

FOR SALE OR LEASE > RETAIL

Retail Building

1900 N STATE STREET OREM, UTAH



BRAND NEW - TO BE BUILT

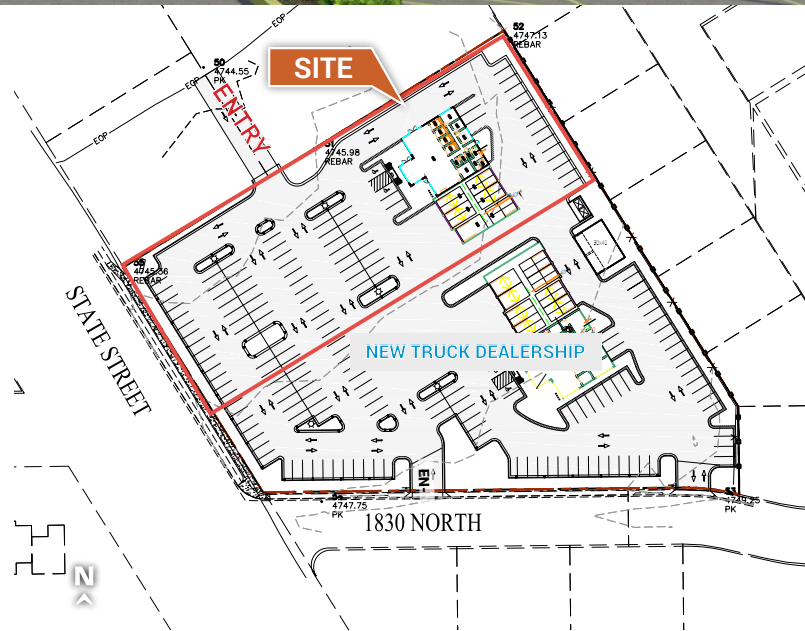


Property Information

- > Fully Engineered and Ready to Go Auto Dealership on State Street
- > Total Building Size: 10,000 SF
- > Office 5,000 SF
- > Shop 5,000 SF
- > Lot Size: 1.6 Acres
- > 120 on site stalls
- > Reduce Cost of Occupancy using SBA Financing
**Owner must occupy 51% or more of the building
Comparative Example on following page*
- > Potential uses: Dealership, Auto Service, Sales Site and Building

Sale Information

- > Sales Price: \$1,450,000
- > All site work complete
- > Fully improved site
- > Improved with building pad rough graded and ready to construct
- > Building construction plans are included



Lease Information

- > Available for occupancy 4th Quarter 2018
- > \$15,000 / MO / NNN
- > \$18.00 / SF / NNN

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Retail Building

1900 N State Street Orem, Utah

Wells Fargo Bank, N.A. -- SBA Lending

WELLS
FARGO

James Hilton

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Own vs. Lease Comparison With SBA 7a Loan

1900 N State Street, Orem, UT

1/18/2018

Depreciation Information

| | |
|--------------------------------|-----|
| Depreciation Years: | 39 |
| Building % of total less land: | 80% |
| Tax Bracket: | 25% |

Property Appreciation Information

| | |
|----------------------|-------|
| Annual Appreciation: | 1.50% |
|----------------------|-------|

• Own •

Purchase Assumptions:

| | |
|---------------------|-------------|
| Size (Square Feet): | 10,000 |
| Total Project Cost: | \$1,450,000 |

Start-Up Costs

| | |
|------------------------|-----------|
| (10%) Down Payment: | \$145,000 |
| Loan Fees and Costs: | Financed |
| Appraisal, Env, Title: | \$4,197 |
| Total Start-Up Costs: | \$149,197 |

Monthly Costs

| | |
|---|----------|
| Interest Rate: | 6.00% |
| Mortgage Payment (P&I): | \$8,651 |
| Annual Operating Expense per sq ft: | \$2.00 |
| Monthly Operating Expenses: | \$1,667 |
| Property Taxes (.016027 annual tax rate): | \$1,937 |
| Total Monthly Costs | \$12,255 |

After Tax Analysis

Monthly Ownership Benefits (Estimated)

| | |
|---------------------------------|---------|
| