

WASATCH FRONT REGIONAL MLS - APARTMENT CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$249,000 MLS # : 883394 Status : ACT Sld Prce : \$0
 Address : 420 E 600 S
 City : Salt Lake City UT, 84111
 Quadrant : SE Coord : 600/420 Area : 102 Project :



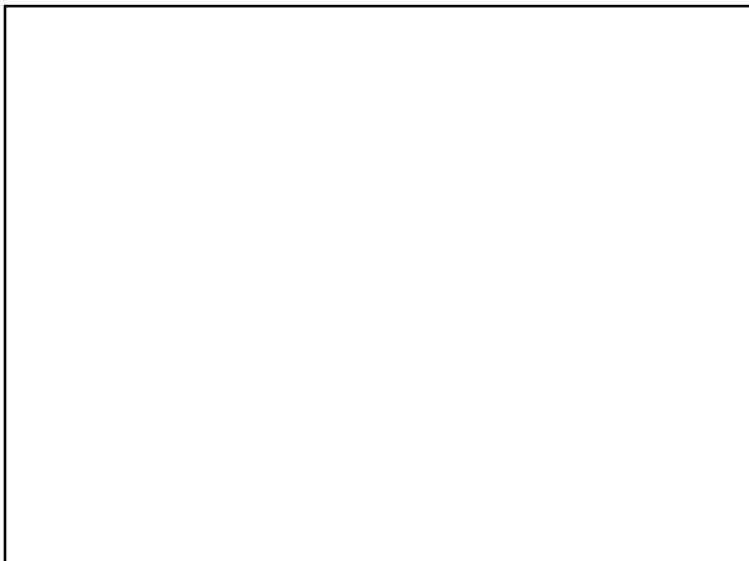
Totl Units : 5 Acres : 0.25
 Total SqFt : 3216 Yr Built : 1950
 Gar|Prt|Pkg: 0 | 0 | 6 Taxes : \$1,049
 Laundry : 1 Grs Sch Inc: \$28,320
 Elec | Gas : 6 | 5

# Apts	Beds	Baths	SqFt	Rents
1	1	1	458	\$450
1	0	1	280	\$400
1	2	1	666	\$525
1	1	1	400	\$475
1	1	1	403	\$400

Feats/Info : Outdoor Lighting / Separate Water Heaters, Monthly Leases
 Inclusions :

Remarks : 20K PRICE DROP!!Great Cash Flow!Easily rented!Close to shopping, businesses, etc!Lot is adjacent to beautiful park.Ample space available for 4-car detached garage(partially built).Fully rented...DO NOT DISTURB TENANTS!SLR FINANCE AVAILABLE!

List Price : \$310,000 MLS # : 895636 Status : ACT Sld Prce : \$0
 Address : 8689 S 620 E
 City : Salt Lake County UT, 84070
 Quadrant : SE Coord : 8689/620 Area : 108 Project :



Totl Units : 4 Acres : 0.17
 Total SqFt : 3400 Yr Built : 1974
 Gar|Prt|Pkg: 0 | 4 | 0 Taxes : \$2,492
 Laundry : 2 Grs Sch Inc: \$0
 Elec | Gas : 4 | 4

# Apts	Beds	Baths	SqFt	Rents
1	2	1	850	\$750
1	2	1	850	\$675
1	2	1	850	\$625
1	2	1	850	\$625
0	0	0	0	\$0

Feats/Info : Deck Covered / Range-Oven Free Std / Separate Water Heaters, Separate Air Conditioning, Some Utilities In Rent, Monthly Leases, Yearly Leases
 Inclusions : Range, Refrigerator

Remarks : Awesome location! Covered parking. Rents could be higher. This is a short sale.

WASATCH FRONT REGIONAL MLS - APARTMENT CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$349,900 MLS # : 871882 Status : ACT Sld Prce : \$0
 Address : 1259 IOLA AVE
 City : Salt Lake City UT, 84104
 Quadrant : SW Coord : 340/1259 Area : 111 Project :



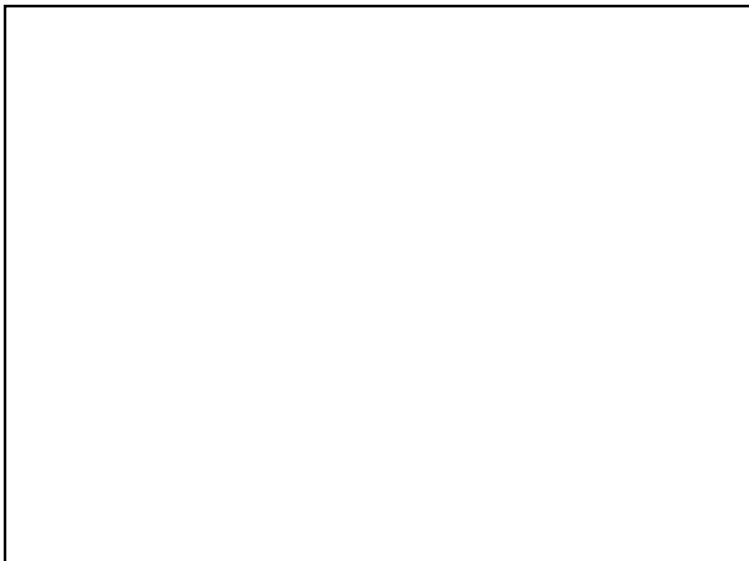
Totl Units : 6 Acres : 0.18
 Total SqFt : 5040 Yr Built : 1978
 Gar|Prt|Pkg: 0 | 0 | 10 Taxes : \$2,539
 Laundry : 2 Grs Sch Inc: \$0
 Elec | Gas : 6 | 6

# Apts	Beds	Baths	SqFt	Rents
1	2	1	777	\$575
1	2	1	777	\$525
4	2	1	777	\$0
0	0	0	0	\$0
0	0	0	0	\$0

Feats/Info :
 Inclusions :

Remarks : GREAT INVESTMENT PROPERTY. 6 UNITS ALL METERED SEPARATELY*MANY RECENT UPGRADES INCLUDING NEWER ROOF*SOME UNITS HAVE BEEN RE-CARPETED & PAINTED AS TENANTS MOVE. BUYER AND AGENT TO VERIFY ALL INFO.

