

MLS# 1641686

Sold Price: \$510,000
Original List Price: \$549,000
DOM: 490
Entry Date: 11/11/2019
Time Under Contract: 81
Status: SOLD
Contract Date: 03/27/2020
Sold Date: 06/16/2020
Sold Terms: Cash
Concessions: \$39,000
Address: 2818 S 500 E
NS/EW: 2818 S / 500 E
City: South Salt Lake, UT 84106
County: Salt Lake
Restrictions: No
Proj/Subdiv: HOMEFIELD SUB
Tax ID: 16-30-205-022
Est. Taxes: \$2,338
Zoning: 1206
HOA Fee: \$0
HOA Contact:
HOA Phone:



Short Term Rental: No	Elem: Woodrow Wilson	Jr High: Granite Park
School Dist: Granite	Other Schl:	
Sr High: Cottonwood	Style: Front And Rear	Const Status: Blt./Standing
Type: Triplex	Possession: Recording	
Year Built: 1917 ⓘ	Tot Sq Ft: 2,560	Tot Beds/Baths: 6 / 3
Tot Units: 3	Frontage: 0.0	Side: 0.0
Acres: 0.28	Irregular: No	Yearly Occup: 100%
Back: 0.0	Gross Op Income: \$0.00	Gross Sched Income: \$0.00
Water Shares: 0.00	Carport:	Prkg Sp: 6
Garage:	Elec: \$0.00	Water: \$0.00
Gas: \$0.00	Maintain: \$0.00	Insurance: \$0.00
Garbage: \$0.00		
Other: \$0.00		

Access Feat:**Additional Info:** Sep. Gas Meters; Sep. Power Meters; Sep. Water Heaters; Some Utilities In Rent**Amenities:** Cable TV Available; Cable TV Wired; Electric Dryer Hookup; Home Warranty; Laundry; Hookups**Animals:****Has Solar?:** No**Driveway:** Asphalt; Dirt**Exterior:** Brick; Cedar; Clapboard; Redwood; Masonite**Exterior Feat:** Double Pane Windows; Outdoor Lighting; Patio: Covered; Porch: Open; Sliding Glass Doors**Floor:** Carpet; Linoleum; Tile**Garage/Park:****Heating:** Forced Air; Gas: Central**Utilities:** Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected**Inclusions:** Range; Refrigerator**Exclusions:****Interior Feat:** Den/Office; Range/Oven: Free Stndg.**Landscape:** Landscaping: Part; Mature Trees**Lot Facts:** Curb & Gutter; Road: Paved; Secluded Yard; Sidewalks; Terrain, Flat**Pool Feat:****Roof:** Asphalt Shingles; Tar/Gravel**Storage:****Tel Comm:****Terms:** Cash; Conventional**Water:** Culinary**Window Cov:** Blinds**Zoning:** Multi-Family**Driving Dir:**

Remarks: This duplex, just behind a single family home in the front of the property, makes an attractive owner-occupied investment opportunity. Live here and have your mortgage paid by renters, or rent all three units to realize a nearly great CAP rate!! Plenty of parking for all residents plus bonus space for RV parking. Alley access for convenient duplex parking. The property has a very large "shared" yard in addition to each unit having their own small private yards. Units are open and roomy. Many new windows. All units have laundry. Separate gas and electric meters. There is a possibility of well water for the yard. Super convenient location, across the street from Nibley Park Golf Course. Close to bus lines, Trax, Downtown, Sugarhouse and Brickyard.

Agt Remarks: Please give 24 hour notice to show.

HOA Remarks:

Clos Remarks:

Unit Configuration 1

Total Number Values

Number of Units: 1

Furnished: 0

Elec Meters: 1

Oven-Ranges: 1

Deck: 0

Unfurnished: 1

Disposals: 0

Refrigerators: 1

Patio: 1

Gas Meters: 1

Dishwashers: 0

Solar: 0

Air Conditioning

Gas: 0

Elec (win): 0

Evap (win): 0

Elec: 0

Evap: 1

Pump: 0

Per Unit Values

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining				Laundry	Fireplace
			F	¾	½				K	B	F	S		
3+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1	910	2	1	0	0	0	1	1	1	1	0	0	1	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tot	910	2	1	0	0	0	1	1	1	1	0	0	1	0

Current Rent: \$1,150.00 Monthly Covered Parking: 0 Uncovered Parking: 2 Storage Units: 0

