

Orem 8-Unit Multifamily Portfolio



830, 840 E 1550 S Orem, UT

INVESTMENT OPPORTUNITY – TWO SIDE-BY-SIDE 4- PLEXES (SOLD TOGETHER)



PROPERTY HIGHLIGHTS:

- Great Location, University Mall (2 min drive) BYU (5 Min drive) UVU (5 min Drive) *drive times are approximate.
- Both roofs fully replaced in 2024
- Long-term ownership with strong tenant stability
- One unit remodeled in 2023 (family use)
- Remaining units well-maintained (appliances, flooring, paint, furnaces updated as needed)
- All leases expire June–July, providing near-term opportunity to reposition rents
- Storage Shed on Property adding potential extra Income
- Features larger-than-average bedrooms compared to many apartment units
- Strong occupancy history with minimal downtime between tenants

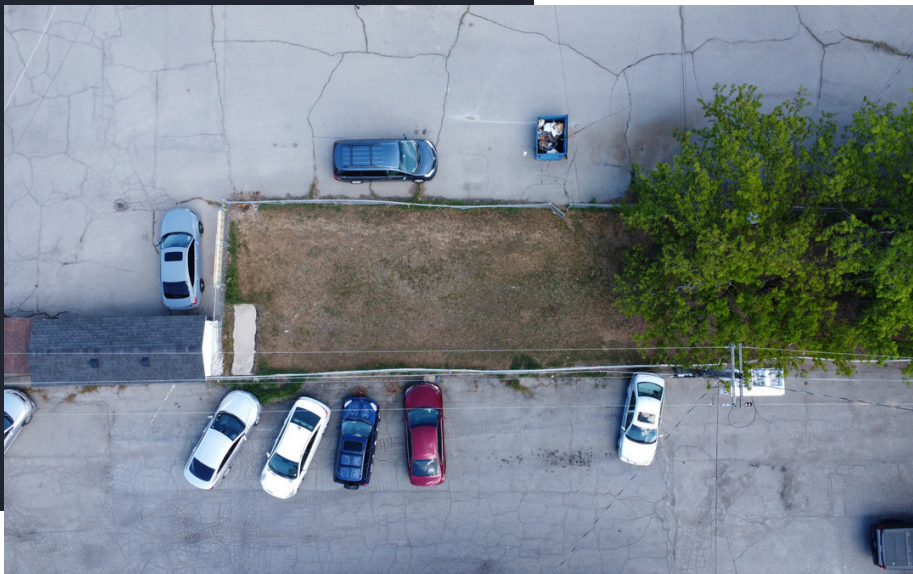
PROPERTY HIGHLIGHTS

Price: \$1,950,000

VALUE-ADD OPPORTUNITY:

Current rents are far below market due to long-term ownership and tenant relationships (some tenants over 10 years; some related to seller).