List Price : \$355,000 MLS # : 864553 Status : ACT Sld Prce : \$0
 Address : 1985 S 700 E
 City : Salt Lake City UT, 84105
 Quadrant : SE Coord : 1985/700 Area : 102 Project :



Totl Units : 5 Acres : 0.32
 Total SqFt : 2810 Yr Built : 1922
 Gar|Prt|Pkg: 2 | 0 | 8 Taxes : \$2,309
 Laundry : 4 Grs Sch Inc: \$37,620
 Elec | Gas : 4 | 4

# Apts	Beds	Baths	SqFt	Rents
1	3	1	925	\$850
1	1	1	475	\$460
1	1	1	450	\$380
1	1	1	480	\$595
1	1	1	480	\$575

Feats/Info : Animals Permitted, Basement Entrance, Out Bldgs / Hardwood Floors, Range-Oven Free Std / Separate Water Heaters, Joint Water Heater, Separate Air Conditioning, Some Utilities In Rent, Yearly Leases

Inclusions : Range, Range Hood, Refrigerator, Window Covers

Remarks : Triplex & duplex share lot. Prime Sugarhouse location. Currently zoned as a 4-plex & a single family home. Must be sold together. Wrkshp garage rents for an addtl.\$275 per mon. for a total of \$3,135 per mo. Huge lot with tons of parking. Buyer to verify.

Query = State:Ut Status:ACT County:Salt Lake

WASATCH FRONT REGIONAL MLS - APARTMENT CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$399,900 MLS # : 896610 Status : ACT Sld Prce : \$0
 Address : 342 S 1200 E
 City : Salt Lake City UT, 84102
 Quadrant : SE Coord : 342/1200 Area : 102 Project :



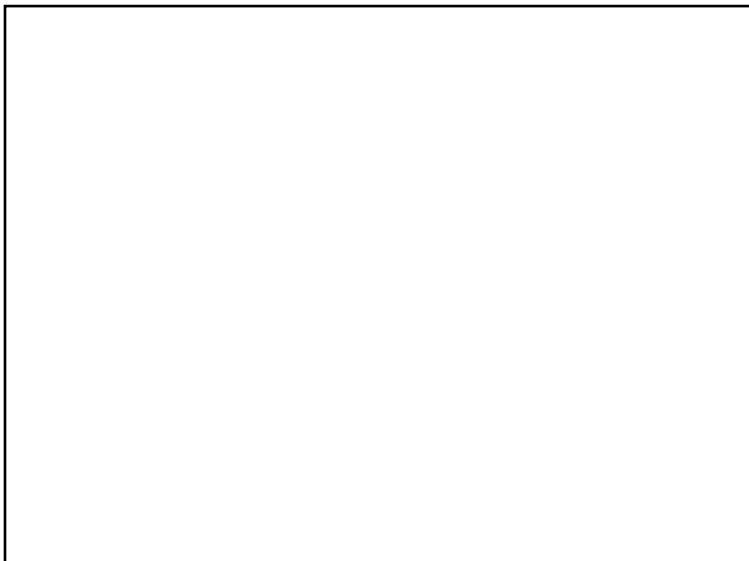
Totl Units : 5 Acres : 0.39
 Total SqFt : 3336 Yr Built : 1931
 Gar|Prt|Pkg: 1 | 0 | 5 Taxes : \$2,216
 Laundry : 1 Grs Sch Inc: \$31,800
 Elec | Gas : 5 | 1

# Apts	Beds	Baths	SqFt	Rents
1	1	1	720	\$625
1	1	1	720	\$625
1	1	1	720	\$625
1	1	1	720	\$600
1	1	1	456	\$350

Feats/Info : Basement Entrance, Entry(Foyer) /
 Bath-Sep Tub./Shower / Joint Water
 Heater, Studio Apt, Monthly Leases
 Inclusions : Range, Refrigerator

Remarks : New exterior paint, new paint and carpet in common areas. Access also available from Elizabeth Street. Three units rented. Rent prices do not reflect upgrades. Two units available for preview. 1.5 blocks U of U.

List Price : \$409,000 MLS # : 855359 Status : ACT Sld Prce : \$0
 Address : 658 E THIRD AVE
 City : Salt Lake City UT, 84103
 Quadrant : NE Coord : 150/658 Area : 101 Project :



Totl Units : 6 Acres : 0.09
 Total SqFt : 3280 Yr Built : 1904
 Gar|Prt|Pkg: 2 | 0 | 0 Taxes : \$2,605
 Laundry : 4 Grs Sch Inc: \$40,440
 Elec | Gas : 6 | 6

# Apts	Beds	Baths	SqFt	Rents
2	1	1	570	\$640
2	1	1	570	\$595
2	1	1	500	\$450
0	0	0	0	\$0
0	0	0	0	\$0

Feats/Info : Double Pane / Separate Air
 Conditioning, Yearly Leases
 Inclusions : Refrigerator

Remarks : **REDUCED \$90K** NEWLY REMODELED 6-PLEX IN AVENUES HISTORIC DISTRICT. EASY TO RENT 1 BED UNITS THAT ARE ALWAYS OCCUPIED. ALL UNITS HAVE OWN FURNACE WITH SEPARATE GAS/ELECTRIC METERS. VERY LOW OPERATING COSTS. SEE REMARKS. OWNER/AGENT

WASATCH FRONT REGIONAL MLS - APARTMENT CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$485,000 MLS # : 881451 Status : ACT Sld Prce : \$0
 Address : 815 S 600 E
 City : Salt Lake City UT, 84102
 Quadrant : SE Coord : 815/600 Area : 102 Project :



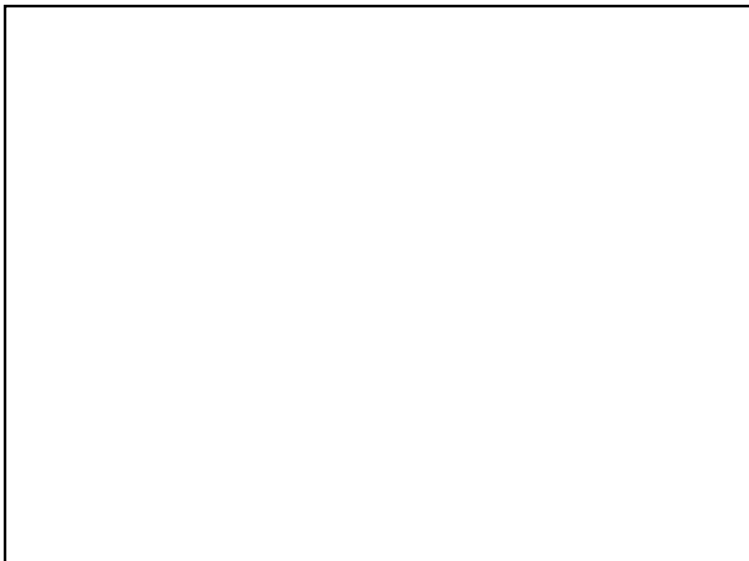
Totl Units : 6 Acres : 0.12
 Total SqFt : 4794 Yr Built : 1951
 Gar|Prt|Pkg: 0 | 0 | 0 Taxes : \$2,474
 Laundry : 1 Grs Sch Inc: \$37,995
 Elec | Gas : 7 | 1

