



**WOODLEY**  
REAL ESTATE



## PROVO INVESTMENT OPPORTUNITY

2.12 Acres Across 11 Contiguous Parcels

200 - 300 N 300 W, Provo, UT

**Woodley Real Estate**  
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# INVESTMENT SUMMARY & HIGHLIGHTS

## OVERVIEW

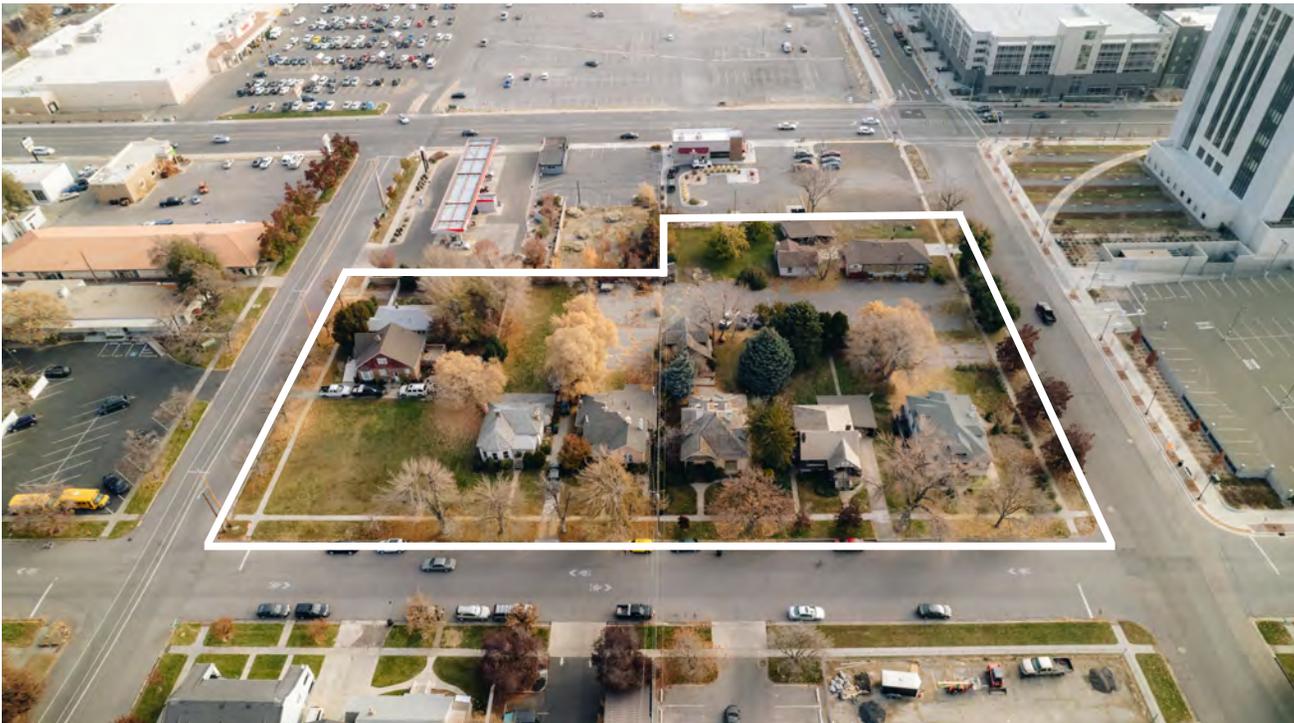
One-of-a-kind covered land play investment opportunity in the heart of Provo. This property includes 11 contiguous parcels spread across 2.12 acres with 8 existing rental properties and 3 vacant lots. This property is centrally located in downtown Provo. Walking distance from Provo's historic Center Street and minutes away from I-15, public transit, endless entertainment, dining, and shopping.

## LOCATION

Over half a block located at 200 - 300 N 300 W, Provo, Utah 84601.