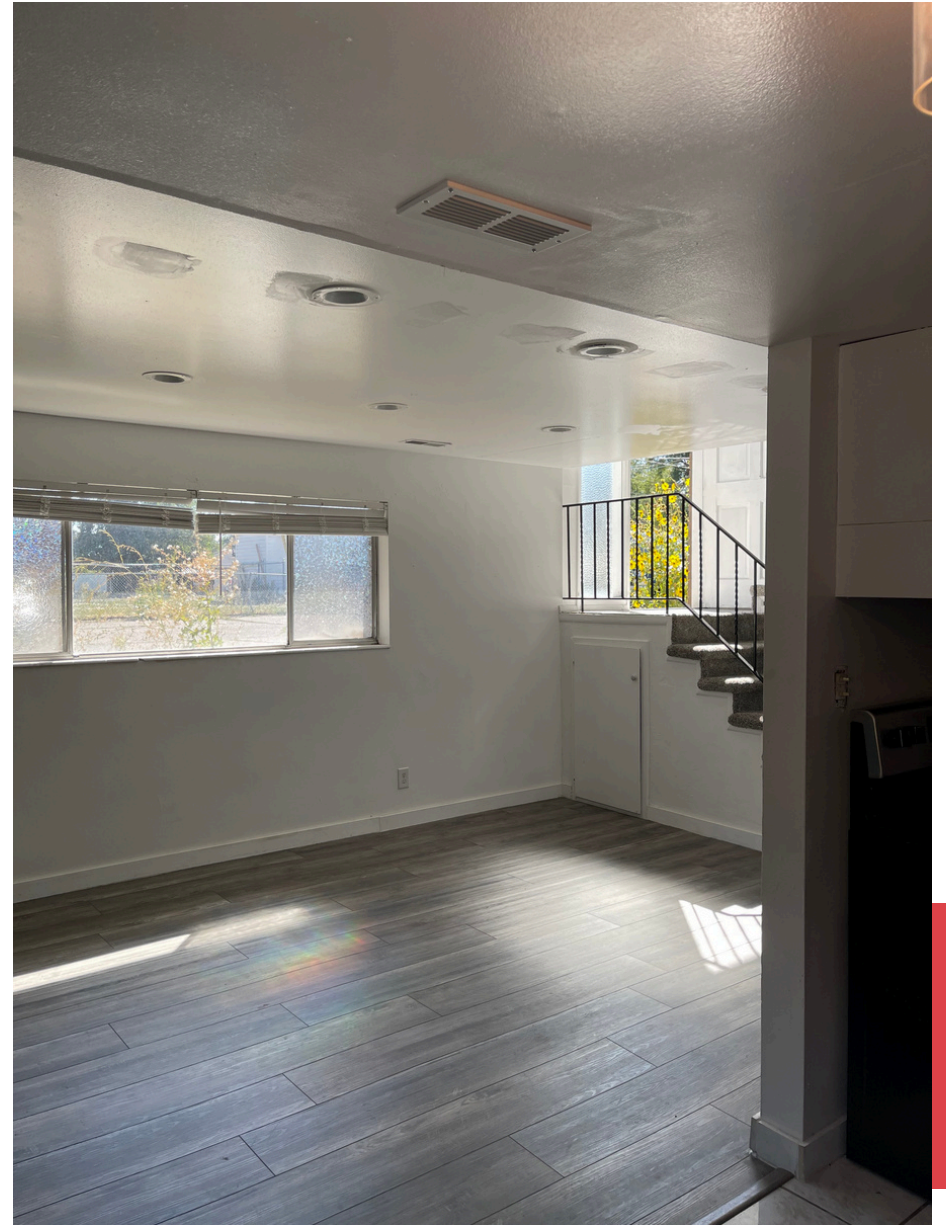
- Market rent projections included in attached marketing materials
- Pricing reflects