# Apts	Beds	Baths	SqFt	Rents
5	1	1	700	\$547
1	0	1	350	\$425
0	0	0	0	\$0
0	0	0	0	\$0
0	0	0	0	\$0

Feats/Info : Double Pane, Porch Open / Some Utilities In Rent, Studio Apt, Monthly Leases, Yearly Leases, APOD Available, See Remarks
 Inclusions : Dryer, Washer, Window Covers

Remarks : Gorgeous Apt Bldg in historical Salt Lake. Beautiful all brick curb appeal. Stones throw from Liberty Park. Charming street! All new windows, new boiler, upgrading has been done. Private & off street Prkg. Rents are low. Approx \$1300 in Indry annual revenue.

List Price : \$499,500 MLS # : 843985 Status : ACT Sld Prce : \$0
 Address : 512 E 500 S
 City : Salt Lake City UT, 84102
 Quadrant : SE Coord : 500/512 Area : 102 Project :



Totl Units : 6 Acres : 0.15
 Total SqFt : 5216 Yr Built : 1900
 Gar|Prt|Pkg: 0 | 0 | 10 Taxes : \$1,846
 Laundry : 1 Grs Sch Inc: \$48,660
 Elec | Gas : 7 | 1

# Apts	Beds	Baths	SqFt	Rents
2	2	1	677	\$700
1	1	1	745	\$650
2	1	1	450	\$645
1	1	1	745	\$715
0	0	0	1,472	\$0

Feats/Info : Outdoor Lighting, Porch Open / Hardwood Floors, Kitchen Updated / Joint Water Heater, Some Utilities In Rent, APOD Available
 Inclusions : Ceiling Fan, Dryer, Range, Range Hood, Refrigerator, Storage Sheds, Washer, Window Covers

Remarks : Fully rented + remodeled Trolley Square 6-plex. Potential 7th unit can be built in basement, add \$70k value for \$25k! Great cash flow, listed \$75k below market value for quick sale. Condo conv started. Professionally managed, excellent location.

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For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$499,900 MLS # : 903751 Status : ACT Sld Prce : \$0
 Address : 128 N B ST
 City : Salt Lake City UT, 84103
 Quadrant : NE Coord : 128/350 Area : 101 Project : AVENUES



Totl Units : 6 Acres : 0.18
 Total SqFt : 4000 Yr Built : 1906
 Gar|Prt|Pkg: 0 | 0 | 8 Taxes : \$2,378
 Laundry : 1 Grs Sch Inc: \$43,980
 Elec | Gas : 6 | 1

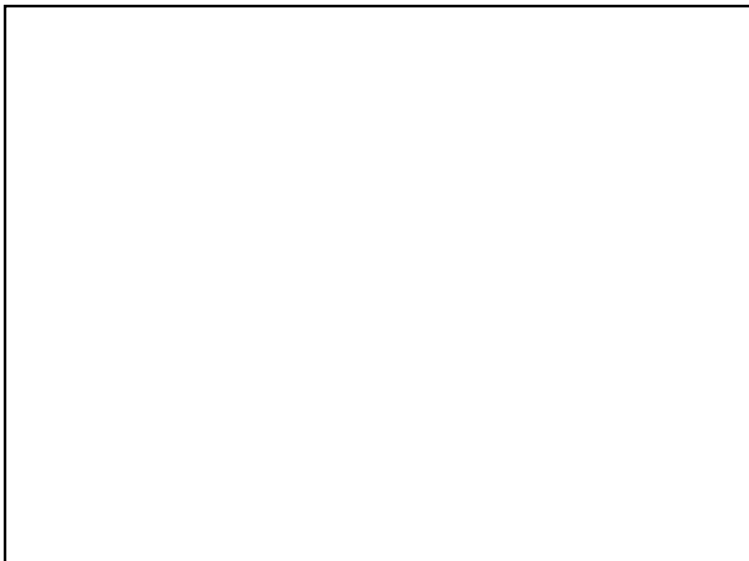
# Apts	Beds	Baths	SqFt	Rents
2	1	1	700	\$1290
1	1	1	800	\$775
2	0	1	450	\$1000
1	0	1	600	\$600
0	0	0	0	\$0

Feats/Info : Balcony, Entry(Foyer), Porch Open, Stained Glass / Dishwasher Built-In, French Doors, Hardwood Floors, Kitchen Updated, Range-Oven Free Std / Joint Water Heater, Separate Air Conditioning, Some Utilities In Rent, Studio Apt, Yearly Leases, APOD

Inclusions : Ceiling Fan, Dryer, Range,

Remarks : Historic Registry. Solid Investment. Updated in 2005. Low maintenance. Always Rented High Demand Avenues. No sign. Offers subject to inspection. Full financials with written offers. Pre-approval and EM check with Offers. Owner/Agent.