## NEIGHBORING BUSINESSES & ATTRACTIONS

Smith's Grocery & Gas Station, Provo Marriott Hotel, Utah Valley Convention Center, Provo Recreation Center, Utah County Public Offices, Nu Skin, Provo City Center Temple, BYU, Covey Center For The Arts, Wells Fargo Tower, Zion's Bank Tower, Utah Valley Hospital.



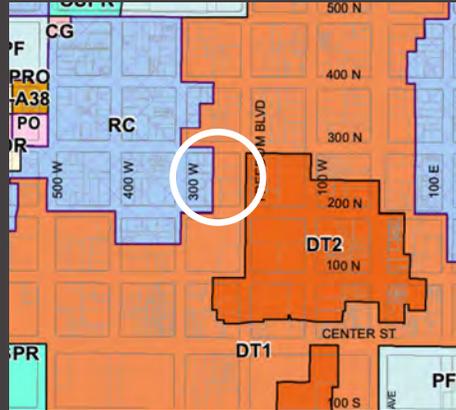
# PROPERTY FEATURES & LAND OVERVIEW

## PROPERTY FEATURES

**Land Area:**  
2.12 Acres

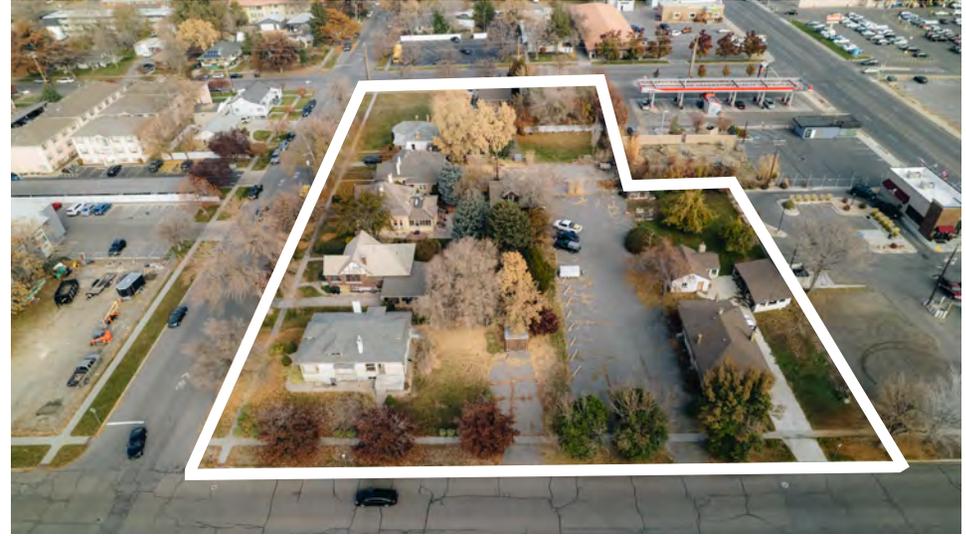
**Frontage & Access:**  
North, West, South

## PROVO CITY ZONING MAP



## LAND OVERVIEW

ADDRESS	ACRES	Property Type	Zoning
288 N 300 W	0.18	Vacant Land	RC
275 W 300 N	0.11	Single Family	RC
365 W 300 N	0.15	Single Family	RC
268 N 300 W	0.26	Single Family	RC
256 N 300 W	0.13	Vacant Land	RC
256 N 300 W	0.08	Duplex	RC
244 N 300 W	0.20	Single Family	RC
226 N 300 W	0.20	Single Family	RC
210 N 300 W	0.20	Duplex	RC
258 W 200 N	0.23	Vacant Land	RC
244 W 200 N	0.30	Single Family	DT1



