Property Details

CONTROL: Exclusive VALUE: \$600,000

LOAN: \$185,116 EOUITY: \$414,884

TITLE: Two Tenant Utah Retail
TYPE: Retail/Commercial

3,000 sq ft, renovated retail building in rapidly growing small Utah town,

HAVE: 15 miles from Snow College, 1 hr from "Silicon Slopes" & Provo (multiple

universities). Leases until 2027 & 2028 with existing tenants who want to

stay. 3% & 4% annual increases

ADDRESS: 509 W Main St, Mt Pleasant, Utah

BENEFITS TO NEW Cashflow from good local tenants, easy to own, sellable in open market

OWNER:

GROSS SCHEDULED INCOME: \$47,898 Actual

 VACANCY LOSS:
 \$0

 GROSS EFFECTIVE INCOME:
 \$0

 EXPENSES:
 \$0

 NOI:
 \$47,898

 DEBT SERVICE:
 \$14,292

 CASH FLOW:
 \$33,606

 CAP RATE:
 7.98%



ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1 \$185,116 \$1,191 5% 02/01/2030 Yes

BENEFITS SOUGHT: Exchange up into larger asset and/or more passive.

MOTIVATION: Small out of market deal for this ownership group; would like to exchange thru for something more

in their "box"

CAN ADD: Cash, Signature, Equities. Ask.

2016 - roof, A/C, sheet rock, flooring, paint, trim, windows, doors. Vape store & collectors boutique

REMARKS: shop tenant mix. New paved parking lot. It's the only vape license in county - license tied to the

building - never leave. NNN leases.

OWNER: Nooga Investments

COUNSELOR: Tyler Nepote Phone: 913-638-1626

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