



2025 **DEMOS**

EST. POPULATION



- 1 MILE » 1,072
- 3 MILE » 9,650
- 5 MILE » 26,806

EST. HOUSEHOLDS



- 1 MILE » 307
- 3 MILE » 2,761
- 5 MILE » 7,670

EST. AVERAGE HH INCOME



- 1 MILE » \$96,877
- 3 MILE » \$96,977
- 5 MILE » \$96,877

FOR SALE

**Seven Duplex
Property Portfolio**

Units sold separately
or together as a portfolio



CALL FOR OFFERS May 26th, 2026 - June 9th, 2026



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PORTFOLIO SUMMARY

Multifamily Residential Units

The Opportunity

An exceptional portfolio of seven (7) well-maintained duplexes, previously owned and managed by the Provo City Housing Authority. This offering provides an investor with immediate cash flow and unprecedented tenant stability through a unique public-private partnership.

Investment Highlights

- **Turnkey Cash Flow:** Occupied with tenants in place for immediate rental income upon acquisition.
- **Guaranteed Rental Support:** Seller may provide Section 8 Housing Choice Vouchers for current or new long-term leases, ensuring reliable, HUD-backed rental payments.
- **Institutional Maintenance:** Properties have been meticulously maintained to institutional standards by the Provo City Housing Authority.
- **Mission-Driven Investment:** Ideal for buyers looking to maintain community-focused housing while securing strong, predictable yields.

Offering Process & Terms

This unique portfolio is being offered at market pricing, presenting a streamlined acquisition process for qualified investors. Due to the high-demand nature of these stabilized assets, a structured Call for Offers has been established.

Transaction Highlights

- **Structured Call for Offers:** Bidding window opens Tuesday, May 26th and closes promptly Tuesday, June 9th.
- **Exclusive Property Showcase:** All showings require 48 hour notice. Contact listing brokers to schedule.
- **Nonprofit Seller Preferences:** The seller is a nonprofit housing association. While all qualified bids will be evaluated, priority preference will be given to buyers who demonstrate a commitment to:
 - Maintaining the current tenant base and executing long-term leases
 - Accepting rental payments backed by HUD Housing Choice Vouchers
 - Purchasing multiple properties or the entire portfolio as a collective acquisition
- **Due Diligence:** Properties are sold as-is. Buyers are requested to independently verify all property data, including physical condition, square footage, and age of improvements, during the due diligence period.



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PORTFOLIO SUMMARY

Subject Property Photo	Property Address	Parcel #	Property Type	SF	Year Built	Beds/ Baths Per Unit	Asking Price
	612 - 614 North 1150 West	51:070:0022	Duplex	3300	1979	3/2	\$605,700
	621 - 623 North 1150 West	51:070:0020	Duplex	3296	1980	3/2.5	\$619,900
	621 - 623 West 1975 North	53:064:0016	Duplex	3032	1978	4/2	\$639,720
	1055 - 1057 West 2100 North	19:024:0020	Duplex	3400	1990	5/2	\$689,700
	696 - 698 West 1800 North	52:116:0002	Duplex	2,352	1977	3/2	\$534,600
	703 - 705 West 1800 North	52:116:0009	Duplex	2,352	1978	3/2	\$534,600
	706 - 708 West 1800 North	52:116:0001	Duplex	2,352	1978	3/2	\$534,600



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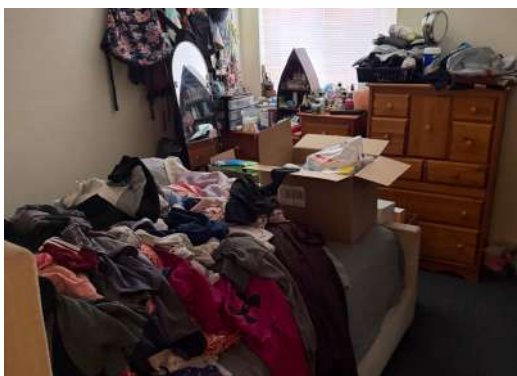
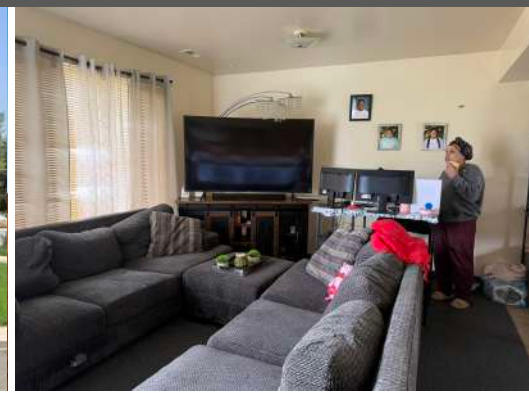
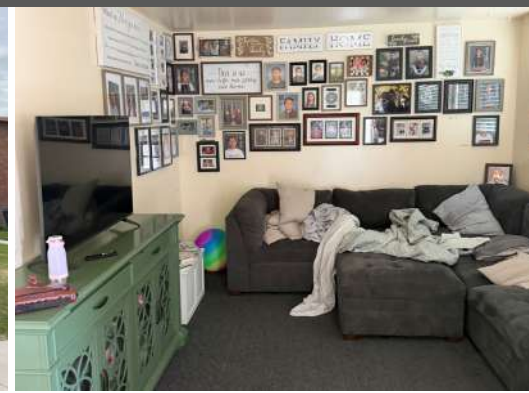
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612 - 614 North 1150 West

