

Two Orem 4 Plex Units for Sale

PRIME LOCATION | INVESTOR OPPORTUNITY



830, 840 E 1550 S Orem, UT

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



Two adjacent 4-plex properties offered as a single package sale to one buyer.
Refer to MLS Listing ID 2150457 and 2150469 for further information.

PROPERTY HIGHLIGHTS:

- 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

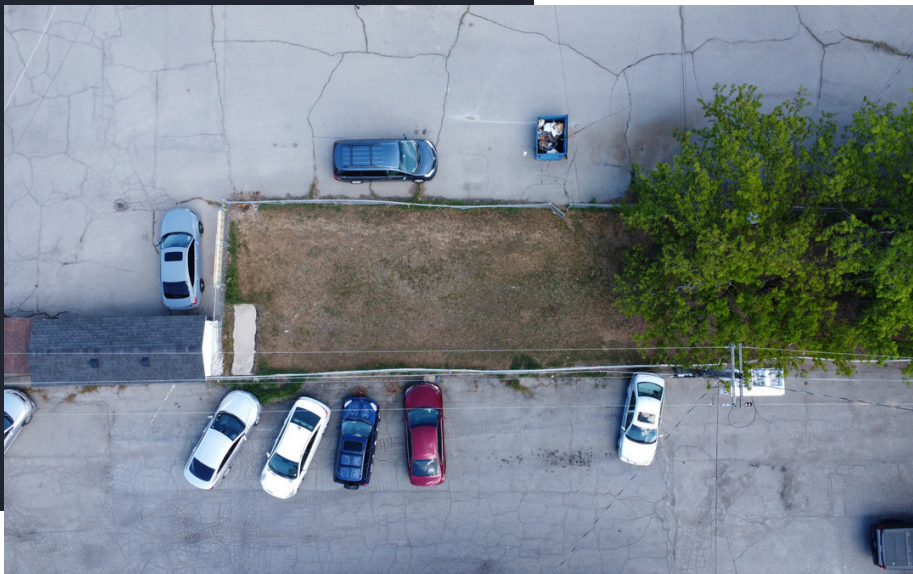
PROPERTY HIGHLIGHTS

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
- Potential future uses include:
 - Covered parking
 - Storage income
 - Additional 4-plex or expansion (buyer to verify)

