







Pick Report

Listings: 6 Apartment Pick Report Date: 11/03/2008 11:51 AM
 State:Ut Status:SLD County:Salt Lake Sold Dt Min:2008-08-01

Photo of Property	MLS # Address # Furn	List Price Gas/Elec	Stat Gar/Port	# Units City Pkg Spcs	Yr Built Laundry	Tot Sqft Acres Taxes	Sold Pr NS/EW GSI	Ref # Tour/Open Photo Cnt
	785696 75 S 1200 E 0	\$299,000 1/1	SLD 0/0	5 Salt Lake City 0	1901 NONE	2528 0.10 \$1696	\$291,000 75S/1200E \$0	1 NA/ 2
	811387 3555 S 700 E 0	\$500,000 7/7	SLD 0/0	7 Salt Lake City 0	1951	7530 1.00 \$2756	\$515,000 3555S/700E \$5200	2 Tour/ 9
	824428 2416 E KENTUCKY S AVE 0	\$625,000 5/5	SLD 0/6	5 Holladay 0	1958 HKUP	5832 0.50 \$3355	\$600,000 4730S/2416E \$46140	3 Tour/ 12
	800231 617 S BRIXEN E CT 0	\$648,000 5/8	SLD 0/0	7 Salt Lake City 10	1964 COIN	5300 0.30 \$3500	\$628,500 617S/920E \$60480	4 NA/ 6
	793343 3052 S 300 E 0	\$795,000 9/9	SLD 0/8	9 Salt Lake City 4	1970 COIN	8489 0.36 \$4977	\$740,000 3052S/300E \$76020	5 NA/ 1
	824699 1154 E 1ST N AVE 0	\$1,100,000 1/5	SLD 0/0	0 Salt Lake City 6	1902 HKUP	4400 0.22 \$0	\$875,000 100N/1154E \$0	6 NA/ 1

8%
10.6%
6.1%
8.1%
8.6%
5.4%

*250
5% of rents
7-10%






Avg = 7.8%
Med = 6.1%



11/3/2008

Pick Report

Listings: 5 Apartment Pick Report Date: 11/03/2008 11:51 AM
 State:Ut Status:UNDR CONT County:Salt Lake

Photo of Property	MLS # Address # Furn	List Price Gas/Elec	Stat Gar/Port	# Units City Pkg Spcs	Yr Built Laundry	Tot Sqft Acres Taxes	Sold Pr NS/EW GSI	Ref # Tour/Open Photo Cnt
	832054 473 E 4TH N AVE 0	\$300,000 1/5	UNDR CONT 0/4	5 Salt Lake City 2	1900 COIN	3751 0.19 \$1697	\$0 200N/473E \$30100	1 Tour/ 9
	820063 750 E 500 S 0	\$400,000 6/7	UNDR CONT 0/0	6 Salt Lake City 6	1963 NONE	3864 0.16 \$2334	\$0 500S/750E \$33000	2 NA/ 6
	595492 1211 IOLA AVE 0	\$540,000 8/8	UNDR CONT 0/0	8 Salt Lake City 24	1985	6400 0.26 \$2686	\$0 340S/1211W \$4200	3 NA/ 1
	773691 120 E UTOPIA S AVE 0	\$919,000 14/14	UNDR CONT 0/0	14 Salt Lake City 15	1969 HKUP	9600 0.39 \$4568	\$0 2181S/120E \$85380	4 Tour/ 9
	803917 325 N700 W 0	\$2,268,000 32/32	UNDR CONT 0/0	32 Salt Lake City 0	1994 COIN	29324 1.55 \$2555	\$0 325N/700W \$253167	5 NA/ 1

9.2%

5.4%

8.3%

8.7%

10.4%

Avg = 8.4%

Median = 8.3%

WASATCH FRONT REGIONAL MLS - APARTMENT FULL REPORT

MLS # : 785696 **Area** : 102
List Price : \$299,000 **Status** : SLD
CDOM : 84 **List Dt** : 03/31/2008
DOM : 84
CtDom : 56 **Ctr Dt** : 06/23/2008
Sold Price : \$291,000 **Sold Date** : 08/18/2008
Concessions : \$0 **Sld Terms** : Convention
Address : 75 S 1200 E
Quadrant : SE **NS** : 75 **EW** : 1200
City : Salt Lake City UT, 84102
County : Salt Lake
Proj/Subdv :
Tax ID : 16-05-228-005 **Taxes** : \$1,696
Zoning :



Number of Apts	Bed Rms	Bath Rms	Approx Sq Ft	Rents
1	1	1	0	\$ 530
1	0	1	0	\$ 435
1	1	1	0	\$ 480
1	0	1	0	\$ 420
1	1	1	0	\$ 560

