



**OFFERING MEMORANDUM**

# 9 UNITS AT LIBERTY PARK

Multi-Family Investment Opportunity  
in One of Salt Lake City's Most Walkable Neighborhoods

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By accepting this Memorandum, you agree to the above terms and conditions.





## TABLE OF **CONTENTS**

03	INVESTMENT OVERVIEW
04	OFFERING SUMMARY
05	RENT ROLL
06	PROFORMA
07	PROPERTY PHOTOS
08	AREA OVERVIEW
09	AREA MAP
10	NEARBY AMMENITIES

# THE OFFERING

PRICE	\$1,900,000
PROPERTY TYPE	Multifamily Apartment Building
UNITS	9 Units (approx. \$211,000/door)
UNIT MIX	Six, 2-bedroom/1-bath units Three, 1-bedroom/1-bath units
SITE SIZE	.19 ACRES
YEAR BUILT	Built in 1967; renovated in 2019
ZONED	RMF-30
ACTUAL CAP RATE	5.04%
PROFORMA CAP RATE	6.24%





## OFFERING SUMMARY

ACRES Commercial Real Estate is pleased to present the opportunity to acquire a well-maintained 9-unit multifamily property located in the highly desirable Liberty Park neighborhood of Salt Lake City. Situated on a 0.19-acre parcel and featuring updated interiors, strong in-place occupancy, and future upside potential, this asset offers investors a compelling combination of stable cash flow and value-add opportunity in one of Utah's most sought-after rental markets.



## HIGHLIGHTS

- Updated unit interiors with dishwashers
- On-site laundry facilities
- Nine (9) off-street parking stalls
- Strong rental demand in the Liberty Park submarket
- Value-add opportunity through operational improvements and rental growth
- Excellent investment acquisition opportunity

# RENT ROLL

UNIT	TYPE	STATUS	BASE RENT	UTILITIES	PET RENT	DEPOSIT	MONTHLY RENT	ANNUAL RENT	YR 1 PROFORMA	ANNUAL PROFORMA
1	2 BED / 1 BATH	OCCUPIED	\$1,220	\$75	\$0	\$1,000	\$1,295	\$15,540	\$1,450	\$17,400
2	2 BED / 1 BATH	OCCUPIED	\$1,000	\$25	\$25	\$850	\$1,050	\$12,600	\$1,450	\$17,400
3	1 BED / 1 BATH	OCCUPIED	\$1,220	\$75	\$0	\$1,000	\$1,295	\$15,540	\$1,295	\$15,540
4	2 BED / 1 BATH	OCCUPIED	\$1,275	\$75	\$0	\$850	\$1,350	\$16,200	\$1,450	\$17,400
5	1 BED / 1 BATH	OCCUPIED	\$965	\$25	\$0	\$1,100	\$990	\$11,880	\$1,295	\$15,540
6	2 BED / 1 BATH	OCCUPIED	\$1,260	\$50	\$25	\$1,100	\$1,335	\$16,020	\$1,450	\$17,400
7	2 BED / 1 BATH	OCCUPIED	\$1,255	\$75	\$0	\$1,000	\$1,330	\$15,960	\$1,450	\$17,400
8	1 BED / 1 BATH	OCCUPIED	\$955	\$50	\$0	\$1,000	\$1,005	\$12,060	\$1,295	\$15,540
9	2 BED / 1 BATH	OCCUPIED	\$1,350	\$75	\$0	\$1,000	\$1,425	\$17,100	\$1,450	\$17,400
<b>TOTALS</b>			<b>\$9,280</b>	<b>450</b>	<b>\$50</b>	<b>7,600</b>	<b>\$11,075</b>	<b>\$132,900</b>	<b>\$12,585</b>	<b>\$151,020</b>

# FINANCIAL SUMMARY

		EXPENSE	INCOME
<b>Potential Gross Income</b>			<b>\$132,900</b>
(-) Vacancy	5.00%	<b>\$6,645</b>	
(=) Effective Gross Income			<b>\$126,255</b>
(+) Other Income Laundry, cable, parking)			<b>\$0</b>
(=) Gross Operating Income			<b>\$126,255</b>

<b>Operating Expenses</b>			
Real Estate Taxes		<b>\$8,940</b>	
Property Insurance		<b>\$3,371</b>	
Property Management	6.00%	<b>\$7,974</b>	
Taxes Other		<b>\$0</b>	
Repairs & Maintenance 3.5%	3.50%	<b>\$4,419</b>	

<b>Administrative Expenses</b>			
Accounting & Legal		<b>\$0</b>	
Licenses & Permits		<b>\$300</b>	
Other Professional Fees		<b>\$0</b>	

<b>Utilities</b>			
Gas/Electricity		<b>\$408</b>	
Garbage		<b>\$1,521</b>	
Sewer & Water		<b>\$3,600</b>	
Snow Removal/Landscape			

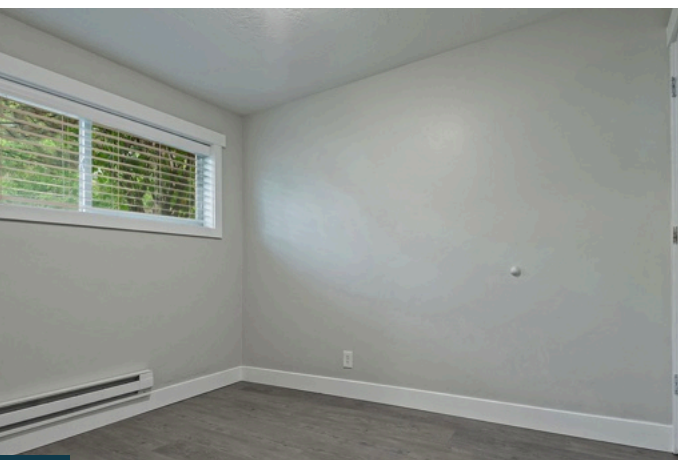
<b>Miscellaneous</b>			
N/A		<b>\$0</b>	

<b>Total Expenses</b>		<b>\$30,533</b>	
<b>Net Operating Income</b>			<b>\$95,722</b>
(-) Annual Debt Service			
(-) Capital Additions		<b>\$0</b>	
<b>(=) Pre Tax Cash Flow</b>			<b>\$95,722</b>

The information in this worksheet is for estimation purposes only. All information should be independently verified. Consult a licensed tax advisor and/or attorney before making any purchase or sale decision.