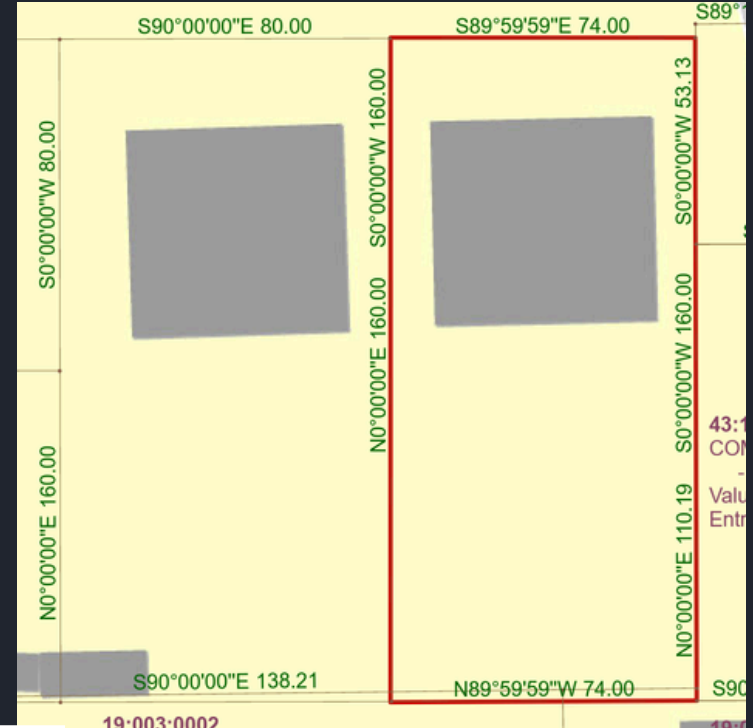
PROPERTY PHOTOS



PROPERTY PHOTOS

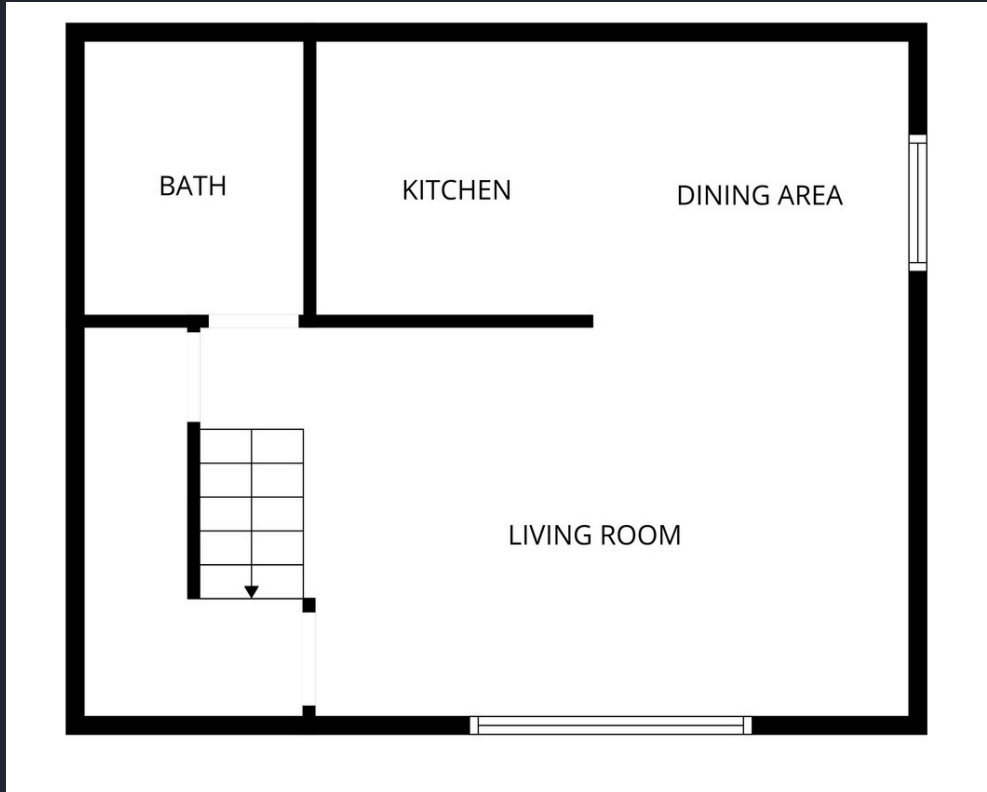


Plat Map



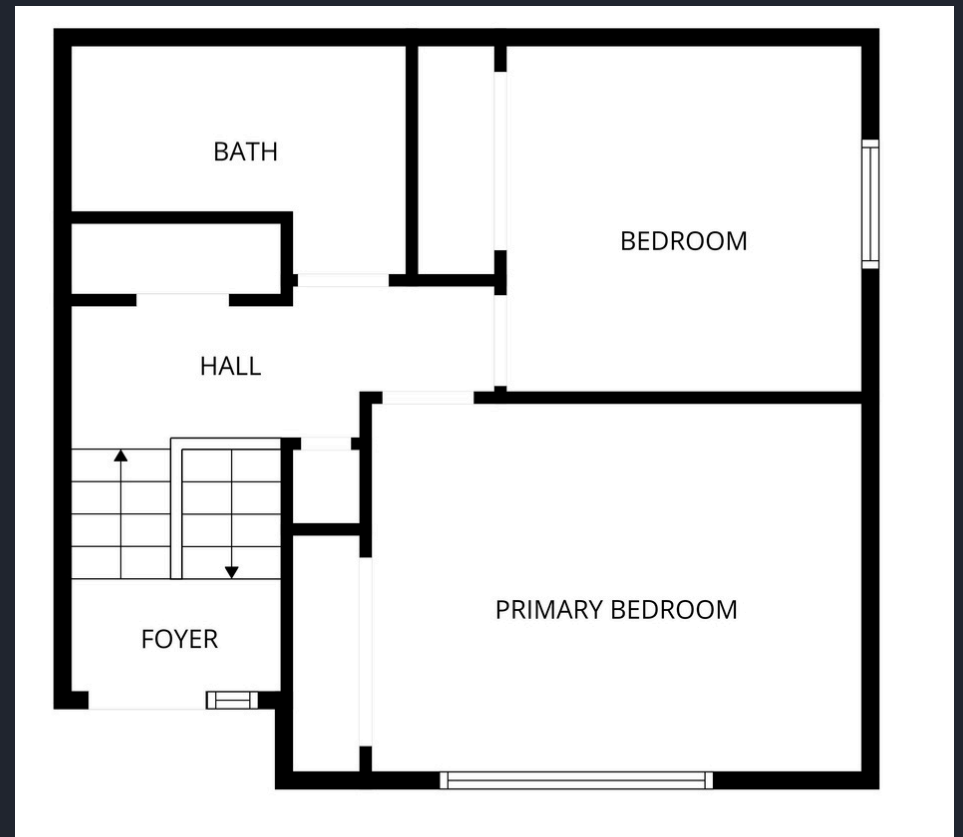
Includes storage under stairs, and storage shed on southwest corner of property