Tot # of Units : 5 **Yr Built** : 1901 **Acres** : 0.10
Furnished : 0 **Under Const** : No **Frontage** : 0
Tot Square Feet : 2,528 **Patio** : 0 **Side** : 0
Gross Sched Inc : \$0 **Elec Meters** : 1 **Back** : 0
Laundry Type : None **Gas Meters** : 1 **Irregular** : No
Park Spaces : 0 **Crprt Cap** : 0 **Gar Cap** : 0
Disposals : 0 **Dishwashers** : 0 **Oven Ranges** : 5

Refrigerators : 5
Water : Culinary
Sewer : Connected, Public
Roof : Asphalt Shingle
Heating : Gas Central
Air Cond :
Exterior : Brick, Stone
Landscape :
Lot Facts : Curb & Gutter, Sidewalks

$$\frac{24,494}{291,000} = 8\% \text{ CAP}$$

Additional Info :

Exterior Feat : Skylights
Interior Feat : Hardwood Floors, Range-Oven Free Std, Range Gas

Amenities :
Inclusions : Range, Refrigerator

Exclusions :

Possession Terms : TBD

Remarks : Excellent opportunity in an exceptional rental area. Classic, Victorian two-story. Surrounded by updated properties. Finished attic not counted in square footage. Needs some work and priced accordingly (reduced by \$76k).

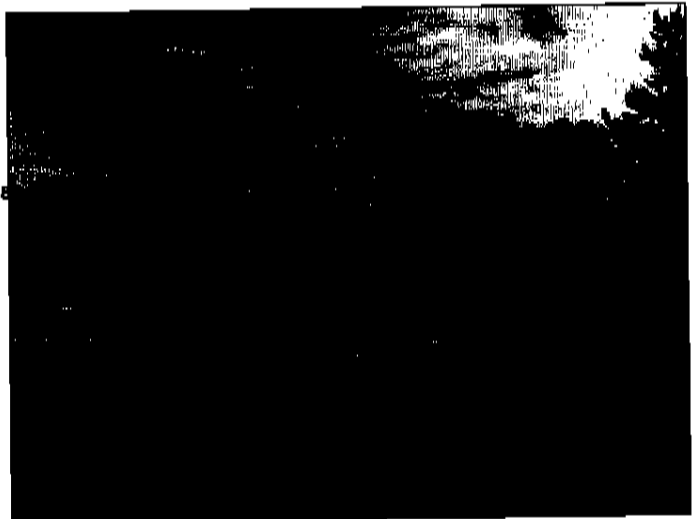
Contact : A: Jeff Macfarlane **Ph** : 801-910-9232 **Ph2** :
Show Inst : Agent has Key **Owner Name** : MOORE-WISEMAN, LINDA
L/Office : Macfarlane Real Estate **Ph** : 801-910-9232 **Fax** :
L/Agent : Jeff Macfarlane **Ph** : 801-910-9232 **Fax** : **Mbl/Pg** : 801-910-9232
S/Office : Coldwell Banker Residential **Ph** : 801-467-9000
S/Agent : Christopher Slager **Ph** : 801-971-4049 **Fax** : 801-364-7727 **Mbl/Pg** : 801-971-4049

BAC/SAC : 3/ **Dual/VAR** : No **Shagnacy** : No **List Type** : ERS
Withdrawn Dt : **OffMktDt** : **Expire Dt** : 09/30/2008

Query = State:Ut Status:SLD County:Salt Lake Sold Dt Min:2008-08-01

WASATCH FRONT REGIONAL MLS - APARTMENT FULL REPORT

MLS # : 811387 **Area** : 102
List Price : \$500,000 **Status** : SLD
CDOM : 120 **List Dt** : 06/25/2008
DOM : 120
CtDom : 0 **Ctr Dt** : 10/23/2008
Sold Price : \$515,000 **Sold Date** : 10/23/2008
Concessions : \$0 **Sld Terms** : Cash
Address : 3555 S 700 E
Quadrant : SE **NS** : 3555 **EW** : 700
City : Salt Lake City UT, 84106
County : Salt Lake
Proj/Subdv :
Tax ID : 16-32-108-005 **Taxes** : \$2,756
Zoning :



Number of Apts	Bed Rms	Bath Rms	Approx Sq Ft	Rents
2	2	1	2,000	\$1300
2	2	1	980	\$1350
1	2	1	850	\$ 750
1	3	1	1,700	\$ 850
1	5	1	2,000	\$ 950

Tot # of Units : 7 **Yr Built** : 1951 **Acres** : 1.00
Furnished : 0 **Under Const** : No **Frontage** : 0
Tot Square Feet : 7,530 **Patio** : 0 **Side** : 0
Gross Sched Inc : \$5,200 **Elec Meters** : 7 **Back** : 0
Laundry Type : **Gas Meters** : 7 **Irregular** : No
Park Spaces : 0 **Crprt Cap** : 0 **Gar Cap** : 0

Refrigerators : 7

10,400 x 2 = 20,800

Disposals : 0

Dishwashers : 0

Oven Ranges : 7

Water : Culinary
Sewer : Connected
Roof :
Heating :
Air Cond :
Exterior :
Landscape : Full Landscaping, Mature Trees
Lot Facts : Curb & Gutter

