

10-PLEX FOR SALE

365 E VINE STREET, TOOELE



SPECS

- Profitable multi-family investment property
- 2 1-bedroom units
- 8 studio units
- Majority of units remodeled in the last 5 years
- City/County does not prohibit VRBO/AirBNB
- Profit Opportunities: Add Solar, Add Laundry, Internet
- Profit and loss numbers are current and actual numbers

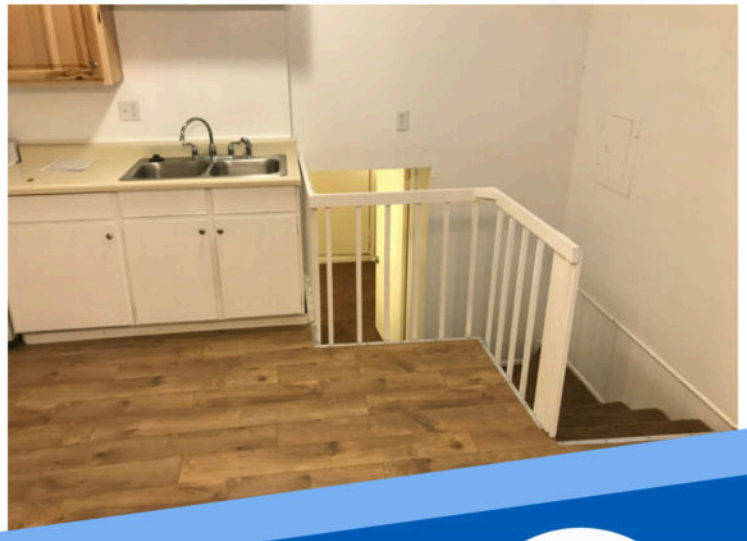
SALE PRICE

\$900,000

3406 SF

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Commercial



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**Vine Street 10 Plex
Profit & Loss
2025 Adjusted***

Revenue	2025 Totals
Rental Income	\$75,729.68
Other	\$753.00
Utility Income	\$7,209.19
Internet	\$150.00
Total Income	\$83,841.87

Expenses	
City Services (Water & Sewer)	\$2,140.17
Comcast	\$0.00
Dominion Energy (Natural Gas)	\$2,374.77
Insurance	\$5,000.00
Licenses	\$125.00
Maintenance	\$6,500.00
Pest Control	\$564.00
Postage	\$0.00
Property Taxes	\$3,544.33
Rocky Mountain (Electric)	\$6,391.87
Trash	\$1,729.99
Total Expenses	\$28,370.13

Net Operating Income \$55,471.74

*Adjusted to remove one time costs

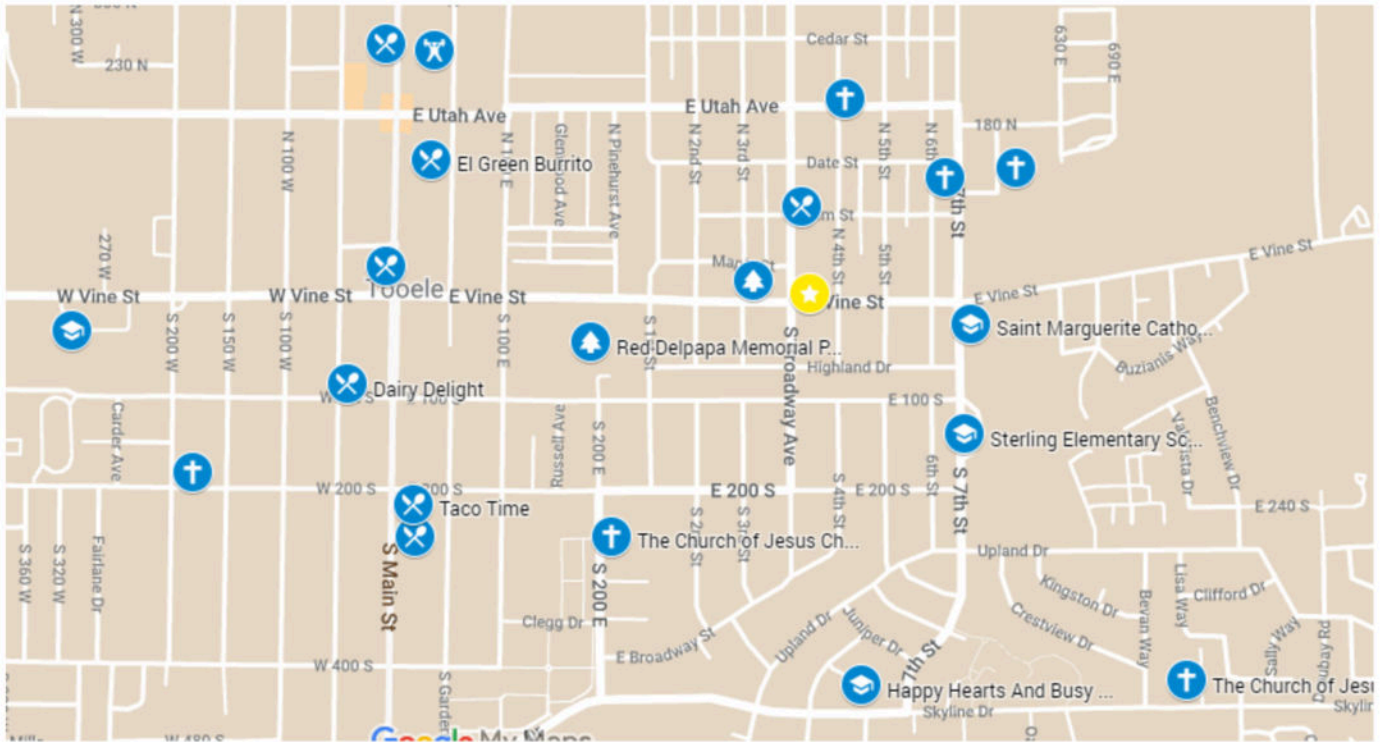
**Rent Roll
365 E Vine St
Tooele, Utah 84074
June 2026**

Unit	Bed	Bath	Tenant	Rent	Start	End
1A	1	1	Angela King	\$900.00	12/2/2025	11/30/2025
1B	S	1	Jesse Lish	\$675.00	9/17/2025	9/30/2026
2	S	1	Marianne Conover	\$650.00	7/22/2025	7/31/2026
3	S	1	Patricia Maddox	\$650.00	6/20/2025	6/30/2026
4	S	1	Bardell Dastrup	\$675.00	10/1/2024	9/30/2026
4A	S	1	Robert Kelsch	\$650.00	11/14/2024	11/30/2026
4B	1	1	Matthew DeVargas	\$850.00	10/1/2023	9/30/2026
6	S	1	Allison Ramsaier	\$650.00	2/9/2026	2/28/2027
7	S	1	Sarah Becker	\$650.00	8/18/2023	8/31/2026
8	S	1	Alex L Ruybal	\$650.00	1/30/2026	1/30/2027
Total Monthly Rent				\$7,000.00		





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