2021									
Property Income	275 W 300 N	265 W 300 N	268 N 300 W	256 N 300 W	244 N 300 W	226 N 300 W	210 N 300 W	244 W 200 N	TOTAL
Rental Income	\$0	\$1,600	\$8,750	\$17,950	\$7,133	\$10,366	\$0	\$23,983	\$69,782
Utility Income	\$0	\$0	\$0	\$893	\$57	\$191	\$0	\$2,750	\$3,891
Amenities Income	\$0	\$0	\$1,000	\$1,850	\$0	\$0	\$0	\$0	\$2,850
Cleaning and Maintenance	\$0	\$0	\$0	\$220	\$0	\$0	\$0	\$0	\$220
Pet Rent	\$0	\$0	\$0	\$230	\$0	\$0	\$0	-\$48	\$182
Filter Income	\$0	\$0	\$0	\$8	\$0	\$0	\$0	\$0	\$8
Late Fee	\$0	\$0	\$0	-\$40	\$0	\$0	\$0	\$0	-\$40
Other	\$0	\$0	\$0	-\$185	\$0	\$0	\$0	\$0	-\$185
<b>Total Income</b>	<b>\$0</b>	<b>\$1,600</b>	<b>\$9,750</b>	<b>\$20,925</b>	<b>\$7,190</b>	<b>\$10,557</b>	<b>\$0</b>	<b>\$26,686</b>	<b>\$76,708</b>
Expense									
Repairs	\$0	\$4,072	\$2,035	\$3,047	\$8,135	\$1,842	\$0	\$2,586	\$21,717
General Utilities	\$0	\$641	\$1,239	\$2,264	\$167	\$0	\$0	\$1,712	\$6,024
Management Fees	\$17	\$192	\$780	\$1,602	\$571	\$829	\$0	\$1,919	\$5,910
Cleaning and Maintenance	\$0	\$923	\$15	\$595	\$405	\$1,219	\$0	\$15	\$3,172
Leasing Fees	\$250	\$300	\$200	\$850	\$150	\$150	\$0	\$400	\$2,300
Supplies	\$0	\$4	\$643	\$0	\$0	\$0	\$0	\$1,335	\$1,983
Management Labor	\$0	\$190	\$220	\$285	\$100	\$110	\$110	\$205	\$1,220
Landscaping	\$0	\$0	\$0	\$0	\$80	\$0	\$0	\$110	\$190
Cable, Internet & Utilities Expense	\$0	\$0	\$0	\$30	\$0	\$0	\$0	\$0	\$30
Filter Expense	\$0	\$0	\$0	\$15	\$0	\$0	\$0	\$0	\$15
<b>Total Expense</b>	<b>\$267</b>	<b>\$6,322</b>	<b>\$5,133</b>	<b>\$8,688</b>	<b>\$9,607</b>	<b>\$4,151</b>	<b>\$110</b>	<b>\$8,282</b>	<b>\$42,560</b>
<b>NET INCOME</b>	<b>-\$267</b>	<b>-\$4,722</b>	<b>\$4,617</b>	<b>\$12,237</b>	<b>-\$2,417</b>	<b>\$6,406</b>	<b>-\$110</b>	<b>\$18,404</b>	<b>\$34,148</b>