124800
2756
5150
116294

5,200
116,894
515,000
86,294
515,000

7,850 x 94200
- 2756
5150
86294

Additional Info : Separate Water Heaters, Separate Air Conditioning, Monthly Leases, Yearly Leases

Exterior Feat :

62400

Interior Feat :

- 2,756

Amenities : Cable TV avail, Cable TV wired

5,150

Inclusions :

Exclusions :

54,494

54,494 / 515,000 = 10.6%

Possession :

Terms :

Cash, Comm Fin Req'd

Remarks :

RARE ONE ACRE PROPERTY ON 700 EAST ON 2 TAX ID #'S*BOTH INCLUDED IN PRICE*SUBJECT TO INSPECTION*DO NOT DISTURB TENANTS*LLC HAS A LICENSED AGENT*POSSIBLE THIRD PARTY APPROVAL* INFO COURTESY BUYER TO VERIFY*SPLIT COMMISSIONS 50/50*

Contact : A:John Greshle
Show Inst : Call Agent/Appt
L/Office : RE/MAX Associates
L/Agent : John F Greshle
S/Office : Cindy Wood Realty Inc.
S/Agent : Michelle Todd

Ph : 801-916-0101 **Ph2** :
Owner Name :
Ph : 801-566-4411 **Fax** : 801-566-0530
Ph : 801-916-0101 **Fax** : 801-280-6634 **Mbl/Pg** :
Ph : 801-278-0999
Ph : 801-635-4406 **Fax** : **Mbl/Pg** : 801-635-4406

BAC/SAC : 2.53/

Dual/VAR : No
Withdrawn Dt :

Shagncy : No
OffMktDt :

List Type : ERS
Expire Dt : 12/23/2008

Query = State:Ut Status:SLD County:Salt Lake Sold Dt Min:2008-08-01

WASATCH FRONT REGIONAL MLS - APARTMENT FULL REPORT

MLS # : 824428 **Area** : 105
List Price : \$625,000 **Status** : SLD
CDOM : 286 **List Dt** : 08/13/2008
DOM : 22
CtDom : 41 **Ctr Dt** : 09/04/2008
Sold Price : \$600,000 **Sold Date** : 10/15/2008
Concessions : \$1,180 **Sld Terms** : Convention
Address : 2416 E KENTUCKY AVE
Quadrant : SE **NS** : 4730 **EW** : 2416
City : Holladay UT, 84117
County : Salt Lake
Proj/Subdv :
Tax ID : 22-10-206-041 **Taxes** : \$3,355
Zoning :



Number of Apts	Bed Rms	Bath Rms	Approx Sq Ft	Rents
1	3	2	1,944	\$ 995
1	2	1	972	\$ 750
1	2	1	972	\$ 720
1	2	1	972	\$ 825
1	2	1	972	\$ 555

Tot # of Units : 5 **Yr Built** : 1958 **Acres** : 0.50
Furnished : 0 **Under Const** : No **Frontage** : 0
Tot Square Feet : 5,832 **Patio** : 4 **Side** : 0
Gross Sched Inc : \$46,140 **Elec Meters** : 5 **Back** : 0
Laundry Type : Hookup **Gas Meters** : 5 **Irregular** : No
Park Spaces : 0 **Ctrpt Cap** : 6 **Gar Cap** : 0

Refrigerators : 5 **Disposals** : 3 **Dishwashers** : 4 **Oven Ranges** : 5
Water : Culinary
Sewer : Connected, Public
Roof : Tar-Gravel
Heating : Forced Air, Gas Central
Air Cond : Central Air Electric, Evap. Cooler Roof, Refrig. Air Window
Exterior : Brick
Landscape : Full Landscaping, Mature Trees
Lot Facts : Fenced Part, Paved Road, Secluded Yard, Sprinkler, Auto-Full, Terrain, Flat

3845 x 12 = 46140

Additnl Info : Separate Water Heaters, Separate Air Conditioning
Exterior Feat : Basement Entrance, Double Pane, Patio Covered, Sliding Glass
Interior Feat : Dishwasher Built-In, Range-Oven Free Std
Amenities : Cable TV avail, Cable TV wired, Electric Dryer Hookup
Inclusions : Dryer, Range, Range Hood, Refrigerator, Washer, Window Covers
Exclusions :

Possession : RECORDING
Terms : Conv, Cash
Remarks : Adjacent to Holladay Village/triplex & duplex on 1/2 acre. Excellent income property! Two separate tax ID numbers. Please do not disturb tenants. Make offers subject to inspection. Call for information.