List Price : \$550,000 MLS # : 875752 Status : ACT Sld Prce : \$0
 Address : 2707 S ADAMS ST
 City : Salt Lake City UT, 84115
 Quadrant : SE Coord : 2707/480 Area : 102 Project : CARDINAL APART



Totl Units : 6 Acres : 0.26
 Total SqFt : 5103 Yr Built : 1973
 Gar|Prt|Pkg: 0 | 6 | 3 Taxes : \$2,909
 Laundry : 4 Grs Sch Inc: \$6
 Elec | Gas : 6 | 6

# Apts	Beds	Baths	SqFt	Rents
0	2	1	850	\$495
0	2	1	850	\$495
0	2	1	850	\$495
0	2	1	850	\$495
0	2	1	850	\$445

Feats/Info : Storm Doors / Dishwasher Built-In, Range-Oven Free Std / Separate Water Heaters, Separate Air Conditioning, Yearly Leases

Inclusions : Ceiling Fan, Range, Refrigerator, Storage Sheds

Remarks : WELL MAINTAINED, BRICK 2 BDRM APT. LRG MASTER BDRM*OWNER HAS CAREFULLY MAINTAINED UNITS*7 NICE "TUFF" SHEDS FOR EXTRA STORAGE*DECORATIVE FIREPLACE*CLOSE TO TRANS & DWNTWN*MAKE OFFER SUBJECT TO INSPECT, DO NOT DISTURB TENANTS*RENTS COULD & SHOULD BE HIGHER

Query = State:Ut Status:ACT County:Salt Lake

WASATCH FRONT REGIONAL MLS - APARTMENT CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$625,000 MLS # : 884571 Status : ACT Sld Prce : \$0
 Address : 259 1ST AVE
 City : Salt Lake City UT, 84103
 Quadrant : NE Coord : 50/259 Area : 101 Project : ANDREA CT.



Totl Units : 6 Acres : 0.30
 Total SqFt : 5598 Yr Built : 1948
 Gar|Prt|Pkg: 0 | 9 | 0 Taxes : \$3,427
 Laundry : 2 Grs Sch Inc: \$52,040
 Elec | Gas : 5 | 5

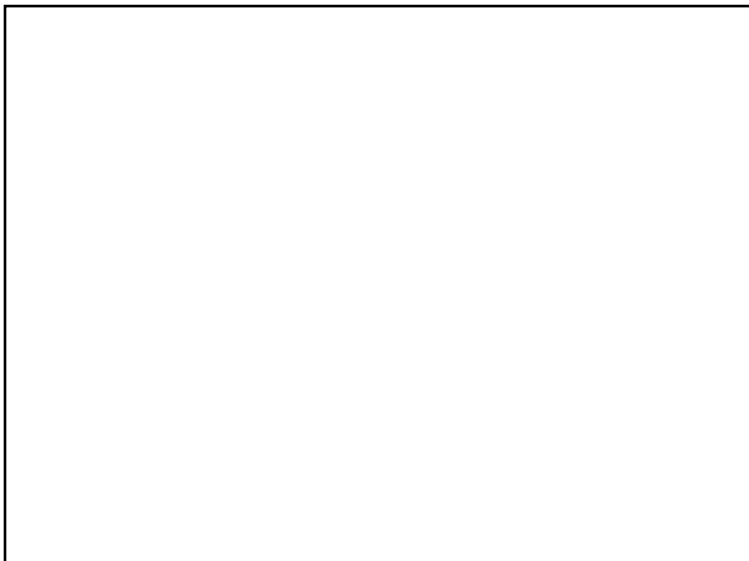
# Apts	Beds	Baths	SqFt	Rents
1	1	1	775	\$730
2	1	1	775	\$625
1	1	1	775	\$685
1	2	2	1,200	\$775
1	3	2	1,298	\$890

Feats/Info : Out Bldgs, Outdoor Lighting, Patio Covered, Porch Open / Closet-Walk In, Dishwasher Built-In, Hardwood Floors, Kitchen Updated, Oven-Gas, Range-Oven Free Std, Range Gas / Separate Water Heaters, Separate Air Conditioning, Monthly Leases

Inclusions : Dryer, Refrigerator, Washer

Remarks : FABULOUS INVESTMENT OPPORTUNITY.CAN'T BEAT THE LOCATION. ALL UNITS RENTED.APPROVED FOR CONDO CONVERSION DOWN THE LINE(1 UNIT UPGRADED FOR SAME).COVERED OFF STREET PARKING FOR 9 CARS.LRG RMS,HARDWOOD FLRS,QUAINT&STYLISH.SQ. FT. PER UNIT IS ONLY AN ESTIMATE

List Price : \$625,000 MLS # : 902145 Status : ACT Sld Prce : \$0
 Address : 3124 S 900 E
 City : Salt Lake City UT, 84106
 Quadrant : SE Coord : 3124/900 Area : 102 Project :



Totl Units : 9 Acres : 0.92
 Total SqFt : 5781 Yr Built : 1941
 Gar|Prt|Pkg: 0 | 0 | 18 Taxes : \$4,071
 Laundry : 2 Grs Sch Inc: \$60,900
 Elec | Gas : 9 | 9

# Apts	Beds	Baths	SqFt	Rents
5	2	1	3,601	\$0
4	1	1	2,150	\$0
0	0	0	0	\$0
0	0	0	0	\$0
0	0	0	0	\$0

Feats/Info :
 Inclusions : Range, Range Hood, Refrigerator, Storage Sheds

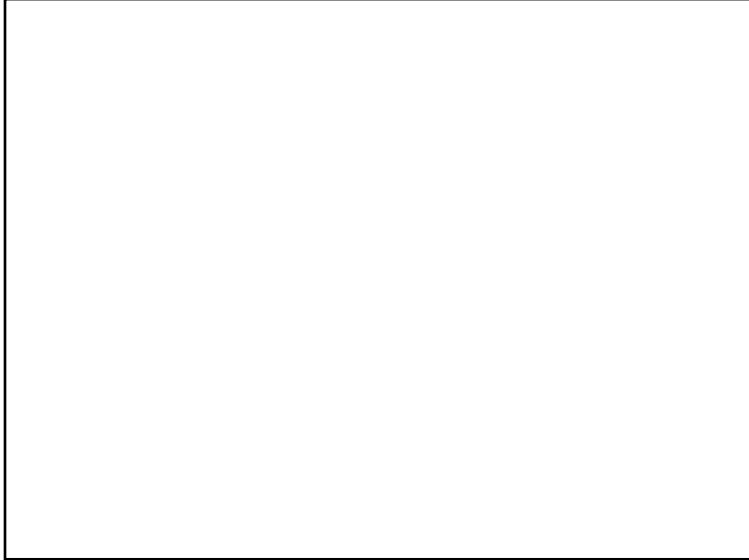
Remarks : Excellent investment opportunity! Includes parcels 16-29-326-016, 16-29-326-006, 16-29-326-007. 7 Cottages, a total of 9 units, and 4 lots total approx,.92 acres. Sold as-is. Please do not disturb tenants. All units are currently rented. Buyer to verify