Floorplan



Main Floor

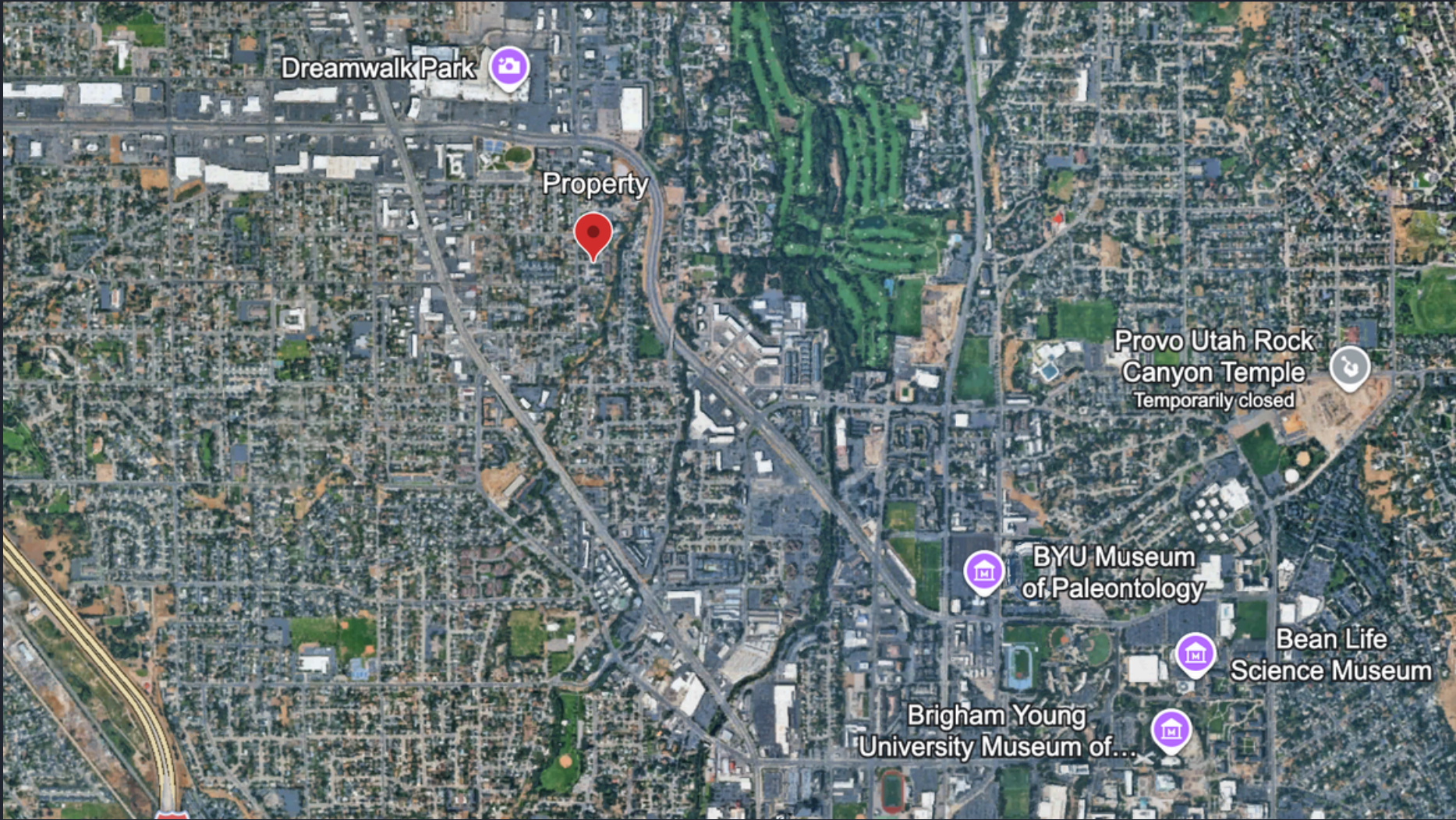
Second Floor



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!**

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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