Contact : A:Knick or Jim **Ph** : 801-891-2669 **Ph2** : 801-554-5361
Show Inst : Call Agent/Appt **Owner Name** : on file
L/Office : McDonald Group GRAC Real E **Ph** : 801-208-1800 **Fax** : 801-208-1802
L/Agent : Knick Knickerbocker **Ph** : 801-891-2669 **Fax** : 801-428-0112 **Mbl/Pg** : 801-891-2669
Co-Agent : Jim Walton **Ph** : 801-554-5361 **Fax** : 801-208-1802 **Mbl/Pg** : 801-554-5361
S/Office : Allpro Realty Group, Inc. **Ph** : 801-562-8555
S/Agent : Ashley Aoki **Ph** : 801-706-5626 **Fax** : 801-562-1122 **Mbl/Pg** : 801-706-5626

BAC/SAC : 3/ **Dual/VAR** : No **Sbagency** : No **List Type** : ERS
Withdrawn Dt : **OffMktDt** : **Expire Dt** : 02/11/2009

Query = State:UT Status:SLD County:Salt Lake Sold Dt Min:2008-08-01

Handwritten calculations:
 46,140
 - 3,355

 42,785
 + 6,250

 49,035
 High 36535
 36535 = $\frac{49035}{134.2}$
 (600)000
 6.1%

WASATCH FRONT REGIONAL MLS - APARTMENT FULL REPORT

MLS # : 800231 **Area** : 102
List Price : \$648,000 **Status** : SLD
CDOM : 69 **List Dt** : 05/15/2008
DOM : 69
CtDom : 16 **Ctr Dt** : 07/23/2008
Sold Price : \$628,500 **Sold Date** : 08/08/2008
Concessions : \$0 **Sld Terms** : Cash
Address : 617 S BRIDEN CT
Quadrant : SE **NS** : 617 **EW** : 920
City : Salt Lake City UT, 84102
County : Salt Lake
Proj/Subdv :
Tax ID : 16-05-384-003 **Taxes** : \$3,500
Zoning :



Number of Apts	Bed Rms	Bath Rms	Approx Sq Ft	Rents
2	2	1	850	\$ 795
2	2	1	850	\$ 750
1	1	1	600	\$ 650
1	1	1	600	\$ 550
1	1	1	700	\$ 750

Tot # of Units : 7 **Yr Built** : 1964 **Acres** : 0.30
Furnished : 0 **Under Const** : No **Frontage** : 0
Tot Square Feet : 5,300 **Patio** : 0 **Side** : 0
Gross Sched Inc : \$60,480 **Elec Meters** : 8 **Back** : 0
Laundry Type : Coin **Gas Meters** : 5 **Irregular** : Yes
Park Spaces : 10 **Crprt Cap** : 0 **Gar Cap** : 0

Refrigerators : 7 *5040 x 12 = 60480* **Disposals** : 2 **Dishwashers** : 4 **Oven Ranges** : 7
Water : Culinary
Sewer : Connected
Roof : Tar-Gravel
Heating : Electric Baseboard, Gas Central
Air Cond : Evap. Cooler Roof, Refrig. Air Window
Exterior : Block, Brick
Landscape : Full Landscaping, Pines
Lot Facts : Fenced Part, Secluded Yard, Sprinkler, Auto-Full, Terrain, Hilly, View, Valley

Additional Info : Monthly Leases, Yearly Leases
Exterior Feat : Double Pane, Outdoor Lighting
Interior Feat : Range-Oven Free Std
Amenities : Cable TV avail, Cable TV wired
Inclusions : Range, Range Hood, Refrigerator
Exclusions :

Handwritten calculations:
 60480
 - 3,500

 62980

 50,695

 50,695 / 628,500 = 8.1% CAP

Possession Terms : NEGOCIATE
Remarks : Exchange, Cash, Comm Fin Req'd
 : Close to U of U rents fast for top market rents to excellent tenants. Recently remodeled and landscaped. Seller is a licenced Broker. Do not disturb tenants. Property sold as is without Sellers Warranty. Subject to Sellers IRS 1031 Ex.

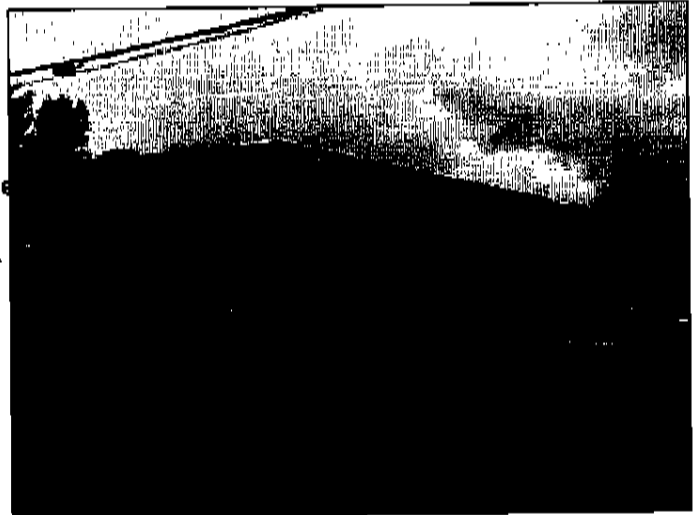
Contact : A: Trace Barney **Ph** : 801-597-9085 **Ph2** : 801-446-8999
Show Inst : Call Agent/Appt, Call **Owner Name** : Rockwell Enterprises Inc.
Owner/Appt
L/Office : Trace Barney Real Estate S **Ph** : 801-733-4418 **Fax** : 801-733-4281
L/Agent : Trace L. Barney **Ph** : 801-597-9085 **Fax** : 801-446-8999 **Mbl/Pg** : 435-691-1408
S/Office : Trace Barney Real Estate S **Ph** : 801-733-4418
S/Agent : Trace L. Barney **Ph** : 801-597-9085 **Fax** : 801-446-8999 **Mbl/Pg** : 435-691-1408