Unit Configuration 2

Total Number Values

Number of Units: 1

Furnished: 0

Elec Meters: 1

Oven-Ranges: 1

Deck: 0

Unfurnished: 1

Disposals: 0

Refrigerators: 1

Patio: 1

Gas Meters: 1

Dishwashers: 0

Solar: 0

Air Conditioning

Gas: 0

Elec (win): 0

Evap (win): 0

Elec: 0

Evap: 1

Pump: 0

Per Unit Values

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining				Laundry	Fireplace
			F	¾	½				K	B	F	S		
3+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1	825	2	1	0	0	0	0	1	1	0	0	0	1	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tot	825	2	1	0	0	0	0	1	1	0	0	0	1	0

Current Rent: \$875.00 Monthly Covered Parking: 0 Uncovered Parking: 3 Storage Units: 0

Unit Configuration 3

Total Number Values

Number of Units: 1

Furnished: 0

Elec Meters: 1

Oven-Ranges: 1

Deck: 0

Unfurnished: 1

Disposals: 0

Refrigerators: 1

Patio: 1

Gas Meters: 1

Dishwashers: 0

Solar: 0

Air Conditioning

Gas: 0

Elec (win): 0

Evap (win): 0

Elec: 0

Evap: 1

Pump: 0

Per Unit Values

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining				Laundry	Fireplace
			F	¾	½				K	B	F	S		
3+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1	825	2	1	0	0	0	0	1	1	0	0	0	1	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tot	825	2	1	0	0	0	0	1	1	0	0	0	1	0

Current Rent: \$900.00 Monthly Covered Parking: 0 Uncovered Parking: 3 Storage Units: 0

Show Inst: Call Agent/Appt; Key Box: Electronic

L/Agent: David B Barton

Email: dbart1man@gmail.com

Ph:

Special Owner Type:

L/Office: Time Real Estate & Development Inc

Ph: 801-563-8280

Mobile: 801-580-9383

B/Agent: Whitney Averett Fautin

Email: wfautin@hotmail.com

Ph: 801-604-3024

Mobile: 801-604-3024

B/Office: Chapman-Richards & Associates, Inc.

Ph: 801-278-4414

Listing Type: Exclusive Right to Sell (ERS)

Expiration Date: 05/31/2020

MLS# 1574316

Sold Price: \$615,000
Original List Price: \$620,000
DOM: 44
Entry Date: 01/08/2019
Time Under Contract: 40
Status: SOLD
Contract Date: 02/15/2019
Sold Date: 03/27/2019
Sold Terms: Conventional
Concessions: \$0
Address: 2411 W 3800 S
NS/EW: 3800 S / 2411 W
City: West Valley City, UT 84119
County: Salt Lake
Restrictions: No
Proj/Subdiv:
Tax ID: 15-33-426-007
Est. Taxes: \$4,029
HOA Fee: \$0
Zoning:
HOA Contact:
HOA Phone:
Short Term Rental: No



School Dist: Granite
Sr High: Granger
Type: Fourplex
Year Built: 1977 ⓘ
Tot Units: 4
Acres: 0.36
Back: 0.0
Water Shares: 0.00
Garage:
Gas: \$0.00 Tenant
Garbage: \$0.00 Owner
Other: \$0.00
Access Feat:
Additional Info: Sep. Air Conditioning; Sep. Gas Meters; Sep. Power Meters; Sep. Water Heaters; Tenant Pays Utilities
Amenities: Laundry; Hookups
Animals:
Has Solar?: No
Driveway: Asphalt
Exterior: Brick; Cedar; Redwood
Exterior Feat: Balcony; Basement Entrance; Outdoor Lighting; Sliding Glass Doors
Floor: Carpet; Tile
Garage/Park:
Heating: Electric
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
Inclusions: Range; Range Hood; Refrigerator; Storage Shed(s); Window Coverings
Exclusions:
Interior Feat: Dishwasher: Built-In; Disposal; Kitchen: Updated; Range/Oven: Free Stndg.
Landscape: Landscaping: Full
Lot Facts: Cul-de-Sac; Fenced: Part; Road: Paved; Secluded Yard; Sidewalks; Sprinkler: Auto-Full
Pool Feat:
Roof: Asphalt Shingles
Storage:
Tel Comm:
Terms: Cash; Conventional; FHA; VA
Water: Culinary
Window Cov: Blinds; Full
Zoning: Multi-Family
Driving Dir: Its down a private drive just off of 3800 S. on the west side of 2-15
Remarks: The units are set up like townhomes. Units have been updated, they are easy to rent. Great location next to shopping center and Trax. Recent updated roof and new efficient swamp coolers. DO NOT DISTURB TENANTS.
Agt Remarks: Everything subject to inspection. DO NOT DISTURB TENANTS.
HOA Remarks:
Clos Remarks:

Elem: Rolling Meadows
Other Schl:
Style: 2 - Story
Possession: Recording
Tot Sq Ft: 4,800
Frontage: 0.0
Irregular: No
Gross Op Income: \$0.00
Carport:
Elec: \$0.00 Tenant
Maintain: \$0.00

Jr High: Valley

Const Status: Blt./Standing

Tot Beds/Baths: 12 / 8
Side: 0.0
Yearly Occup: 90%
Gross Sched Income: \$0.00
Prkg Sp:
Water: \$0.00 Owner
Insurance: \$0.00

Unit Configuration 1

Total Number Values

Number of Units: 4

Furnished: 0

Elec Meters: 1

Oven-Ranges: 1

Deck: 0

Unfurnished: 0

Disposals: 1

Refrigerators: 1

Patio: 0

Gas Meters: 0

Dishwashers: 1

Solar: 0

Air Conditioning

Gas: 0

Elec (win): 0

Evap (win): 0

Elec: 0

Evap: 1

Pump: 0

Per Unit Values

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining				Laundry	Fireplace
			F	¾	½				K	B	F	S		
3+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	600	3	1	0	0	0	0	0	0	0	0	0	0	0
1	600	0	0	0	1	1	0	0	1	0	0	0	1	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tot	1,200	3	1	0	1	1	0	0	1	0	0	0	1	0

Current Rent: \$1,100.00 Monthly

Covered Parking: 0

Uncovered Parking: 2

Storage Units: 0

Unit Configuration 2

Total Number Values

Number of Units: 4

Furnished: 0

Elec Meters: 1

Oven-Ranges: 1

Deck: 0

Unfurnished: 0

Disposals: 1

Refrigerators: 1

Patio: 0

Gas Meters: 1

Dishwashers: 1

Solar: 0

Air Conditioning

Gas: 0

Elec (win): 0

Evap (win): 0

Elec: 0

Evap: 1

Pump: 0

Per Unit Values

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining				Laundry	Fireplace
			F	¾	½				K	B	F	S		
3+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	600	3	1	0	0	0	0	0	0	0	0	0	0	0
1	600	0	0	0	1	1	0	0	1	0	0	0	1	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tot	1,200	3	1	0	1	1	0	0	1	0	0	0	1	0

Current Rent: \$1,025.00 Monthly

Covered Parking: 0

Uncovered Parking: 2

Storage Units: 0

Unit Configuration 3

Total Number Values

Number of Units: 4

Furnished: 0

Elec Meters: 1

Oven-Ranges: 1

Deck: 0

Unfurnished: 0

Disposals: 1

Refrigerators: 1

Patio: 0

Gas Meters: 1

Dishwashers: 1

Solar: 0

Air Conditioning

Gas: 0

Elec (win): 0

Evap (win): 0

Elec: 0

Evap: 1

Pump: 0

Per Unit Values

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining				Laundry	Fireplace
			F	¾	½				K	B	F	S		
3+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	600	3	1	0	0	0	0	0	0	0	0	0	0	0
1	600	0	0	0	1	0	0	1	1	0	0	0	1	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tot	1,200	3	1	0	1	0	0	1	1	0	0	0	1	0

Current Rent: \$1,125.00 Monthly

Covered Parking: 0

Uncovered Parking: 0

Storage Units: 0

Unit Configuration 4

Total Number Values

Number of Units: 4

Furnished: 0

Elec Meters: 1

Oven-Ranges: 1

Deck: 0

Unfurnished: 0

Disposals: 1

Refrigerators: 1

Patio: 0

Gas Meters: 1

Dishwashers: 1

Solar: 0

Air Conditioning

Gas: 0

Elec (win): 0

Evap (win): 0

Elec: 0

Evap: 1

Pump: 0

Per Unit Values

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining				Laundry	Fireplace
			F	¾	½				K	B	F	S		
3+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	600	3	1	0	0	0	0	0	0	0	0	0	0	0
1	600	0	0	0	1	1	0	0	1	0	0	0	1	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tot	1,200	3	1	0	1	1	0	0	1	0	0	0	1	0

Current Rent: **\$1,050.00 Monthly** Covered Parking: 0 Uncovered Parking: 2 Storage Units: 0

Show Inst: Call Agent/Appt

L/Agent: David B Barton

L/Office: Time Real Estate & Development Inc

B/Agent: Clinton Womack

B/Office: Vintage Realty Group

Email: dbart1man@gmail.com

Email: clint@MyVintageRealty.com

Ph:

Ph: 801-563-8280

Ph: 801-846-8243

Ph: 801-846-8243

Special Owner Type:

Mobile: 801-580-9383

Mobile: 801-674-9995

Listing Type: Exclusive Right to Sell (ERS)

Expiration Date: 09/30/2019