Query = State:Ut Status:ACT County:Salt Lake

WASATCH FRONT REGIONAL MLS - APARTMENT CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$674,000 MLS # : 900116 Status : ACT Sld Prce : \$0
 Address : 876 E 1ST AVE
 City : Salt Lake City UT, 84103
 Quadrant : NE Coord : 100/876 Area : 101 Project :



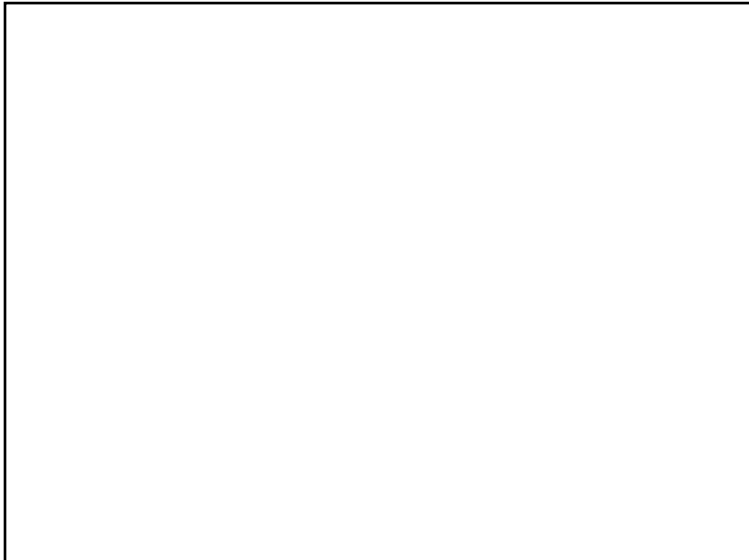
Totl Units : 12 Acres : 0.20
 Total SqFt : 6344 Yr Built : 1916
 Gar|Prt|Pkg: 0 | 0 | 12 Taxes : \$4,668
 Laundry : 0 Grs Sch Inc: \$80,496
 Elec | Gas : 1 | 1

# Apts	Beds	Baths	SqFt	Rents
12	1	1	500	\$575
0	0	0	0	\$0
0	0	0	0	\$0
0	0	0	0	\$0
0	0	0	0	\$0

Feats/Info : Basement Entrance / Some Utilities In Rent, Yearly Leases
 Inclusions :

Remarks : Avenues 12 plex; Never Vacant with excellent rental history; PRICE REDUCED TO BELOW CURRENT APPRAISED VALUE!! Well documented financials and records available with written offer. DO NOT DISTURB TENANTS! SEE REMARKS

List Price : \$679,600 MLS # : 887965 Status : ACT Sld Prce : \$0
 Address : 1613 S 1000 W
 City : Salt Lake City UT, 84104
 Quadrant : SW Coord : 1613/1000 Area : 111 Project :



Totl Units : 8 Acres : 0.55
 Total SqFt : 6264 Yr Built : 1972
 Gar|Prt|Pkg: 0 | 0 | 10 Taxes : \$3,895
 Laundry : 4 Grs Sch Inc: \$0
 Elec | Gas : 8 | 8

# Apts	Beds	Baths	SqFt	Rents
6	2	1	783	\$650
2	2	1	783	\$700
0	0	0	0	\$0
0	0	0	0	\$0
0	0	0	0	\$0

Feats/Info : Double Pane / Range-Oven Built In / Separate Water Heaters, Separate Air Conditioning, Yearly Leases
 Inclusions : Range, Refrigerator

Remarks : DO NOT DISTURB THE TENANTS, they are not aware of the sale. 4 Duplexes on separate lots, great for financing. Subject to all being sold 1613-17,1619-21,1627-29,1635-37. Owner/ Broker (retiring).

WASATCH FRONT REGIONAL MLS - APARTMENT CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$699,000 MLS # : 894296 Status : ACT Sld Prce : \$0
 Address : 1536 S GREEN ST
 City : Salt Lake City UT, 84105
 Quadrant : SE Coord : 1536/650 Area : 102 Project :



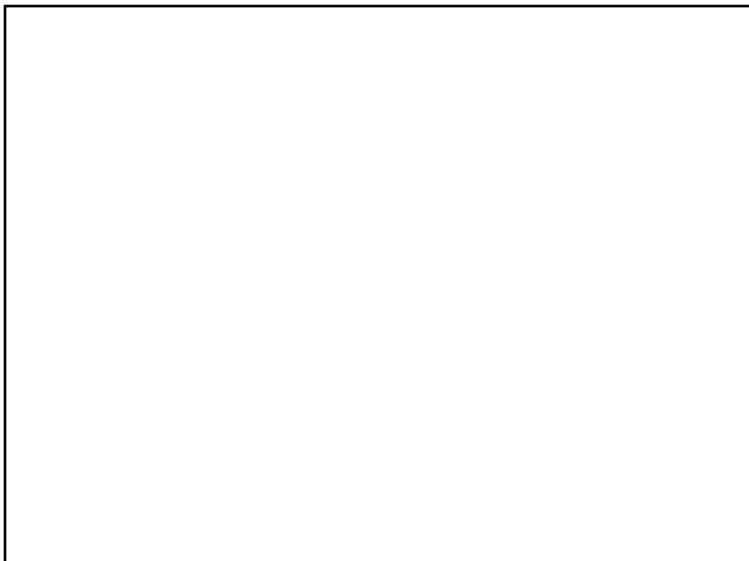
Totl Units : 8 Acres : 0.18
 Total SqFt : 6850 Yr Built : 1977
 Gar|Prt|Pkg: 0 | 3 | 8 Taxes : \$1,686
 Laundry : 2 Grs Sch Inc: \$40,560
 Elec | Gas : 9 | 8

# Apts	Beds	Baths	SqFt	Rents
1	3	1	850	\$895
3	2	1	700	\$550
4	2	1	800	\$675
0	0	0	0	\$0
0	0	0	0	\$0

Feats/Info : Double Pane / Separate Water Heaters,
 Yearly Leases
 Inclusions : Range, Refrigerator

Remarks : Two Four plexes, side by side at the end of a quiet dead end street. To be sold together.
 It is easier to finance a four plex than an eight plex. OWNER AGENT.