BAC/BAC : 3/ **Dual/VAR** : No **Sbagency** : No **List Type** : ERS
Withdrawn Dt : **OffMktDt** : **Expire Dt** : 08/15/2008

Query = State:Ut Status:SLD County:Salt Lake Sold Dt Min:2008-08-01

WASATCH FRONT REGIONAL MLS - APARTMENT FULL REPORT

MLS # : 793343 **Area** : 102
List Price : \$795,000 **Status** : SLD
CDOM : 79 **List Dt** : 04/24/2008
DOM : 79
CtDom : 60 **Ctr Dt** : 07/28/2008
Sold Price : \$740,000 **Sold Date** : 09/26/2008
Concessions : \$0 **Sld Terms** : Seller Fin
Address : 3052 S 300 E
Quadrant : SE **NS** : 3052 **EW** : 300
City : Salt Lake City UT, 84115
County : Salt Lake
Proj/Subdv :
Tax ID : 16-30-178-028 **Taxes** : \$4,977
Zoning :



Number of Apts	Bed Rms	Bath Rms	Approx Sq Ft	Rents
5	2	2	975	\$ 695
2	2	2	975	\$ 745
1	2	2	975	\$ 795
1	1	1	689	\$ 575
0	0	0	0	\$ 0

Tot # of Units : 9 **Yr Built** : 1970 **Acres** : 0.36
Furnished : 0 **Under Const** : No **Frontage** : 0
Tot Square Feet : 8,489 **Patio** : 9 **Side** : 0
Gross Sched Inc : \$76,020 **Elec Meters** : 9 **Back** : 0
Laundry Type : Coin **Gas Meters** : 9 **Irregular** : No
Park Spaces : 4 **Crprt Cap** : 8 **Gar Cap** : 0

Refrigerators : 9
Water : Culinary
Sewer : Connected, Public
Roof : Composition
Heating : Gas Central
Air Cond : Evap. Cooler Roof
Exterior : Brick
Landscape : Full Landscaping
Lot Facts : Fenced Full, Sidewalks

6335 x 12 = 76,020

Disposals : 9

Dishwashers : 9

Oven Ranges : 9

76,020
- 4,977
71,043

63,643

63,643

740,000 = *8.6% CAP*

Additnl Info : Separate Water Heaters

Exterior Feat : Sliding Glass

Interior Feat : Dishwasher Built-In, Range-Oven Free Std

Amenities : Cable TV avail

Inclusions : Range, Refrigerator

Exclusions :

Possession Terms : RECORDING
Seller Finance

Remarks : BRICK TOWNHOUSE APARTMENTS-2bd/2ba-patios-carports-coin op laundry. All appl. stay - some new - remodeled units. Some units rented under market. Make offer. Offers subj. to inspection. Great Investment. Owner/Broker. PLEASE DO NOT DISTURB TENANTS!

Contact : A:Trond Pedersen **Ph** : 801-554-0530 **Ph2** :
Show Inst : Call Agent/Appt **Owner Name** :
L/Office : Secure Real Estate, Inc. **Ph** : 801-304-4413 **Fax** : 801-304-4298
L/Agent : Trond Pedersen **Ph** : 801-304-4413 **Fax** : 801-352-2924 **Mbl/Pg** : 801-554-0530
S/Office : All Points Realty **Ph** : 801-942-5048
S/Agent : Rody Calabrese **Ph** : 801-942-5048 **Fax** : 801-944-8722 **Mbl/Pg** : 801-918-5048

BAC/SAC : 3% / **Dual/VAR** : No **Sbagency** : No **List Type** : ERS
Withdrawn Dt : **OffMktDt** : **Expires Dt** : 08/20/2008

Query = State:Ut Status:SLD County:Salt Lake Sold Dt Min:2008-08-01

WASATCH FRONT REGIONAL MLS - APARTMENT FULL REPORT

MLS # : 824699 **Area** : 101
List Price : \$1,100,000 **Status** : SLD
CDOM : -2 **List Dt** : 08/12/2008
DOM : -2
CtDom : 3 **Ctr Dt** : 08/10/2008
Sold Price : \$875,000 **Sold Date** : 08/13/2008
Concessions : \$0 **Sld Terms** : Convention
Address : 1154 E 1ST AVE
Quadrant : NE **NS** : 100 **EW** : 1154
City : Salt Lake City UT, 84103
County : Salt Lake
Proj/Subdv : MCMULLEN
Tax ID : 09-32-486-006 **Taxes** : *SE*
Zoning :