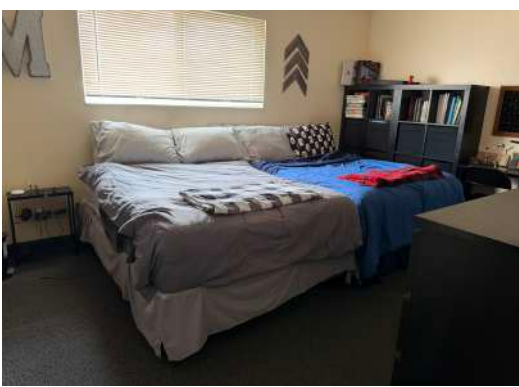


621 - 623 West 1975 North



696 - 698 West 1800 North

703 - 705 West 1800 North



1055 - 1057 West 2100 North



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PRIME LOCATION. SUPERIOR ACCESS.

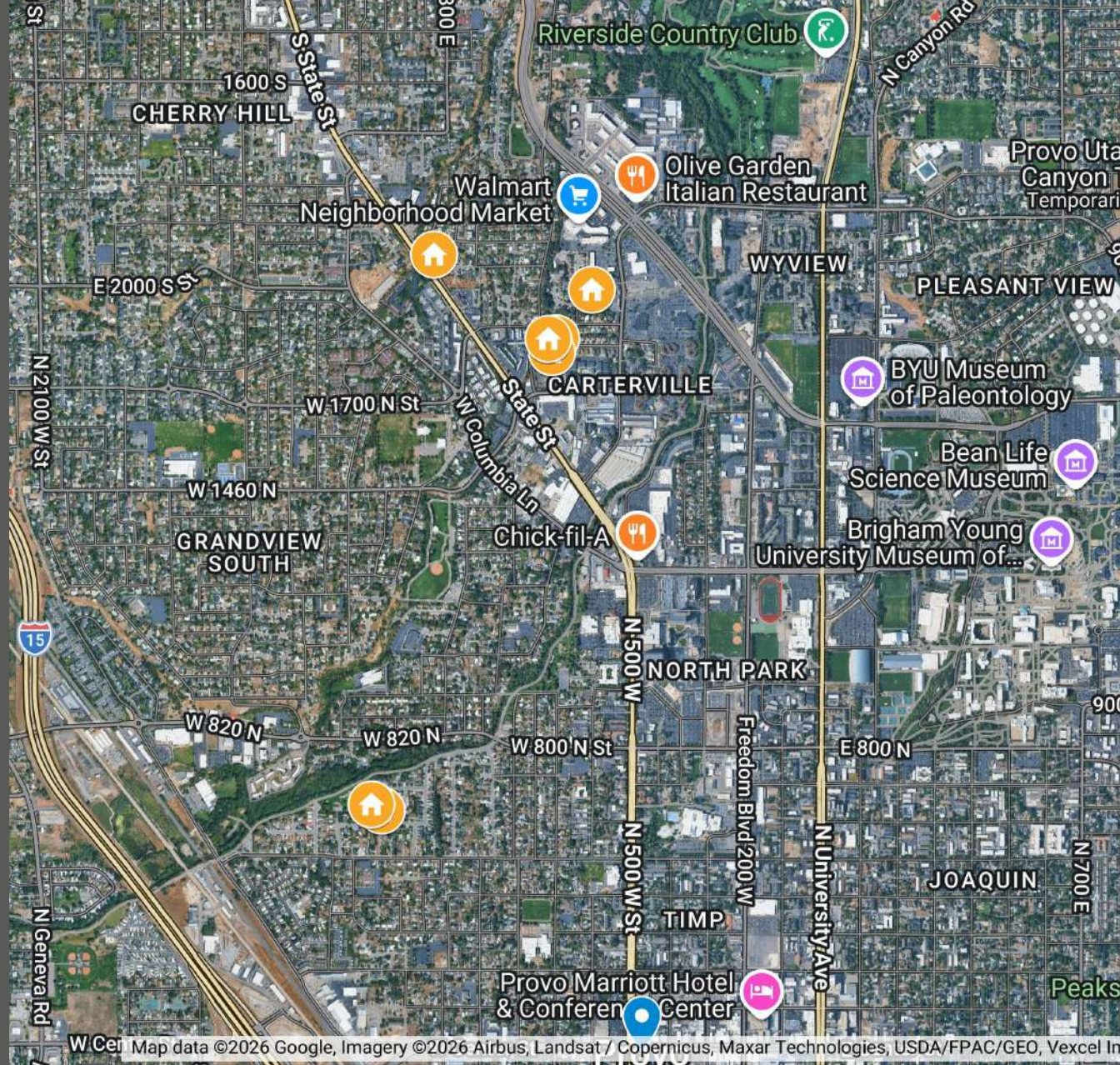
LOCATION OVERVIEW

DETAILS ABOUT LOCATION:

Strategically located in one of Utah County's strongest and most stable rental markets. The property benefits from convenient access to local amenities, schools, recreation, and transportation corridors, making it an excellent option for both income generation and portfolio growth.

NEARBY AMENITIES

The properties benefit from close proximity to Brigham Young University, Utah Valley Hospital, major employment centers, shopping destinations, schools, parks with convenient access to Interstate 15 and regional transportation corridors.



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