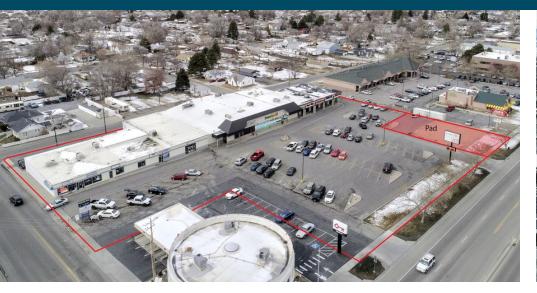
MULTI-TENANT INVESTMENT SALE - \$4.895M 33,956 SF | \$140 SF | 2.75 ACRES W/4000 SF PAD OPPORTUNITY ZONE INVESTMENT





PROPERTY DESCRIPTION

Highly Visible and well trafficked Multi-tenant Retail strip on 2.75 acres with 4000 SF pad. Opportunity Zone Asset. Sale includes 205-245 N Main St, Parcels: 02-036-0-0033 and 02-036-0-0032. Brand new roof over main portions of the building and newer roof over the rest 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. Current GSI \$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 on 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
NOI:	\$330,708.00
All In Cap Rate :	6.76%
Cash On Cash Return on 25% Equity	7.25%
Principal Reduction Yr 1 (3.9% interest/25 yr)	\$81,329, 6.65% on Equity
Total Return on Equity	13.90%

JOSEPH MILLS

Principal, Director Sales & Leasing

801.971.2542

joseph@iraut.com

Investment Realty Advisors 411 W 7200 S Midvale, UT 84047

Disclaimer. This information package has been prepared to provide proform asummary information to package has been prepared to provide proform asummary information to a substitute for a through due diligence in the property described herein. It does not present all matterial information to granding the subject property, and it is not a substitute for a through due diligence in the procheser. The proformation to present all matterial information to granding the subject property, and it is not a substitute for a through due diligence in the property described herein. It does not present all matterial information to a substitute for a horizont of substitute for all on your and presentable to Substitute for all on your and presentable to Substitute for a horizont of substitute for all on your presentable to Substitute for any other necessary parties have executed a purchase contract of substitute for all on your presentable in the horizont of substitute for all on your presentable in the presentable in the horizont of substitute for all on your presentable in the prese