List Price : \$775,000 MLS # : 875177 Status : ACT Sld Prce : \$0
 Address : 2640 S 9080 W
 City : Magna UT, 84044
 Quadrant : SW Coord : 2648/9080 Area : 110 Project :



Totl Units : 12 Acres : 0.64
 Total SqFt : 10320 Yr Built : 1978
 Gar|Prt|Pkg: 0 | 0 | 0 Taxes : \$6,021
 Laundry : 2 Grs Sch Inc: \$82,800
 Elec | Gas : 12 | 12

# Apts	Beds	Baths	SqFt	Rents
12	2	1	860	\$575
0	0	0	0	\$0
0	0	0	0	\$0
0	0	0	0	\$0
0	0	0	0	\$0

Feats/Info : Range-Oven Free Std / Separate Water
 Heaters, Separate Air Conditioning
 Inclusions : Range, Range Hood, Refrigerator

Remarks : 3 INDIVIDUALLY PARCELED 4-PLEXES HAVE BEEN WELL MAINTAINED, ARE SMOKE FREE, AND LIMITED
 PETS. DEMAND FOR UNITS IS VERY HIGH AND INCLUDES A WAITING LIST. SELLER CARRY BACK
 POSSIBLE. CLEANEST PROPERTY IN MAGNA. MOTIVATED SELLER. CONTACT AGENT FOR PRO-FORMA.

Query = State:Ut Status:ACT County:Salt Lake

WASATCH FRONT REGIONAL MLS - APARTMENT CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$829,900 MLS # : 871614 Status : ACT Sld Prce : \$0
 Address : 1815 S 400 E
 City : Salt Lake City UT, 84115
 Quadrant : SE Coord : 1815/400 Area : 102 Project :



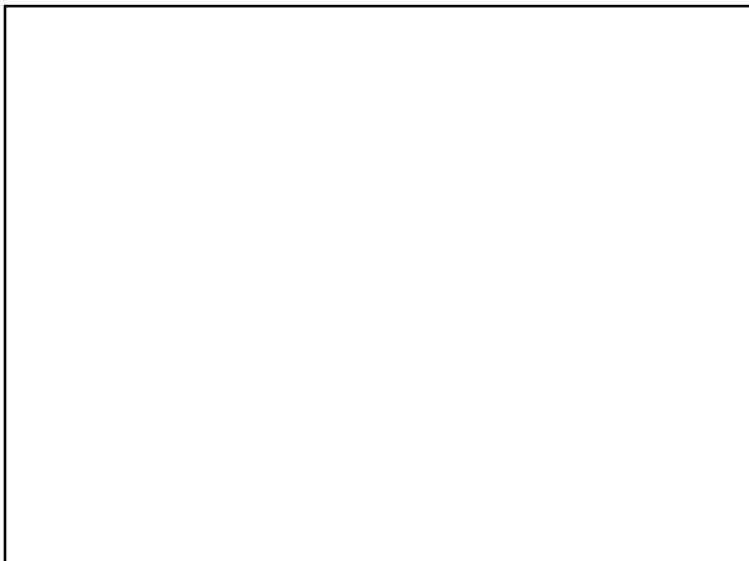
Totl Units : 8 Acres : 0.35
 Total SqFt : 8400 Yr Built : 1964
 Gar|Prt|Pkg: 0 | 8 | 3 Taxes : \$3,810
 Laundry : 2 Grs Sch Inc: \$66,720
 Elec | Gas : 8 | 8

# Apts	Beds	Baths	SqFt	Rents
8	2	1	1,050	\$695
0	0	0	0	\$0
0	0	0	0	\$0
0	0	0	0	\$0
0	0	0	0	\$0

Feats/Info : Double Pane, Entry(Foyer) / Range-Oven
 Free Std / Separate Air Conditioning
 Inclusions : Microwave, Range, Range Hood,
 Refrigerator, Window Covers

Remarks : Spacious interiors with full laundry hook-ups in each. Solid maintenance free brick buildings with new roof installed in 2006. Made for a condo-conversion. 1 unit vacant & keyboxed - see remarks for code. Each building has security doors.

List Price : \$850,000 MLS # : 904409 Status : ACT Sld Prce : \$0
 Address : 135 S 700 E
 City : Salt Lake City UT, 84102
 Quadrant : SE Coord : 135/700 Area : 102 Project :



Totl Units : 9 Acres : 0.26
 Total SqFt : 11517 Yr Built : 1911
 Gar|Prt|Pkg: 0 | 8 | 6 Taxes : \$4,787
 Laundry : 1 Grs Sch Inc: \$82,000
 Elec | Gas : 9 | 9

# Apts	Beds	Baths	SqFt	Rents
2	3	1	1,100	\$850
3	2	1	1,100	\$800
1	2	1	1,100	\$825
2	1	1	750	\$650
1	1	1	750	\$625

Feats/Info : Animals Permitted, Basement Entrance,
 Deck Covered, Entry(Foyer) /
 Closet-Walk In, Formal Dining Room,
 French Doors, Hardwood Floors,
 Oven-Gas, Range-Oven Free Std / Joint
 Water Heater, Some Utilities In Rent,
 Monthly Leases, Yearly Leases, APOD

Inclusions : Basketball Std, Ceiling Fan, Dryer,

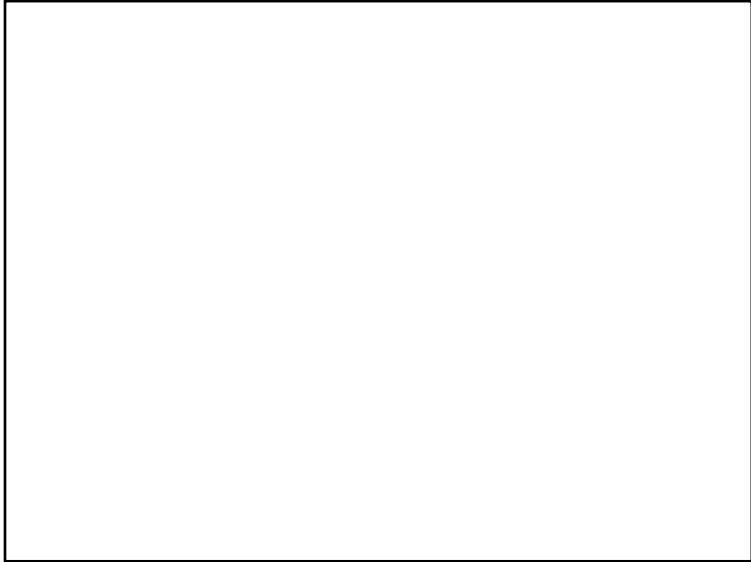
Remarks : Great Investment. High demad location. All units remodeled 2008. \$390,000 1st mortgage assumable at 6.15% w/Citibank. Make offer subject to inspect. Do not disturb tenatns. NO sign, high traffic area. Owner is lisenced RE Agent. 7.2 CAP

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List Price : \$899,900 MLS # : 902719 Status : ACT Sld Prce : \$0
 Address : 581 E STATE HWY
 City : Copperton UT, 84006
 Quadrant : SE Coord : 10200/581 Area : 109 Project : CANYON APARTME



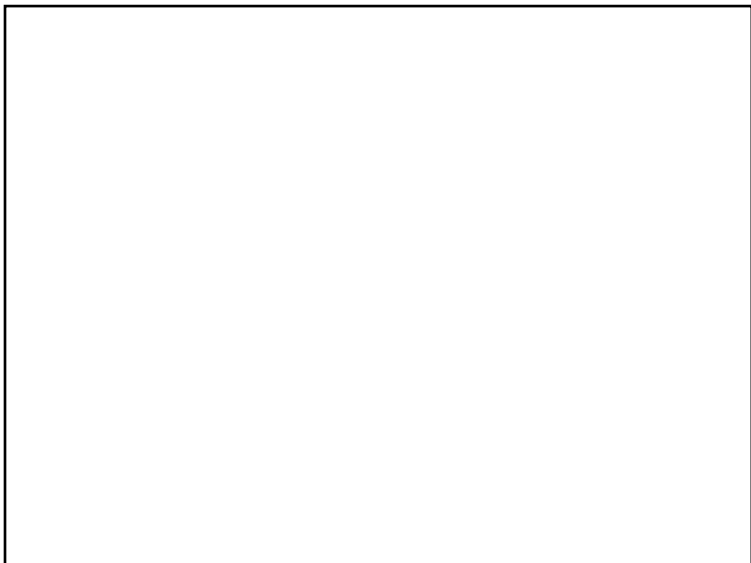
Totl Units : 15 Acres : 1.22
 Total SqFt : 11400 Yr Built : 1961
 Gar|Prt|Pkg: 2 | 9 | 13 Taxes : \$3,200
 Laundry : 1 Grs Sch Inc: \$106,380
 Elec | Gas : 14 | 0

# Apts	Beds	Baths	SqFt	Rents
8	1	1	475	\$484
2	2	1	800	\$662
4	2	1	900	\$623
1	4	3	2,400	\$925
0	0	0	0	\$0

Feats/Info : Animals Permitted, Awnings, Balcony,
 Deck Covered, Out Bldgs, Outdoor
 Lighting, Patio Covered, Porch Open /
 RV Storage, Separate Water Heaters,
 Joint Water Heater, Separate Air
 Conditioning, Some Utilities In Rent,
 Inclusions : Range Hood, Refrigerator, Storage
 Sheds, Workshop

Remarks : Very Attractive Building with Newer Stucco Exterior. 100% Occupied. Located in Charming
 Copperton, on Salt Lake's West Bench. Many Units Painted, Carpeted with Appliances
 Replaced. Extra Land Available.(DO NOT DISTURB TENANTS,UNAWARE OF SALE!)

List Price : \$910,000 MLS # : 889687 Status : ACT Sld Prce : \$0
 Address : 1340 S 200 E
 City : Salt Lake City UT, 84115
 Quadrant : SE Coord : 1340/200 Area : 102 Project :



Totl Units : 12 Acres : 0.41
 Total SqFt : 10692 Yr Built : 1966
 Gar|Prt|Pkg: 0 | 0 | 16 Taxes : \$5,171
 Laundry : 2 Grs Sch Inc: \$85,500
 Elec | Gas : 12 | 12

# Apts	Beds	Baths	SqFt	Rents
12	2	1	900	\$625
0	0	0	0	\$0
0	0	0	0	\$0
0	0	0	0	\$0
0	0	0	0	\$0

Feats/Info : Outdoor Lighting / Hardwood Floors,
 Range-Oven Free Std / Separate Water
 Heaters, Separate Air Conditioning
 Inclusions : Range, Refrigerator

Remarks : 12 unit, 2 bdrm apartments centrally located to Downtown, Trans and Community College,
 Washer/Dryer hook-ups, GSI \$85,500/yr. Some units updated w/ tile in bath & Kit. Outside
 stairs recently replaced. Covered Parking, No sign, offer subject to inspect.

Query = State:Ut Status:ACT County:Salt Lake

WASATCH FRONT REGIONAL MLS - APARTMENT CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$1,095,000 MLS # : 865046 Status : ACT Sld Prce : \$0
 Address : 561 N CENTER ST
 City : Salt Lake City UT, 84103
 Quadrant : NE Coord : 561/0 Area : 101 Project :



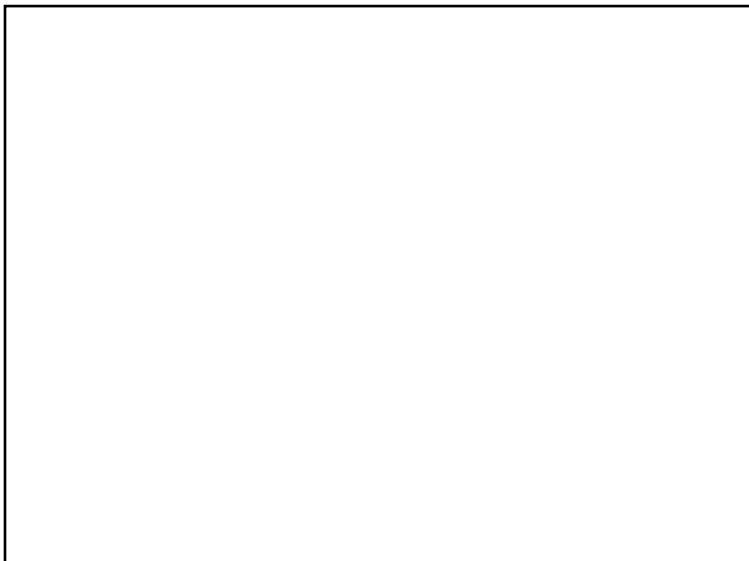
Totl Units : 9 Acres : 0.19
 Total SqFt : 8400 Yr Built : 1920
 Gar|Prt|Pkg: 0 | 0 | 0 Taxes : \$6,417
 Laundry : 1 Grs Sch Inc: \$87,300
 Elec | Gas : 9 | 1

