



# FOR SALE

## Sage Villas

366 W Fitness Way  
Ivins, UT 84738

**3 Units | MULTIFAMILY**

## Property Specs

|            |                                                                      |
|------------|----------------------------------------------------------------------|
| SALE PRICE | <b>\$1,223,236</b>                                                   |
| CAP RATE   | <b>5.5% (PROFORMA)</b>                                               |
| UNIT SF    | Unit 48   ± 2,281 SF<br>Unit 49   ± 2,229 SF<br>Unit 50   ± 2,229 SF |
| YEAR BUILT | <b>2026</b>                                                          |
| TYPE       | <b>Multifamily   Residential</b>                                     |
| TAX ID     | <b>SAGE-2-48, Sage-2-49, Sage-2-50</b>                               |

- Fully Leased – Strong leasing market with 3 one-year leases recently commenced
- New Construction – Under builder warranty
- 3- & 4-Bedroom Options
- 2.5 Bathrooms
- 2-Car Garages
- Spacious Floor Plans
- Private Balconies with incredible views
- Long Driveways
- Strong Rental Demand
- Utah Licensee Disclosure: A member of the selling entity is a Utah licensee.



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# SUMMARY

|              | PER UNIT | 3- PLEX | ANNUAL         |
|--------------|----------|---------|----------------|
| MONTHLY RENT | \$2,133  | \$6,399 | \$6,399        |
| HOA          | \$85     | \$255   | \$3,060        |
| PROP. TAXES  | \$1,200  | \$3,600 | \$3,600        |
| PROP MANG    | \$50     | \$150   | \$1,800        |
| INSURANCE    | \$350    | \$1,050 | \$1,050        |
| NOI          |          |         | \$67,278       |
| CAP SALE     |          | 5.50%   | \$1,223,236.36 |





PHOTOS





PHOTOS



# AREA MAP



# DEMOGRAPHICS



| POPULATION             | 1-mile    | 3-mile    | 5-mile    |
|------------------------|-----------|-----------|-----------|
| 2025 Population        | 4,073     | 16,757    | 37,657    |
| HOUSEHOLDS             | 1-mile    | 3-mile    | 5-mile    |
| 2025 Households        | 1,551     | 6,260     | 14,163    |
| INCOME                 | 1-mile    | 3-mile    | 5-mile    |
| 2025 Average HH Income | \$103,694 | \$112,394 | \$105,209 |

## Traffic Counts

| STREET         | AADT   |
|----------------|--------|
| Old Highway 91 | 8,270  |
| South 200 East | 23,666 |

# TERMS & CONDITIONS

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This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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## Summary Documents

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