

FOR SALE > INVESTMENT

# Alpine Square Investment

359 EAST STATE ROAD | AMERICAN FORK, UTAH



## Property Information

- > **Sales Price: \$1,725,000.00**
- > Total Square Footage: 13,150 SF
- > Cap Rate: 8%
- > NOI: \$137,871.26 ±
- > 9 Unit Strip Mall Located on American Fork's State Road, a main thoroughfare in Utah County

Alpine Square Tenants		
Unit	Tenant	Square Feet
1 & 2	Injury Recovery Center	2,840
3	Vacant	1,019
4	Kick The Habit	1,000
5	Elwood Staffing	1,261
6	Scott Sweeney Accounting	1,540
7	Aspen Counseling Services	1,490
8	Military Counseling Services	2,000
9	Roost Services	2,000

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SOUTH SIDE OF THE BUILDING ALONG STATE ROAD



UNITS 7, 8 & 9



UNITS 1-7 ON THE SOUTH EAST PORTION OF THE BUILDING

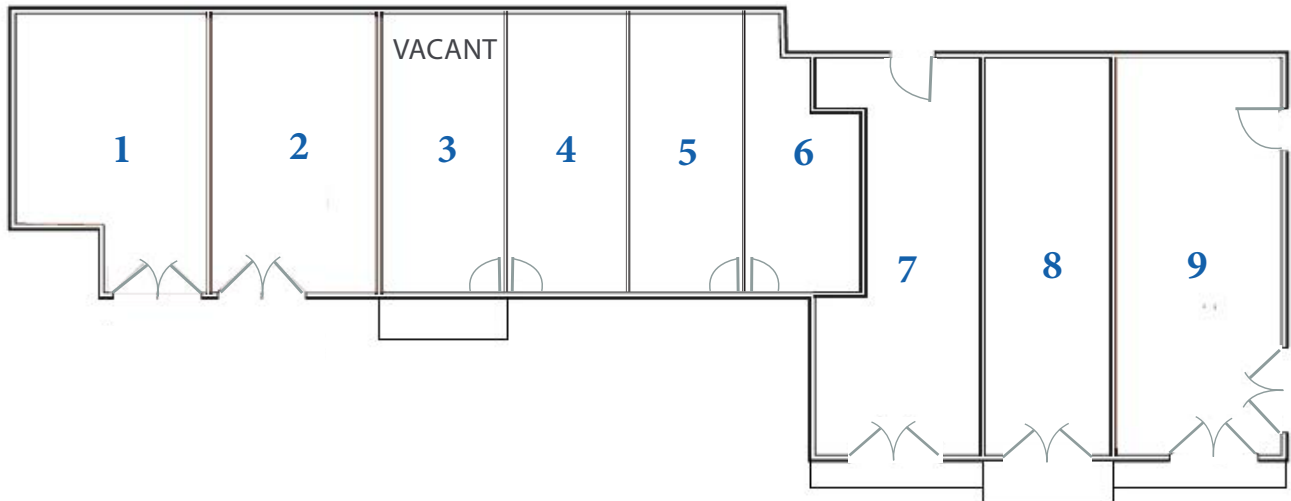


NORTH SIDE OF THE BUILDING WITH ADDITIONAL PARKING

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## ADDITIONAL TENANT INFORMATION

TENANTS		RENT	LEASE EXP.
Unit 1&2 -	Injury Recovery Center	\$ 3,133.33 NNN	Exp. 06/30/2021
Unit 3 -	<b>Vacant -</b>	\$	
Unit 4 -	Kick The Habit -	\$ 1,000.00 NNN	Exp. 06/30/2021
Unit 5 -	Elwood Staffing -	\$ 1,265.52 NNN	Exp. Month to Month
Unit 6 -	Scott Sweeney (CPA) -	\$ 1,029.17 NNN	Exp. Month to Month
Unit 7 -	Aspen Counseling -	\$ 1,089.58 NNN	Exp. Month to Month
Unit 8 -	Military Counseling Serv	\$ 1,883.33 NNN	Exp. 01/31/2023
Unit 9 -	Roost Services -	\$ 1,908.33 NNN	Exp. 02/29/2020
Monthly Total		<b>\$ 11,489.27</b>	
Current NOI		<b>\$ 137,871.26</b>	

<b>ANNUAL LANDLORD EXPENSES:</b>		
Property Tax:	\$	11,646.86
Insurance:	\$	2,173.00
Landlord Utilities:	\$	8,550.00
CAM Fees:	\$	7,200.00
Total Annual Expense (Estimated)		<b>\$ 29,569.86</b>



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