

# MULTI-TENANT INVESTMENT



Investment Realty  
ADVISORS

33,959 SF | 2.75 acres  
205-245 N Main St Tooele, UT 84074

## JOSEPH MILLS

Principal, Director Sales & Leasing  
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For Sale | \$4,895,000

# 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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Disclaimer: This information package has been prepared to provide proforma 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 regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable, however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale.



# 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
<b>Gross Income</b>	<b>\$429,385</b>

## 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
<b>Gross Expenses</b>	<b>\$98,677</b>

<b>Net Operating Income</b>	<b>\$330,708</b>
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# MULTI-TENANT INVESTMENT SALE LOCATION MAPS



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