stabilized, market-rate potential
- Actual current rents available in MLS rent roll



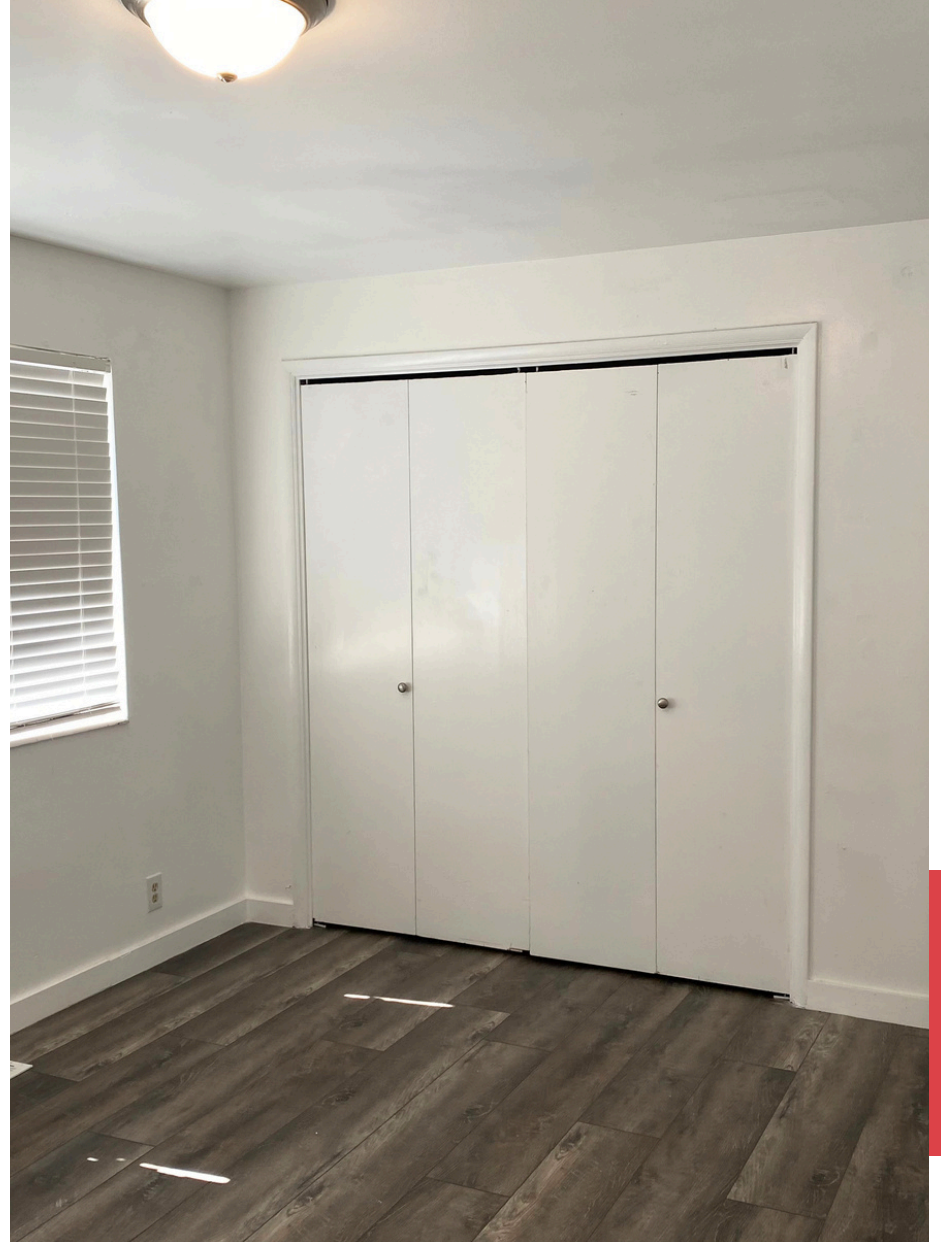
ADDITIONAL UPSIDE:

