

457 S 500 E

PROVO, UTAH 84606

6-PLEX INVESTMENT OPPORTUNITY

\$799,900



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



3,278 SQ FT
Built in 1925



PRIME PROVO LOCATION
Minutes from BYU and
downtown Provo



5.92%

IN-PLACE CAP RATE

6.18%

CAP RATE "AS IS"
NO VACANCY

6.89%

PRO FORMA CAP RATE

\$47,381

IN-PLACE NOI

\$55,147

PRO FORMA NOI

INVESTMENT HIGHLIGHTS

- ✓ Solid in-place cash flow with upside through rent increases
- ✓ Excellent location near BYU, shopping, dining & transit
- ✓ Separate metered utilities – tenants pay power
- ✓ Value-add opportunity through rent increases

RENT ROLL (CURRENT)

UNIT #	UNIT MIX	RENT/MO.
457	1 bed / 1 bath	\$975
459	1 bed / 1 bath	\$875
461	1 bed / 1 bath	\$880
463	1 bed / 1 bath	\$900
465	1 bed / 1 bath	\$1,050
467 (2-bed)	2 bed / 1 bath	\$975
TOTAL MONTHLY RENT		\$5,655
AVERAGE RENT/UNIT		\$943

FINANCIAL SUMMARY

	CURRENT	PRO FORMA
Scheduled Annual Rent	\$67,860	\$76,800
Vacancy (3%)	(\$2,036)	(\$2,304)
Effective Gross Income	\$65,824	\$74,496
Total Expenses	(\$18,443)	(\$24,587)
Net Operating Income	\$47,381.20	\$55,147.00

OFFERING PRICE: \$799,900

2025 EXPENSES (IN-PLACE)

City Bill (Power, Sewer, Water)	\$6,355
Gas (45% of Combined Gas Bill)	\$1,405
Dumpster	\$1,236
Pest Control	\$300
Property Management (8%)	\$0
Property Taxes (Est. 2024)	\$5,802
Insurance (Est. 1/2 of Policy)	\$1,637
Maintenance	\$1,708
TOTAL EXPENSES	\$18,443

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UTILITY ANALYSIS (PRO FORMA)

Average Cost per Unit/Month	\$125
Tenant Utility Payment	\$75

*Tenants pay power.

PRO FORMA SUMMARY

Total Revenue	\$82,200
Total Expenses	(\$24,587)
Less Vacancy (3%)	(\$2,466)
PRO FORMA NOI	\$55,147.00



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- 🏠 15+ Years of Real Estate Experience
- 🏡 Specializing in Investment Properties
- 📍 Utah County • Provo • Salt Lake City
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