Number of Apts	Bed Rms	Bath Rms	Approx Sq Ft	Rents
1	2	1	950	\$1100
1	2	1	950	\$ 900
1	2	1	950	\$1200
1	2	1	950	\$1200
1	1	1	600	\$ 600

Tot # of Units : 0 **Yr Built** : 1902 **Acres** : 0.22
Furnished : 0 **Under Const** : No **Frontage** : 0
Tot Square Feet : 4,400 **Patio** : 0 **Side** : 0
Gross Sched Inc : \$0 **Elec Meters** : 5 **Back** : 0
Laundry Type : Hookup **Gas Meters** : 1 **Irregular** : No
Park Spaces : 6 **Crprt Cap** : 0 **Gar Cap** : 0

Refrigerators : 5 *5,000 x 12 = 60,000* **Disposals** : 0 **Dishwashers** : 0 **Oven Ranges** : 5
Water : Culinary
Sewer : Connected, Public *60,000*
Roof : Composition *- 3,700*
Heating : Hot Water
Air Cond : Evap. Cooler Window *50,750*
Exterior : Brick
Landscape : Part Landscaping
Lot Facts : Curb & Gutter, Secluded Yard, *47,550* Sprinkler, Auto-Full

$$\frac{47,550}{875,000} = 5.4\%$$

Additional Info :

Exterior Feat : Entry (Foyer)
Interior Feat : Formal Dining Room, Hardwood Floors, Range-Oven Free Std
Amenities : Cable TV avail, Electric Dryer Hookup
Inclusions : Dryer, Range, Refrigerator, Washer
Exclusions :
Possession Terms : Conv
Remarks : great turn of the century apt. good rental incomes seller to verify sq footage

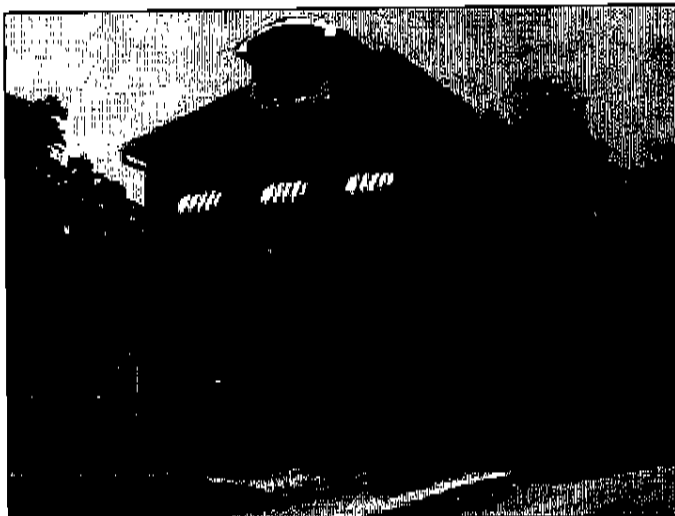
Contact : A1 **Ph** : **Ph2** :
Show Inst : Call Agent/Appt **Owner Name** :
L/Office : Horton & Morgan and Associ **Ph** : 801-363-2710 **Fax** : 801-533-8540
L/Agent : Larry Horton **Ph** : 801-597-1088 **Fax** : 801-596-2764 **Mbl/Pg** : 801-597-1088
S/Office : RE/MAX Associates - Sugarh **Ph** : 801-930-6700
S/Agent : Kelly Hannah **Ph** : 801-930-6710 **Fax** : 801-930-6711 **Mbl/Pg** : 801-558-6143

BAC/SAC : 3/ **Dual/VAR** : No **Sbagency** : No **List Type** : ERS
Withdrawn Dt : **OffMktDt** : **Expire Dt** : 09/12/2008

Query = State:Ut Status:SLD County:Salt Lake Sold Dt Min:2008-08-01

WASATCH FRONT REGIONAL MLS - APARTMENT FULL REPORT

MLS # : 832054 **Area** : 101
List Price : \$300,000 **Status** : UNDR CONT
CDOM : 50 **List Dt** : 09/11/2008
DOM : 50
Address : 473 E 4TH AVE
Quadrant : NE **NS** : 200 **EW** : 473
City : Salt Lake City UT, 84103
County : Salt Lake
Proj/Subdv : AVENUES
Tax ID : 09-31-436-009 **Taxes** : \$1,697
Zoning : R-2



Number of Apts	Bed Rms	Bath Rms	Approx SQ Ft	Rents
1	0	1	0	\$ 500
1	1	1	0	\$ 575
1	2	1	0	\$ 575
1	2	1	0	\$ 575
1	0	1	0	\$ 465

