ST. GEORGE MULTIFAMILY

MULTI-FAMILY INVESTMENT

355 E. 700 S., St. George, UT 84770

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MOUNTAIN WEST

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NEWMARK

MOUNTAIN WEST

Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.

30,580+
TRANSACTIONS COMPLETED

328.2 MILLION
SF TRANSACTED

$37.5 BILLION
TRANSACTIONS COMPLETED

77K+
ACRES TRANSACTED

$13.0+ BILLION
INVESTMENT TRANSACTIONS

49
STATES WITH COMPLETED TRANSACTIONS

INVESTMENT SUMMARY

This well-located 8-unit multifamily investment property offers stable income and long-term upside in the growing St. George market. The property is 100% leased, providing immediate cash flow, and is located within an Opportunity Zone, creating potential tax advantages for qualified investors.

Built in 1963 with several remodels since, the property consists of 7,800 square feet on 0.54 acres and is zoned R-3, allowing for medium-density residential use. The unit mix includes six 2-bedroom / 1-bath units and two 1-bedroom / 1-bath units, offering strong rental demand and diversification within the property.

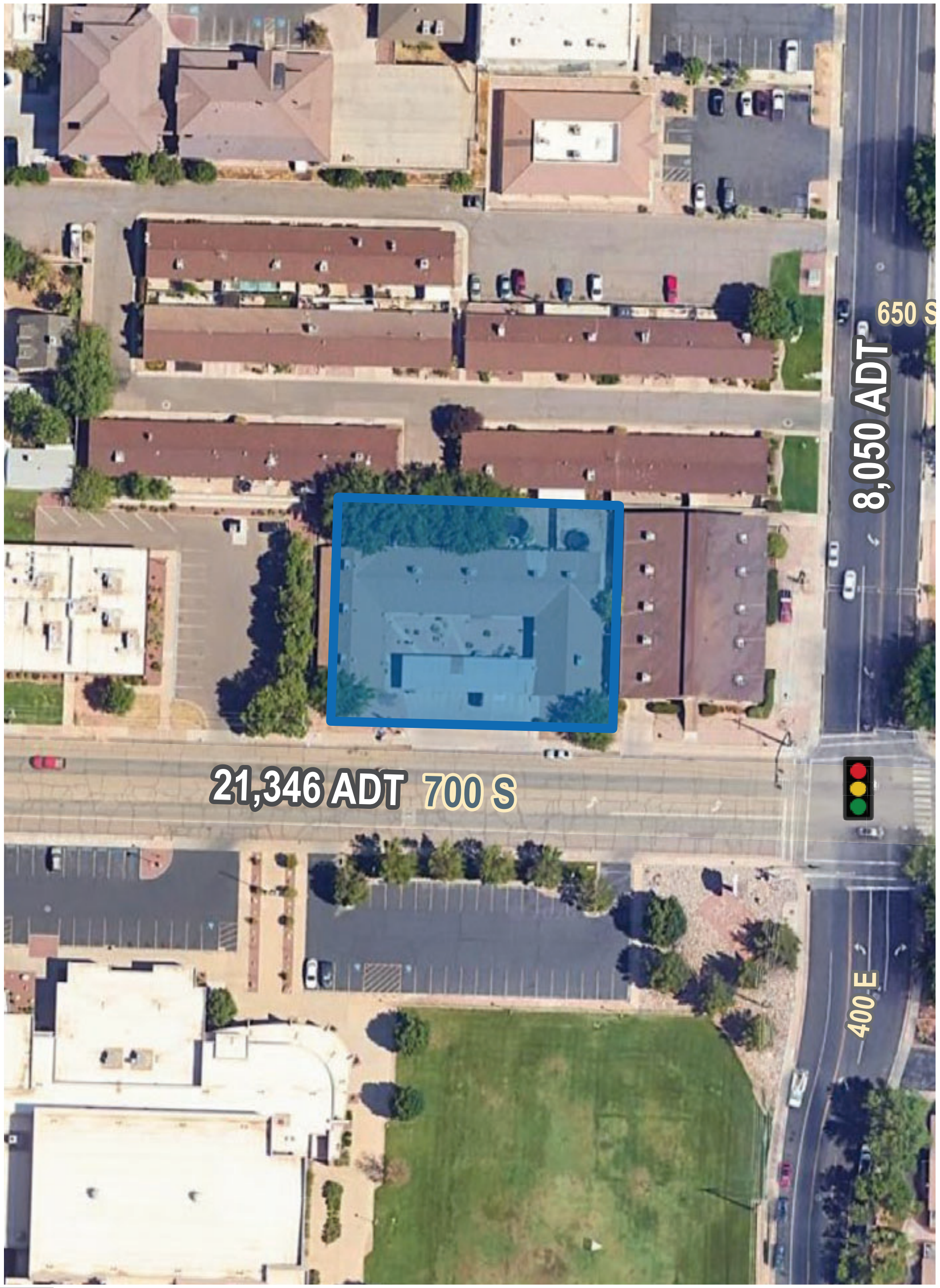
With a Net Operating Income of $86,163, the property is offered at $1,500,000, representing a 5.74% CAP Rate and a price per unit of $187,500. This asset provides investors with a stabilized income stream while benefiting from the continued population and economic growth occurring throughout the St. George region.

PROPERTY HIGHLIGHTS:

- 8 Units
  - 6 Units: 2 bed 1 bath
  - 2 Units: 1 bed 1 bath
- 100% Leased Investment
- Located in the Opportunity Zone
- Zoning: R-3
- Built 1963, but remodeled several times
- 7,800 SF
- .54 Acres
- NOI at $86,163
- Price: $1,500,000 / 5.74% CAP Rate
- $187,500 price per unit

PURCHASE PRICE	PRICE PER UNIT	CAP RATE
$1,500,000	$187,500	5.74%

SITE



POINTS OF INTEREST

2025 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,737	60,699	123,546
2030 EST. POPULATION	12,750	63,951	135,909
EST. HOUSEHOLDS	4,612	22,274	44,197
EST. AVERAGE HOUSEHOLD INCOME	$73,051	$101,641	$118,630
EST. MEDIAN HOUSEHOLD INCOME	$56,787	$77,866	$86,508

CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as 355 E. 700 S., St. George, UT 84770. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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