2022									
Property Income	275 W 300 N	265 W 300 N	268 N 300 W	256 N 300 W	244 N 300 W	226 N 300 W	210 N 300 W	244 W 200 N	TOTAL
Rental Income	\$0	\$2,377	\$10,625	\$20,605	\$17,595	\$17,665	\$0	\$26,925	\$95,793
Utility Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,250	\$2,250
Amenities Income	\$0	\$0	\$1,400	\$2,800	\$0	\$0	\$0	\$1,350	\$5,550
Cleaning and Maintenance	\$0	\$0	\$408	\$75	\$0	\$0	\$0	\$0	\$483
Pet Rent	\$0	\$0	\$0	\$440	\$0	\$0	\$0	\$0	\$440
Filter Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Late Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Income</b>	<b>\$0</b>	<b>\$2,377</b>	<b>\$12,433</b>	<b>\$23,920</b>	<b>\$17,595</b>	<b>\$17,665</b>	<b>\$0</b>	<b>\$30,525</b>	<b>\$104,516</b>
Expense									
Repairs	\$0	\$10,924	\$8,459	\$1,306	\$863	\$6,605	\$0	\$1,279	\$29,436
General Utilities	\$0	\$2,323	\$3,665	\$3,853	\$48	\$0	\$0	\$6,163	\$16,051
Management Fees	\$0	\$190	\$962	\$1,908	\$1,408	\$1,413	\$0	\$2,262	\$8,143
Cleaning and Maintenance	\$0	\$420	\$540	\$199	\$20	\$0	\$0	\$0	\$1,179
Leasing Fees	\$0	\$150	\$150	\$200	\$50	\$50	\$0	\$100	\$700
Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Labor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscaping	\$0	\$0	\$20	\$0	\$0	\$0	\$0	\$0	\$20
Cable, Internet & Utilities Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Filter Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15	\$15
<b>Total Expense</b>	<b>\$0</b>	<b>\$14,008</b>	<b>\$13,796</b>	<b>\$7,466</b>	<b>\$2,388</b>	<b>\$8,068</b>	<b>\$0</b>	<b>\$9,819</b>	<b>\$55,544</b>
<b>NET INCOME</b>	<b>\$0</b>	<b>-\$11,630</b>	<b>-\$1,363</b>	<b>\$16,455</b>	<b>\$15,207</b>	<b>\$9,597</b>	<b>\$0</b>	<b>\$20,707</b>	<b>\$48,972</b>