PROPERTY PHOTOS



# AREA OVERVIEW

## SALT LAKE CITY, UTAH

Situated in one of Salt Lake City's most dynamic and sought-after urban corridors, this property enjoys a prime location between the vibrant 9th & 9th District and the emerging Central 9th/Milk Block neighborhood. Residents benefit from immediate access to some of the city's most popular restaurants, cafés, breweries, boutique shopping, and local entertainment, while remaining just minutes from Downtown Salt Lake City and the University of Utah.

The surrounding neighborhoods have experienced significant growth and investment in recent years, attracting a diverse mix of students, young professionals, healthcare workers, and long-term residents seeking a walkable, amenity-rich lifestyle. Liberty Park, Salt Lake City's largest and most beloved urban park, is just moments away and offers over 80 acres of green space, recreational amenities, community events, and year-round outdoor activities.

The property's central location provides exceptional connectivity throughout the Salt Lake Valley. Residents enjoy convenient access to major employment centers including Downtown Salt Lake City, the University of Utah, Intermountain Health facilities, and the city's growing technology and business sectors. Nearby TRAX light rail stations, bus routes, Interstate 15, and Interstate 80 further enhance accessibility and commuter convenience.

From an investment perspective, this location offers many of the characteristics sought by multifamily investors: strong rental demand, limited housing supply, proximity to major employment and education centers, and continued neighborhood revitalization. The area's walkability, transit accessibility, and diverse tenant base support long-term occupancy stability while positioning the property to benefit from ongoing growth and redevelopment throughout Salt Lake City's urban core.





# NEARBY AMENITIES

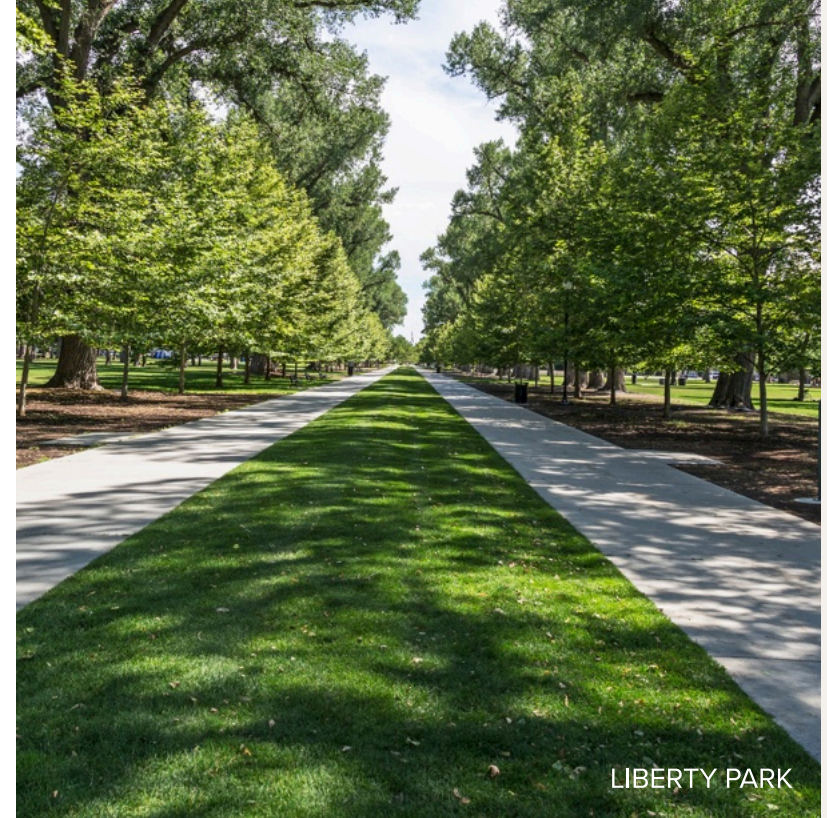
Located in the heart of Salt Lake City's vibrant Liberty Park neighborhood, the property offers residents convenient access to downtown Salt Lake City, the University of Utah, major employment centers, and some of the city's most popular retail and dining destinations.

The location boasts an impressive Walk Score of 85 ("Very Walkable"), allowing residents to accomplish most daily errands on foot. The area also enjoys exceptional bicycle accessibility, with a Bike Score ranging from 90-99 ("Biker's Paradise"), and strong public transportation options, with a Transit Score between 52-57 ("Good Transit").

Nearby amenities include:

- \* Trolley Square - approximately 0.5 miles away
- \* Smith's Marketplace - approximately 0.7 miles away
- \* 9th & 9th District - approximately 0.7 miles away
- \* Family Center at East Downtown - approximately 0.4 miles away
- \* Convenient access to I-15, I-80, and downtown Salt Lake City
- \* Proximity to Liberty Park, Sugar House, & major employment corridors

This central location continues to attract tenants seeking an urban lifestyle with convenient access to recreation, dining, shopping, transportation, and employment opportunities.





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