# Apts	Beds	Baths	SqFt	Rents
5	2	1	950	\$850
2	2	1	950	\$775
1	2	1	950	\$725
1	2	1	800	\$750
0	0	0	0	\$0

Feats/Info : Balcony, Basement Entrance, Double Pane, Outdoor Lighting, Storm Windows / Closet-Walk In, Dishwasher Built-In, French Doors, Kitchen Updated, Range-Oven Built In
 Inclusions : Ceiling Fan, Range, Range Hood, Refrigerator, Window Covers

Remarks : beautiful, historic apt bldg near SLC Capitol. Total exterior/interior professional remodel (\$500K+) completed 2002/03. Easy to rent; solid tenants. Great income property to own/be proud of. Please do not disturb tenants/ offer subject to inspection.

List Price : \$1,510,000 MLS # : 837027 Status : ACT Sld Prce : \$0
 Address : 1865 W INDEPENDENCE BLVD
 City : Salt Lake City UT, 84116
 Quadrant : NW Coord : 1480/1865 Area : 111 Project :



Totl Units : 17 Acres : 0.83
 Total SqFt : 23204 Yr Built : 1984
 Gar|Prt|Pkg: 0 | 17 | 8 Taxes : \$7,000
 Laundry : 0 Grs Sch Inc: \$179,820
 Elec | Gas : 18 | 17

# Apts	Beds	Baths	SqFt	Rents
5	2	1	988	\$770
12	3	2	1,524	\$975
0	0	0	0	\$0
0	0	0	0	\$0
0	0	0	0	\$0

Feats/Info : Balcony, Patio Covered, Sliding Glass / APOD Available
 Inclusions :

Remarks : Incredible value-add apartment community. Management in place. Long term tenants. Newer roofs, Tree-lined street. Near golf course. Hidden gem! Building and units in great shape! Call for financial details.

Query = State:Ut Status:ACT County:Salt Lake

WASATCH FRONT REGIONAL MLS - APARTMENT CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$1,595,000 MLS # : 834216 Status : ACT Sld Prce : \$0
 Address : 2722 S EDISON ST
 City : Salt Lake City UT, 84115
 Quadrant : SE Coord : 2722/140 Area : 102 Project : EDISON STREET



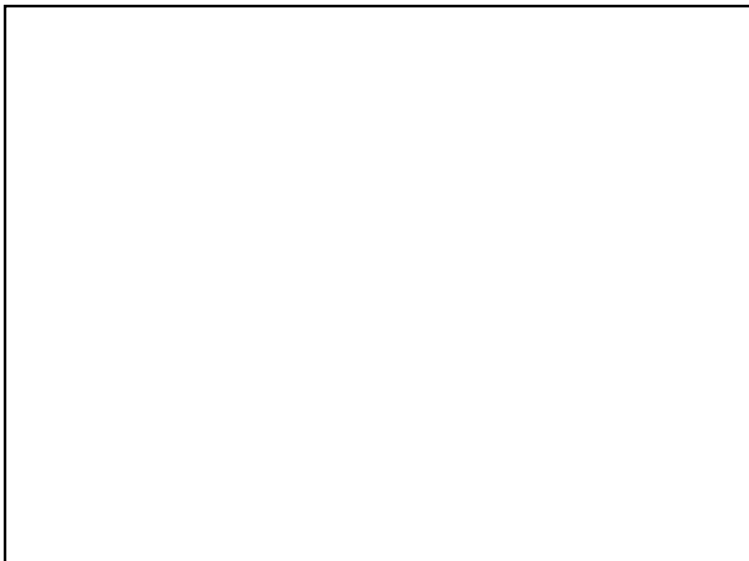
Totl Units : 11 Acres : 0.27
 Total SqFt : 14025 Yr Built : 1984
 Gar|Prt|Pkg: 0 | 12 | 25 Taxes : \$2,048
 Laundry : 2 Grs Sch Inc: \$115,200
 Elec | Gas : 11 | 11

# Apts	Beds	Baths	SqFt	Rents
8	2	1	1,275	\$850
1	3	1	1,275	\$850
1	3	2	1,275	\$950
1	3	2	1,275	\$1000
0	0	0	0	\$0

Feats/Info : Animals Permitted, Double Pane, Outdoor Lighting, Porch Open, Sliding Glass / Formal Dining Room, Hardwood Floors, Range-Oven Free Std / Separate Water Heaters, Separate Air Conditioning, Monthly Leases, APOD
 Inclusions : Range, Range Hood, Refrigerator, Window Covers

Remarks : Condo conversion completed and recorded. Townhome style units, 3 finished & 8 unfinished basements. Remodel the rest yourself and sell for cash flow and equity. Can add 1 bed, 1 bath and rec room in each basement. Great area, good curb appeal, solid buy!

List Price : \$1,999,000 MLS # : 880822 Status : ACT Sld Prce : \$0
 Address : 795 W WASATCH ST
 City : Midvale UT, 84047
 Quadrant : SW Coord : 8001/795 Area : 104 Project : WASATCH APARTM



Totl Units : 32 Acres : 1.17
 Total SqFt : 25292 Yr Built : 1978
 Gar|Prt|Pkg: 0 | 0 | 0 Taxes : \$9,651
 Laundry : 1 Grs Sch Inc: \$261,965
 Elec | Gas : 32 | 0

# Apts	Beds	Baths	SqFt	Rents
28	2	1	755	\$650
4	3	1	755	\$725
0	0	0	0	\$0
0	0	0	0	\$0
0	0	0	0	\$0

Feats/Info : Double Pane / Range-Oven Free Std / Separate Water Heaters, APOD Available, See Remarks
 Inclusions : Range, Range Hood, Refrigerator, Storage Sheds, Window Covers

Remarks : SELLER MOTIVATED!!! WILL GUARANTEE RENTS(WITH TYP. VAC. FACTOR) FOR SIX MONTHS POST CLOSING VIA HOLDBACK. All units rctly upgraded (e.g. crpt, pnt, tile, fxt). Newer roofs('05 & '03). Loan to be assumed (6yrs fix, 25 yr term, 5.44% \$1,087,000 Bal

Query = State:Ut Status:ACT County:Salt Lake