- Extra land parcel (south side) – currently fenced grass area where you can construct the following:
 - Covered parking
 - Storage income potential

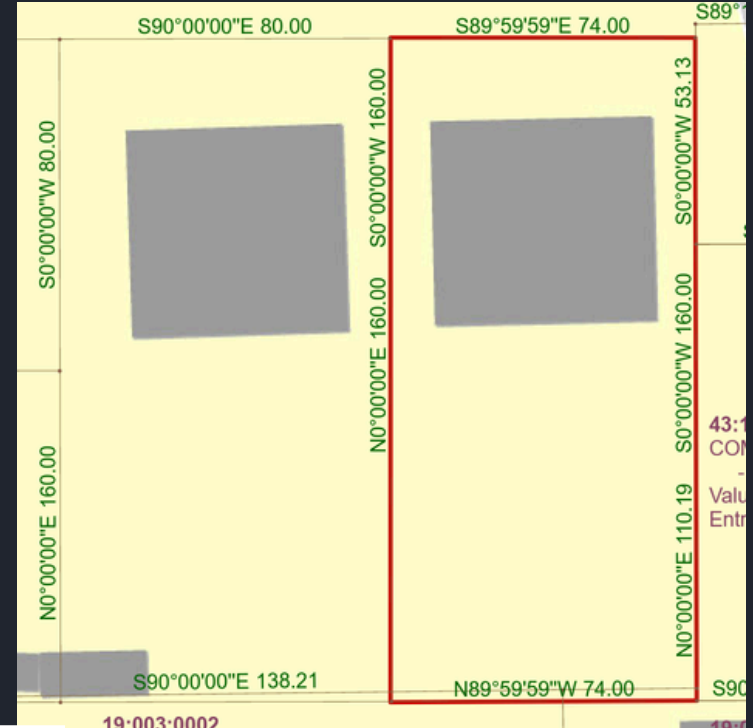
PROPERTY PHOTOS



PROPERTY PHOTOS

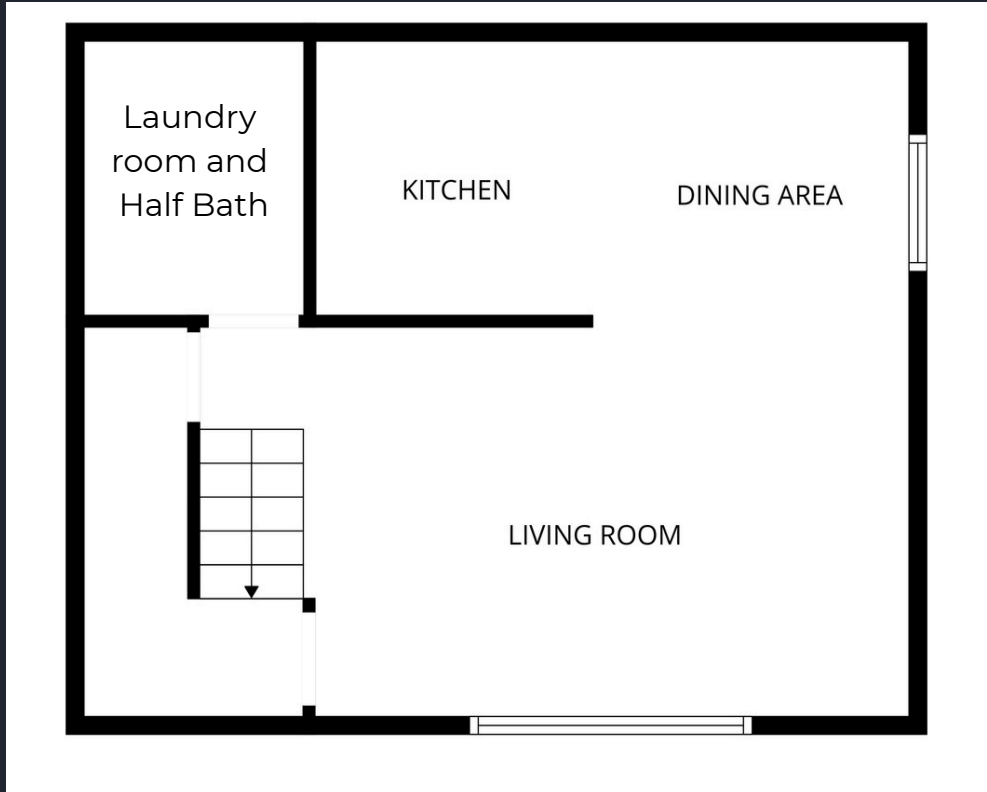


Plat Map



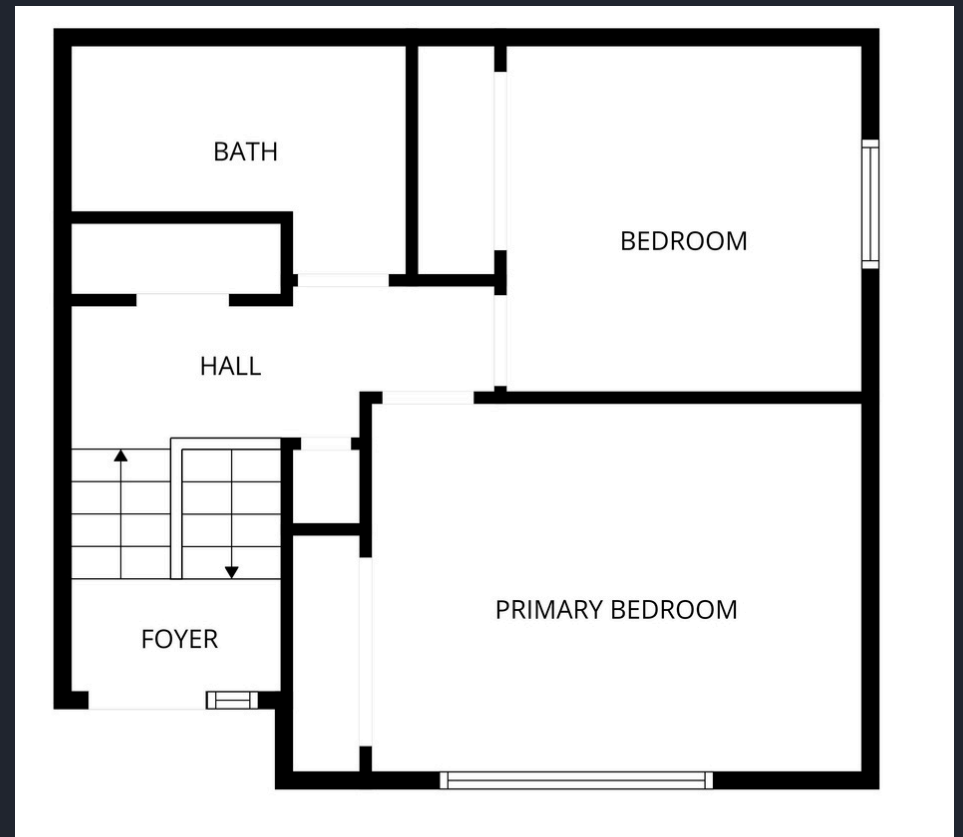
Includes storage under stairs, and storage shed on southwest corner of property. Storage shed can be a source of extra potential income.

