

441 S 500 E

PROVO, UTAH 84606

6-PLEX INVESTMENT OPPORTUNITY

\$899,900



6 TOTAL UNITS
5 One-Bed / 1 Two-Bed



4,388 SQ FT
Built in 1925



PRIME PROVO LOCATION
Minutes from BYU and
downtown Provo



6.30%

IN-PLACE CAP RATE

6.55%

CAP RATE "AS IS"
NO VACANCY

6.86%

PRO FORMA CAP RATE

\$56,667

IN-PLACE NOI

\$61,721

PRO FORMA NOI

INVESTMENT HIGHLIGHTS

- ✓ Strong in-place cash flow with room to increase rents
- ✓ Excellent location near BYU, shopping, dining & transit
- ✓ Separate metered utilities – tenants pay power
- ✓ Value-add opportunity through rent increases
- ✓ 6.55% cap rate "as is" assuming no vacancy

RENT ROLL (CURRENT)

UNIT #	UNIT MIX	RENT/MO.
439	1 bed / 1 bath	\$1,015
441	1 bed / 1 bath	\$900
443 (2-bed)	2 bed / 1 bath	\$1,300
445	1 bed / 1 bath	\$950
447	1 bed / 1 bath	\$950
449	1 bed / 1 bath	\$1,200
TOTAL MONTHLY RENT		\$6,315
AVERAGE RENT/UNIT		\$1,053

FINANCIAL SUMMARY

	CURRENT	PRO FORMA
Scheduled Annual Rent	\$75,780	\$81,600
Vacancy (3%)	(\$2,274)	(\$2,448)
Effective Gross Income	\$73,506	\$79,152
Total Expenses	(\$16,839)	(\$23,367)
Net Operating Income	\$56,667.60	\$61,721.40

OFFERING PRICE: \$899,900

2025 EXPENSES (IN-PLACE)

City Bill (Power, Sewer, Water)	\$6,795
Gas (55% of Combined Gas Bill)	\$1,717
Dumpster	\$1,236
Pest Control	\$300
Property Taxes (Est. 2024)	\$3,444
Insurance (Est. 1/2 of Policy)	\$1,638
Maintenance	\$1,709
TOTAL EXPENSES	\$16,839

PRO FORMA EXPENSES

City Bill (Power, Sewer, Water)	\$6,795
Gas (55% of Combined Gas Bill)	\$1,717
Dumpster	\$1,236
Pest Control	\$300
Property Management (8%)	\$6,528
Property Taxes (Est. 2024)	\$3,444
Insurance (Est. 1/2 of Policy)	\$1,638
Maintenance	\$1,709
TOTAL EXPENSES	\$23,367

UTILITY ANALYSIS (PRO FORMA)

Average Cost per Unit/Month	\$135
Tenant Utility Payment	\$85

*Tenants pay power.

PRO FORMA SUMMARY

Total Revenue	\$87,720
Total Expenses	(\$23,367)
Less Vacancy (3%)	(\$2,631.60)
PRO FORMA NOI	\$61,721.40



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- 15+ Years of Real Estate Experience
- Specializing in Investment Properties
- Utah County • Provo • Salt Lake City
- 1031 Exchange & Investment Specialist

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