Tot # of Units : 5 **Yr Built** : 1900 **Acres** : 0.19
Furnished : 0 **Under Const** : No **Frontage** : 0
Tot Square Feet : 3,751 **Patio** : 0 **Side** : 0
Gross Sched Inc : \$30,100 **Elec Meters** : 5 **Back** : 0
Laundry Type : Coin **Gas Meters** : 1 **Irregular** : No
Park Spaces : 2 **Crprt Cap** : 4 **Gar Cap** : 0

Refrigerators : 5 **Disposals** : 0 **Dishwashers** : 0 **Oven Ranges** : 5

Water : Culinary
Sewer : Connected, Public
Roof : Asphalt Shingle
Heating : Electric Baseboard, Gravity Heater, Hot Water
Air Cond : Evap. Cooler Roof
Exterior : Brick, Frame, Stucco
Landscape : Mature Trees, Part Landscaping
Lot Facts : Curb & Gutter, Fenced Part, Sidewalks, Terrain, Grad Slope

32,280
 - 1,697
 3,000

 27,583

27,583

 309,000

 9.2%
 CAP

Additional Info : Joint Water Heater, Monthly Leases

Exterior Feat : Awnings, Double Pane, Entry(Foyer), Outdoor Lighting, Patio Covered, Porch Open

Interior Feat : Hardwood Floors, Range-Oven Free Std, Vaulted Ceilings, See Remarks

Amenities : Cable TV avail, Cable TV wired

Inclusions :

Exclusions :

Possession : ARRANGE
Terms : Conv, Seller Finance, Cash, See Remarks

Remarks : SUBSTANTIALLY REDUCED! Excellent Rental History! Hardwood Floors & High Ceilings, Newer Roof. Awesome Attic Conversion. Make Offers "Subject to Inspection". Off Street Covered Parking. Please DO NOT Disturb Tenants! Owner Willing to Carry Contract.

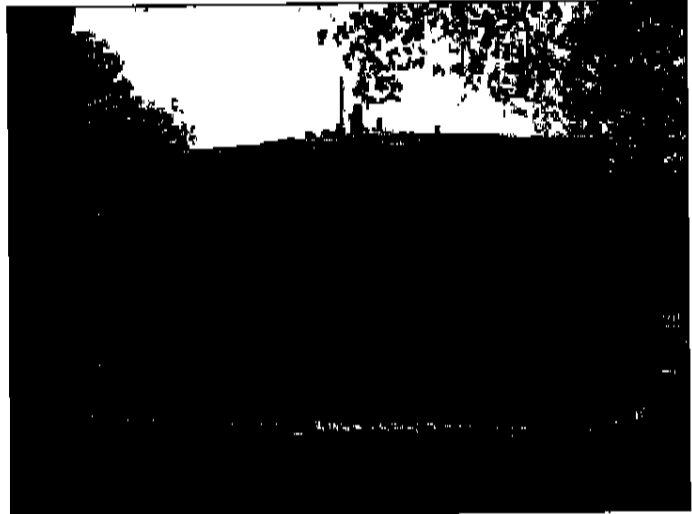
Contact : O:OWNER **Ph** : 801-580-0242 **Ph2** :
Show Inst : Call Owner/Appt **Owner Name** : LARRY CRANDALL
L/Office : Discount Realty **Ph** : 801-641-2232 **Fax** : 801-613-9653
L/Agent : Caroline Stevenson **Ph** : 801-792-5451 **Fax** : 801-943-8849 **Mbl/Pg** : 801-792-5451

BAC/SAC : 3/ **Dual/VAR** : No **Shagny** : No **List Type** : ERS
Withdrawn Dt : **OFFMctDt** :

Query = State:UT Status:UNDR CONT County:Salt Lake

WASATCH FRONT REGIONAL MLS - APARTMENT FULL REPORT

MLS # : 803917 **Area** : 101
List Price : \$2,268,000 **Status** : UNDR CONT
CDOM : 111 **List Dt** : 05/22/2008
DOM : 111
Address : 325 N700
Quadrant : NW **NS** : 325 **EW** : 700
City : Salt Lake City UT, 84103
County : Salt Lake
Proj/Subdv :
Tax ID : 08-35-279-032 **Taxes** : \$2,555
Zoning :



Number of Apts	Bed Rms	Bath Rms	Approx SQ Ft	Rents
24	3	1	0	\$ 660
7	2	1	0	\$ 660
1	0	1	0	\$ 660
0	0	0	0	\$ 0
0	0	0	0	\$ 0

Tot # of Units : 32 **Yr Built** : 1994 **Acres** : 1.55
Furnished : 0 **Under Const** : No **Frontage** : 0
Tot Square Feet : 29,324 **Patio** : 0 **Side** : 0
Gross Sched Inc : \$253,167 **Elec Meters** : 32 **Back** : 0
Laundry Type : Coin **Gas Meters** : 32 **Irregular** : No
Park Spaces : 0 **Crprt Cap** : 0 **Gar Cap** : 0