Floorplan



Main Floor

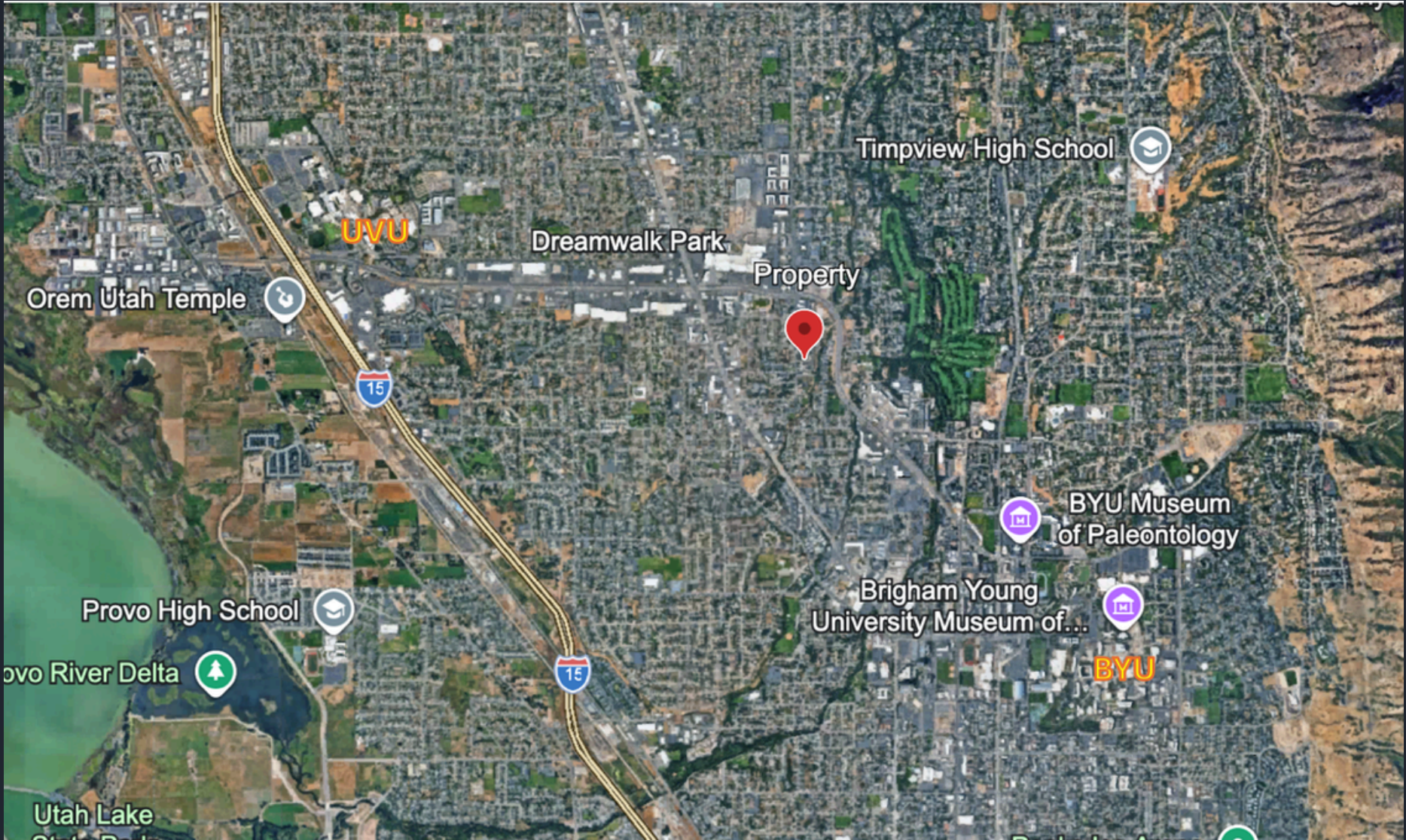
Second Floor



Pro-forma

Rental Income	Sqft	Units	Base Rent	Annual
Unit 830	1,035	1	\$ 1,250.00	\$ 15,000.00
Unit 832	1,035	1	\$ 1,250.00	\$ 15,000.00
Unit 834	1,035	1	\$ 1,250.00	\$ 15,000.00
Unit 836	1,035	1	\$ 1,350.00	\$ 16,200.00
Unit 840	1,035	1	\$ 1,250.00	\$ 15,000.00
Unit 842	1,035	1	\$ 1,250.00	\$ 15,000.00
Unit 844	1,035	1	\$ 1,250.00	\$ 15,000.00
Unit 846	1,035	1	\$ 1,250.00	\$ 15,000.00
Total Potential Gross Income				\$ 121,200.00

AERIAL VIEW



CONTACT US TODAY FOR A PRIVATE TOUR!

Kevin Ford: 801-473-6519
Kevin@coreutah.com

Aaron Cook: 801-787-7255
Aaron@coreutah.com



Showing and Terms

- Do NOT disturb tenants
- Showings by appointment only (minimum 24-hour notice required)
- Seller has requested a pre-approval letter or proof of funds before showings
- Property sold as-is
- Seller not interested in seller financing