy	\$	5,567.40	9.0%
Effective Rental income	\$	56,293	
Other Income (Late fees, RUBS, etc)	\$	3,360.00	
Gross Operating Income	\$	59,652.60	
OPERATING EXPENSES			
Real Estate Taxes	\$	5,966.00	
Property Insurance	\$	2,741.00	
Management	\$	4,091.00	6.9%
Repairs & Maintenance	\$	5,655.00	
Water/Sewer/Trash	\$	2,999.00	
<i>P&L has higher amount from \$1,200 mistake from property manager</i>			
Electricity	\$	386.00	
Gas	\$	2,215.00	
Business Licenses, Dues & Permits	\$	1,132.00	
Miscellaneous Contract Services		447.00	
Reserves	\$	-	
Total Operating Expenses	\$	25,632.00	
Expenses/unit per year	\$	5,126.40	
Expense Ratio		41.44%	
Net Operating Income	\$	34,020.60	
Cap rate:		3.09%	
Purchase Price	\$	1,100,000	
Price/Unit	\$	220,000	
Units		5	

AUGUST RENT ROLL

Unit	Unit Mix	Current Rents	RUBS	Market Rents	Move In Date	Leased Until
1	1BD/1BA & Bonus Room	\$895	\$60	\$1,350	1/20/2017	5/1/2025
2	1BD/1BA & Bonus Room	\$895	\$60	\$1,350	2/26/2016	5/1/2025
3	1BD/1BA & Bonus Room	\$0	\$0	\$1,350	Vacant	Vacant
4	1BD/1BA & Bonus Room	\$1,195	\$60	\$1,350	5/1/2024	5/1/2025
Renovated						
5	1BD/1BA & Bonus Room	\$1,075	\$50	\$1,350	12/1/2023	5/31/2024
Total		\$4,060	\$230			

PROFORMA - HIGHER RENTS/RENOVATED UNITS

POTENTIAL RENTAL INCOME	\$	81,000.00	\$1,350/unit
Vacancy	\$	4,050.00	5.0%
Effective Rental income	\$	76,950	
Other Income (Late fees, RUBS, etc)	\$	4,500.00	\$75 for Utility Reimbursement
Gross Operating Income	\$	81,450.00	
OPERATING EXPENSES			
Real Estate Taxes	\$	6,144.98	3% increase
Property Insurance	\$	2,823.23	3% increase
Management	\$	4,887.00	6.0%
Repairs & Maintenance	\$	2,500.00	\$500/unit per year
Water/Sewer/Trash	\$	2,000.00	
Electricity	\$	386.00	
Gas	\$	2,215.00	
Business Licenses, Dues & Permits	\$	1,132.00	
Miscellaneous Contract Services		447.00	
Reserves	\$	1,250.00	\$250/unit per year
Total Operating Expenses	\$	23,785.21	
Expenses/unit per year	\$	4,757.04	
Expense Ratio		29.36%	
Net Operating Income	\$	57,664.79	
Cap rate:		5.24%	
Purchase Price	\$	1,100,000	
Price/Unit	\$	220,000.00	
Units		5	

EQUITY GAIN ANALYSIS - PRO FORMA NOI

Exit Price @ 4.75% Cap Rate	\$	1,213,996
Less Renovation Cost:	\$	60,000
Less Exterior Capital Improvements:	\$	-
Adjusted Value:	\$	1,153,996
Equity Gain to Buyer:	\$	53,996

Disclaimer

Table of Contents

Property Summary

Property Highlights

Financial Analysis
111 C StreetFinancial Analysis
117 C Street

Location Summary

Contact Information

117 C Street

MAY RENT ROLL AND T12 EXPENSES

POTENTIAL RENTAL INCOME	\$	21,540.00	
Vacancy	\$	215.40	1.0%
Effective Rental income	\$	21,325	
Other Income (Late fees, RUBS, etc)	\$	720.00	
Gross Operating Income	\$	22,044.60	
OPERATING EXPENSES			
Real Estate Taxes	\$	2,736.00	
Property Insurance	\$	748.00	
Management	\$	1,814.00	8.2%
Repairs & Maintenance	\$	6,608.00	
Water/Sewer/Trash	\$	457.00	
Electric & Gas	\$	659.00	
Business Licenses, Dues & Permits	\$	129.00	
Reserves	\$	-	
Total Operating Expenses	\$	13,151.00	
Expenses/unit per year	\$	13,151.00	
Expense Ratio		61.05%	
Net Operating Income	\$	8,893.60	
Cap rate:		1.87%	
Purchase Price	\$	475,000	
Price/Unit	\$	475,000.00	
Units		1	

MAY RENT ROLL

Unit	Unit Mix	Current Rents	RUBS	Market Rents	Move In Date	Leased Until
Single Family Home	3BD/1BA	\$1,795	\$60	\$2,400	4/24/2018	7/31/2024