Refrigerators : 32 **Disposals** : 0 **Dishwashers** : 0 **Oven Ranges** : 32
Water : Culinary
Sewer : Connected, Public
Roof : Asphalt Shingle
Heating : Forced Air, Gas Central
Air Cond :
Exterior : Aluminum/Vinyl, Brick
Landscape : Full Landscaping, Mature Trees
Lot Facts : Curb & Gutter, Fenced Full, Sprinkler, Auto-Full

21,120 x 12 = 253,440

253,440
- 2,555
15,000

235,885

235,885

2,268,000 **= 10.4%**

Additional Info : Separate Water Heaters, Separate Air Conditioning, Studio Apt, Monthly Leases, Yearly Leases
Exterior Feat : Outdoor Lighting
Interior Feat : Range-Oven Free Std
Amenities : Cable TV avail, Cable TV wired
Inclusions :
Exclusions :
Possession Terms : Cash, Comm Fin Req'd
Remarks : 32 UNITS GREAT CASH FLOW. 4 BUILDINGS DRIVE BY MAKE OFFERS SUBJECT TO INSPECTION. DO NOT DISTURB TENANTS. RENTS ARE AVERAGE CALL AGENT FOR DETAILS.

Contact : S:BRANDY/JULIE **Ph** : 801-858-3536 **Ph2** :
Show Invt : Call Agent/Appt **Owner Name** :
L/Office : Realty Executives Of Utah **Ph** : 801-273-8800 **Fax** : 801-273-8899
L/Agent : Aaron Richardson **Ph** : 801-858-3536 **Fax** : 801-273-8899 **Mbl/Pg** :

BAC/BAC : 3%/ **Dual/VAR** : No **Sbagency** : No **List Type** : ERS
Withdrawn Dt : **OffMktDt** :

Query = State:UT Status:UNDR CONT County:Salt Lake

WASATCH FRONT REGIONAL MLS - APARTMENT FULL REPORT

MLS # : 820063 **Area** : 102
List Price : \$400,000 **Status** : UNDR CONT
CDOM : 83 **List Dt** : 07/28/2008
DOM : 83
Address : 750 E 500 S
Quadrant : SE **NS** : 500 **EW** : 750
City : Salt Lake City UT, 84102
County : Salt Lake
Proj/Subdv :
Tax ID : 16-05-351-008 **Taxes** : \$2,334
Zoning :



Number of Apts	Bed Rms	Bath Rms	Approx Sq Ft	Rents
6	1	1	644	\$ 415
6	1	1	644	\$ 525
6	1	1	644	\$ 395
6	1	1	644	\$ 425
6	1	1	644	\$ 575

Tot # of Units : 6 **Yr Built** : 1963 **Acres** : 0.16
Furnished : 0 **Under Const** : No **Frontage** : 0
Tot Square Feet : 3,864 **Patio** : 0 **Side** : 0
Gross Sched Inc : \$33,000 **Elec Meters** : 7 **Back** : 0
Laundry Type : None **Gas Meters** : 6 **Irregular** : No
Park Spaces : 6 **Crprt Cap** : 0 **Gar Cap** : 0

Refrigerators : 6 **Disposals** : 0 **Dishwashers** : 0 **Oven Ranges** : 6
Water : Culinary
Sewer : Connected
Roof : Rubber
Heating : Forced Air, Gas Central
Air Cond :
Exterior : Brick
Landscape :
Lot Facts : Terrain, Flat

2335 x 12 = 28,020

28,020
 - 2,334
 - 4,000

 21,686

$$\frac{21,686}{400,000} = 5.4\%$$

Additional Info : Separate Water Heaters, Some Utilities In Rent

Exterior Feat : Deck Covered

Interior Feat :

Amenities : Cable TV avail

Inclusions :

Exclusions :

Possession Terms : RECORDING

Remarks : Great rental income. Property is a 6-plex 6th unit is same size & rent is \$415. Close to Trolley Square! 6 units 1 bd/1 ba utilities included in rents. Swamp coolers in top 3 units. All currently rented. Great Location. Close to U & downtown! DO NOT DISTURB TENANT

Contact : A: Hannah or Jen **Ph** : 801-694-0974 **Ph2** : 801-918-3294
Show Inst : Call Agent/Appt **Owner Name** :
L/Office : Coldwell Banker Residential **Ph** : 801-567-4000 **Fax** : 801-567-4001
L/Agent : Hannah Cutler **Ph** : 801-694-0974 **Fax** : 800-756-0651 **Mbl/Pg** : 801-694-0974
Co-Agent : Jennifer Lazzara **Ph** : 801-918-3294 **Fax** : 800-756-0651 **Mbl/Pg** : 801-918-3294

BAC/SAC : 3/ **Dual/VAR** : No **Sbagny** : No **List Type** : ERS
Withdrawn Dt : **OffMktDt** :

Query = State:Ut Status:UNDR CONT County:Salt Lake