# SURVEY

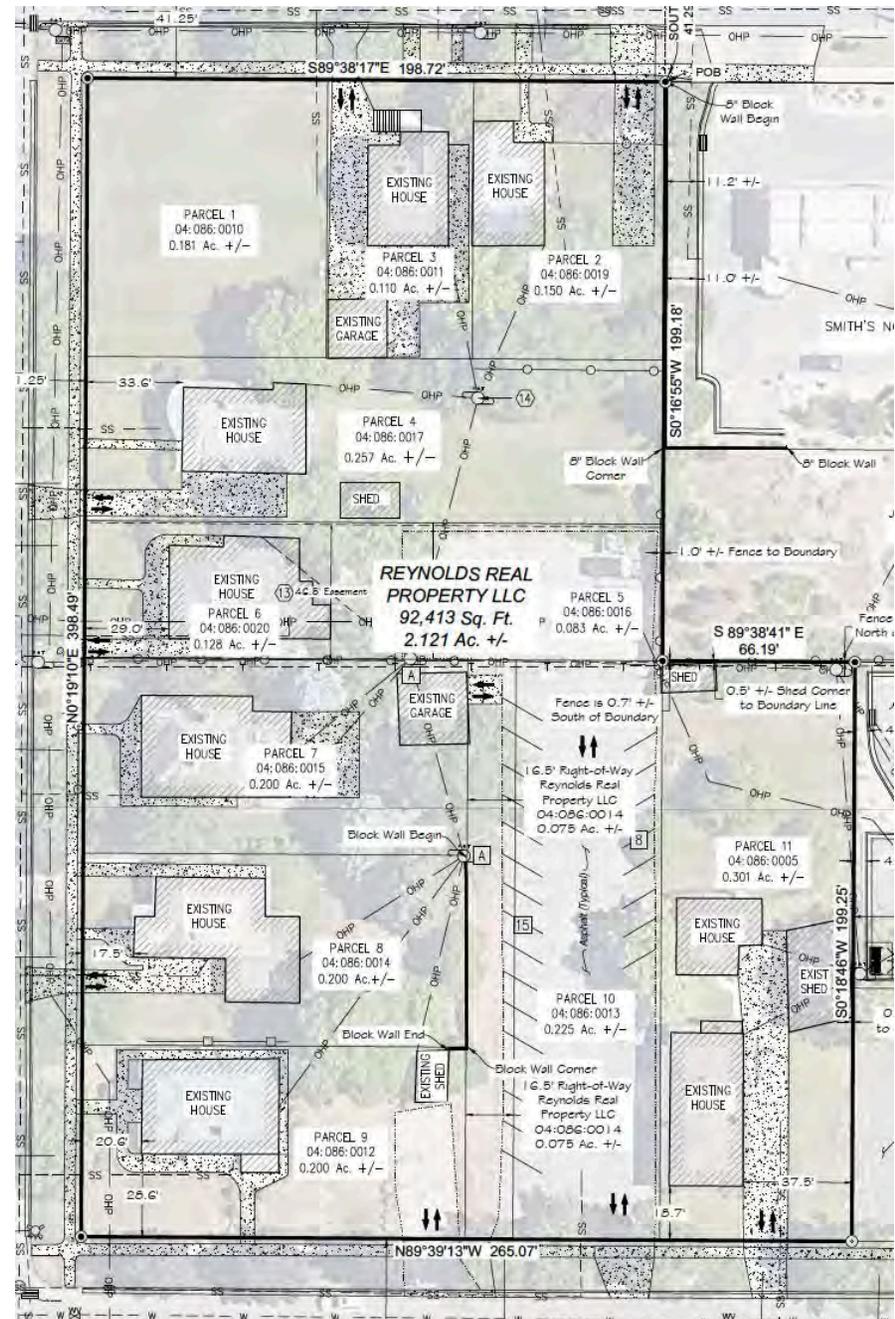
## Legend of Symbols & Abbreviations

- Boundary Line
- Tie
- Road Center Line
- Adjacent Parcel
- Easement Line
- Right-of-Way Line
- Existing Wire Fence
- Existing Chain Link Fence
- Existing Wood Fence
- Curb and Gutter (C&G)
- Existing Sanitary Sewer
- Existing Storm Drain
- Existing Telephone
- Existing Overhead Power
- Existing Water
- Existing Gas
- Existing Houses, Buildings & Sheds
- Brick Wall

- Set Rebar and Cap stamped "CIR ENGINEERING"
- Found rebar/cap stamped "AFJ Utah PLS 145312" (Held)
- Found Street Monument
- Storm Drain Inlet Box's
- Water Valve
- Fire Hydrant
- Sewer Manhole
- Storm Drain Manhole
- Power and Telephone Pole
- Power Vault
- Communications Box
- Trash Enclosure
- Title Report Exception Item
- Record Bearing and Distance
- Parking Stall Count
- Guy Wire
- Access Point

## Encroachment Statement

- A Overhead Power and Power Poles



# MAP



# DEMOGRAPHICS

## POPULATION



**818,000**  
2022 EST.  
POPULATION



**889,000**  
2026 EST.  
POPULATION



**1.53%**  
GROWTH RATE  
2022

## MEDIAN AGE



**23.7**  
MEDIAN AGE  
IN PROVO



**31.2**  
MEDIAN AGE  
IN UTAH

## HOUSEHOLDS & INCOME



**32,856**  
2022 EST.  
HOUSEHOLDS



**\$53,572**  
2022 EST.  
INCOME

## EDUCATION

**92.7**  
HIGH SCHOOL DIPLOMA  
OR HIGHER

**44.3**  
BACHELORS DEGREE  
OR HIGHER



# WHY UTAH?

## #3 Best State For Business

For the last 10 years, Utah has been ranked as one of the top three Best States for Business.

*Forbes - Dec 2019*

## Best State For Entrepreneurs

Utah has been named the best state for small businesses to flourish in 2020.

*Forbes - Nov 2019*

## Best Economic Outlook

Since 2012, Utah has held the number one spot as the state with the best economic outlook.

*Fox Business - Dec 2019*

## America's Economic Star

For the last 12 years, Utah has been named the state with the best economic outlook.

*WSJ - Dec 2019*

## #2 Best Economy

Utah has consistently been ranked as one of the states with the best economy.

*U.S. News & World Regort - Mav. 2019*

## #2 Best Performing City

#2 Provo-Orem

*Milken Institute - Feb 2020*

# PROVO INVESTMENT OPPORTUNITY

PROVO, UTAH 84601

## CONTACT

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