

YARDI® Matrix

Building Business In Salt Lake City

Multifamily Winter Report 2016

**Information, Finance
Jobs Drive Growth**

**Downtown, Sandy,
Orem Tops for Units**

**Investors Bullish
On Rent Increases**

SALT LAKE CITY MULTIFAMILY

YARDI® Matrix

Market Analysis

Winter 2016

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Utah's Strong Economy Backs SLC Growth

Against the backdrop of a growing population and an employment market that has seen significant improvement over the past few years, the Salt Lake City multifamily market is now on the upswing. Although it is still relatively affordable, both rents and home prices have grown substantially during the current cycle.

Anchored by its traditional economic drivers of health services, education and finance, the city has gained traction as a place for business. Utah has diversified its economy during the past few years, resulting in robust growth for most of Salt Lake City's employment areas, especially the much coveted tech sector. In recent years, the metro has attracted a number of Silicon Valley companies, including Adobe, Electronic Arts and Twitter. Authorities have facilitated growth through public-private partnerships that have transformed abandoned industrial space into residential and retail. Much of the construction has been financed via tax credits provided by the city's redevelopment agency.

Salt Lake's growth as an "18-hour" metro has made it a targeted location for Millennials and businesses, leading to population growth well above the national average. The combination of strong demand for and moderate growth in supply of apartments should produce healthy rent increases and attract investors that want to own assets in the metro.

Recent Salt Lake City Transactions

Crossing at Daybreak



City: South Jordan, Utah
Buyer: TruAmerica Multifamily
Purchase Price: \$53 MM
Price per Unit: \$169,312

Elevate on 5th



City: Salt Lake City
Buyer: The Reliant Group
Purchase Price: \$50 MM
Price per Unit: \$208,613

47seventy Settler's Point



City: Salt Lake City
Buyer: TruAmerica Multifamily
Purchase Price: \$46 MM
Price per Unit: \$110,577

Brighton Place



City: Midvale, Utah
Buyer: Friedkin Investment Co.
Purchase Price: \$44 MM
Price per Unit: \$132,216