PROFORMA - HIGHER RENTS/RENOVATED UNITS

POTENTIAL RENTAL INCOME	\$	28,800.00	\$2,400/Month
Vacancy	\$	1,440.00	5.00%
Effective Rental income	\$	27,360	
Other Income (Late fees, RUBS, etc)	\$	1,200.00	\$100 RUBS
Gross Operating Income	\$	28,560.00	
OPERATING EXPENSES			
Real Estate Taxes	\$	2,818.08	3% Increase
Property Insurance	\$	770.44	3% Increase
Management	\$	1,814.00	6.0%
Repairs & Maintenance	\$	6,608.00	
Water/Sewer/Trash	\$	457.00	
Electric & Gas	\$	659.00	
Business Licenses, Dues & Permits	\$	129.00	
Miscellaneous Contract Services			
Reserves	\$	250.00	\$250/unit
Total Operating Expenses	\$	13,505.52	
Expenses/unit per year	\$	13,505.52	
Expense Ratio		46.89%	
Net Operating Income	\$	15,054.48	
Cap rate:		3.17%	
Purchase Price	\$	475,000	
Price/Unit	\$	475,000.00	
Units		1	

EQUITY GAIN ANALYSIS - PRO FORMA NOI

Exit Price @ 3.00% Cap Rate	\$	501,816
Less Renovation Cost:	\$	25,000
Less Exterior Capital Improvements:	\$	-
Adjusted Value:	\$	476,816
Equity Gain to Buyer:	\$	1,816

Disclaimer

Table of Contents

Property Summary

Property Highlights

Financial Analysis
111 C StreetFinancial Analysis
117 C Street

Location Summary

Contact Information

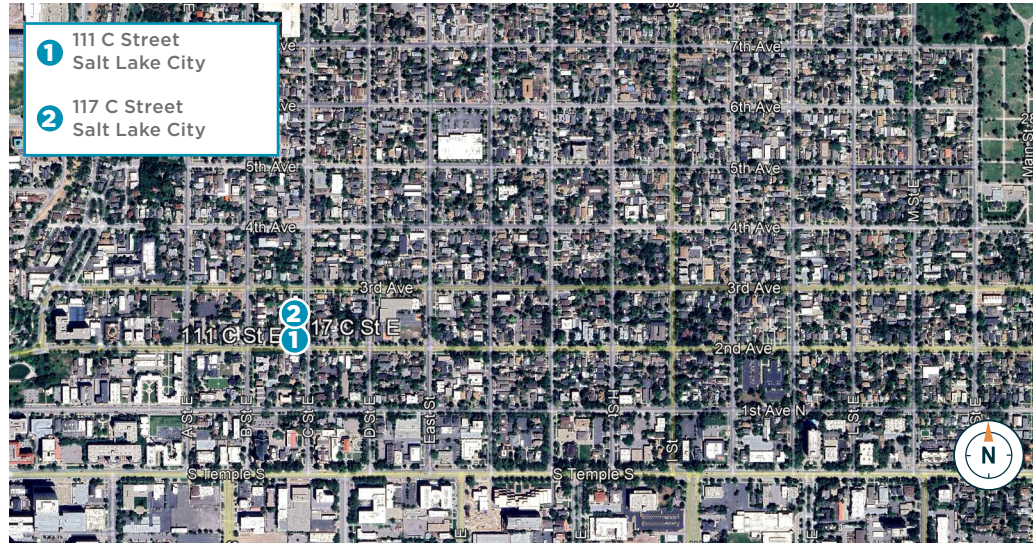
Location Summary

AVENUES

These are located in the highly coveted Avenues. The Avenues is a highly walkable neighborhood featuring local restaurants, cafes and shops. The homes are unique and have very charming characteristics that make it highly desirable for tenants and investors.

The Avenues are in a historic district which allows investors to receive a 20% non-refundable federal income tax credit for the rehabilitation of historic buildings that are used as income producing properties.

There are a plethora of job opportunities in the area. The University of Utah is just east of the property and the SLC downtown core is within walking distance of the property as well.



SALT LAKE CITY

US News recently named Utah the #1 state in the country the second year in a row.

People continue to come in droves to northern Utah for its beauty, favorable business environment and quality of life. Utah Ranked #1 for population growth over the last decade and it is expected to remain that way well into the future.

Utah ranked top 5 in job growth over the last decade as well. Because of this, investors have flocked here for its apartment investment opportunities. PwC and the Urban Land Institute named Salt Lake City the #2 best market to buy multifamily in both 2021 and 2022.

Some of Utah's recent accolades include 1) Forbes ranked Utah as the #1 state for economic growth. 2) CNBC rated Utah the top place for businesses and 3) WalletHub rated Utah "the Happiest State" in 2016.

There are a plethora of reasons why investing in Utah multifamily is a smart decision. Utah has a pro-business government, landlord-friendly laws, job growth, population growth, income growth, and had the highest rent collections in the nation during the pandemic. Utah's economy is incredibly strong and experts agree it is an excellent place to invest in multifamily.



Vicente Cantua
Director
Investment Sales
+1 801 303 5402 Office
+1 520 248 0418 Mobile
vicente.cantua@cushwake.com

170 South Main Street Suite 1600
Salt Lake City, UT 84101
cushmanwakefield.com



Disclaimer

Table of Contents

Property Summary

Property Highlights

Financial Analysis
111 C Street

Financial Analysis
117 C Street

Location Summary

Contact Information