

79 UNITS



TOWNHOME COMMUNITY

75 UNITS



TOWNHOME COMMUNITY

86 UNITS



4-STORY ELEVATOR SERVED,
SURFACE PARKED COMMUNITY

SALT LAKE METRO 3 PROPERTY PORTFOLIO

OGDEN AREA



HIGHLY DESIRED
TOWNHOME
COMMUNITIES



ATTRACTIVE DESIGN,
WELCOMING
COMMUNITIES



OPPORTUNITY TO
PURCHASE SCALE IN
DESIRABLE SUBMARKET



21.7% RENT GROWTH
IN WEBER COUNTY
YOY 2021

240 UNIT EXCEPTIONAL OPPORTUNITY

This portfolio offering is a unique opportunity to purchase three newly built properties, two townhome communities and one 4-story elevator served community. All of the properties are located in highly desired areas in the Greater Salt Lake Area and are well designed and constructed. The Ranches (79 Units) and The Orchards at 19th (75 Units) are purpose built, for-rent townhome communities with one and two car garages, fitness centers, dog parks and play areas. The Lofts at Five Points (86 Units) is a 4-story, elevator served, two building apartment project complete with a fitness center, dog park and a highly attractive contemporary design.

Each property is accessible to the primary commuting routes connecting tenants to all major employment, retail shopping and entertainment centers and are within a 40-minute drive to downtown Salt Lake City. The lack of new supply has greatly increased occupancy in the market area and these assets are primed to take full advantage of future rent growth providing healthy cash flows secured by high-demand, quality properties.



THE RANCHES

THE ORCHARDS

THE LOFTS AT 5 POINTS

The Greater Salt Lake Area is one of the most sought-after investment markets in the country. Many well-educated, young professionals have come to be a part of the growing economy and wide-ranging recreational opportunities helping to make Utah one of the fastest growing states in the nation. This 3-property portfolio appeals to a wide variety of tenants, with over 10,000 jobs within a short 15-minute commute.

- » **IDEAL LOCATIONS FOR EMPLOYEES OF DAVIS AND WEBER COUNTIES**
- » **THRIVING COMMUNITIES CONVENIENT TO SHOPPING, DINING, & RECREATION**
- » **EASY COMMUTE TO DOWNTOWN SALT LAKE CITY EMPLOYMENT HUB**
- » **CONVENIENT ACCESS TO INTERSTATES AND HIGHWAYS**
- » **LIMITED SUPPLY SUBMARKET WITH A LOW 2.7% VACANCY RATE**
- » **SALT LAKE IS A TOP U.S. MARKET FOR ECONOMIC, POPULATION & EMPLOYMENT GROWTH**

WHY UTAH?

**WEBER COUNTY
RENT GROWTH
21.7% YOY 2021**

**UTAH IS #1 FOR
ECONOMIC OUTLOOK
14 YEARS RUNNING
(ALEC, 2021)**

**FASTEST GROWING
POPULATION IN THE U.S.
2010-2020
(U.S. CENSUS)**

FOR MORE INFORMATION PLEASE CONTACT:

MULTIFAMILY INSTITUTIONAL PROPERTIES

DEBT & STRUCTURED FINANCE

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THE RANCHES TOWNHOME COMMUNITY

ADDRESS 200 East 2300 North, Ogden, UT 84014

YEAR BUILT 2018

UNITS 79

FLOORS/
BUILDING STYLE 2-STORY TOWNHOMES WITH TUCK UNDER GARAGES

PARCEL SIZE 5.81 ACRES

TOTAL NRA 98,283 SF

AVG. UNIT SIZE 1,244 SF

PARKING 175 OPEN SPACES, 143 GARAGE SPACES

PARKING RATIO 4.03 / UNIT

THE ORCHARDS TOWNHOME COMMUNITY

ADDRESS 4499 South 1900 West, Roy, UT 84067

YEAR BUILT 2020

UNITS 75

FLOORS/
BUILDING STYLE 2-STORY TOWNHOMES WITH TUCK UNDER GARAGES

PARCEL SIZE 6.19 ACRES

TOTAL NRA 93,085 SF

AVG. UNIT SIZE 1,241 SF

PARKING 158 OPEN SPACES, 134 GARAGE SPACES

PARKING RATIO 3.89 / UNIT

THE LOFTS AT 5 POINTS 4-STORY ELEVATOR SERVED · SURFACE PARKED COMMUNITY

ADDRESS 455 2nd Street, Ogden, UT 84015

YEAR BUILT 2020

UNITS 86

FLOORS/
BUILDING STYLE 4-STORY ELEVATOR SERVED

PARCEL SIZE 2.39 ACRES

TOTAL NRA 68,850 SF

AVG. UNIT SIZE 801 SF

PARKING 131 SPACES

PARKING RATIO 1.52 / UNIT

