Property Details

CONTROL:	Exclusive	VALUE:	$600,000
		LOAN:	$185,116
		EQUITY:	$414,884

TITLE:	Two Tenant Utah Retail
TYPE:	Retail/Commercial
HAVE:	3,000 sq ft, renovated retail building in rapidly growing small Utah town, 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 OWNER:	Cashflow from good local tenants, easy to own, sellable in open market

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.
REMARKS:	2016 - roof, A/C, sheet rock, flooring, paint, trim, windows, doors. Vape store & collectors boutique 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 125 N Market Ste 1735 Wichita, Kansas, 67202	Phone: 913-638-1626 Cell: 913-638-1626 Email: tnepote@wedgewoodcp.com