

Investment Realty

JOSEPH MILLS

Principal, Director Sales & Leasing joseph@iraut.com

MULTI-TENANT STRIP CENTER - \$140/SF





PROPERTY DESCRIPTION

Highly Visible and well trafficked Multi-tenant Retail strip on 2.75 acres with pad. Opportunity Zone Asset. Sale includes 205 through 245 N Main St, Parcels: 02-036-0-0033 and 02-036-0-0032. Brand new roof over main portions of the building. Substantial capital improvements to North Center over the past several years. Value add opportunity on south center and development on the pad. At 100% Occupancy GSI projected at \$429K, \$ NOI \$330K. Do not disturb Tenants. Contact agent for more details. Buyer to verify all.

Value allocation for North & South Center	\$4,658,877
Capitalization Rate for Value allocation not including Pad	7.00%
Value Allocation for Pad	\$236,123
Total Purchase Price	\$4,895,000

OFFERING SUMMARY - PROFORMA @ 100% OCCUPANCY

Sale Price:	\$4,895,000
Number of Units:	12
Lot Size:	2.75 Acres
Building Size:	33,956 SF
Zoning:	C-2 - Opportunity zone
NOI:	\$330,708.00 (
All in Cap Rate:	6.76%
Cash on Cash Return on (25% Equity/75% debt)	7.25%
Principal Reduction Yr 1 (3.9% interest/25yr):	\$81,329, 6.65% on Equity

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Investment Realty Advisors 411 W 7200 S Midvale, UT 84047

Disclaimer. This information package has been prepared to provide proforms summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information reparding the subject property, and it is not a substitute for a thorough due to refer information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, lovestment feeling. LLC, makes no warranty or representation whatsoever regarding into the information provided. All potential buyers must take appropriate to be reliable; however, lovestment feeling that into the provided and the pr

MULTI-TENANT INVESTMENT SALE ADDITIONAL PHOTOS











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MULTI-TENANT INVESTMENT SALE INCOME & EXPENSES



INCOME SUMMARY	
Rental Income	\$366,575
Other Income & CAM	\$62,810
Gross Income	\$429,385
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EXPENSE SUMMARY	
Real Estate Taxes	\$28,913
Insurance	\$7,500
Utilities	\$23,264
Repairs/Maintenance	\$21,216
Landscaping	\$778
General/Administrative	\$2,009
Management	\$10,997
Replacement Reserves	\$4,000
Gross Expenses	\$98,677

Net Operating Income

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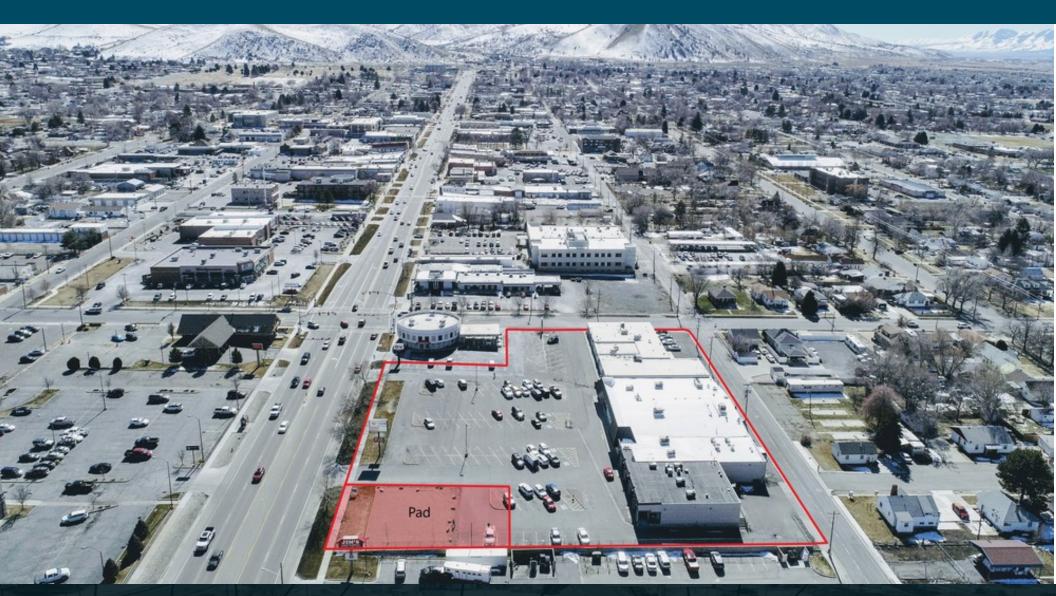
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\$330,708

MULTI-TENANT INVESTMENT SALE





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MULTI-TENANT INVESTMENT SALE LOCATION MAPS





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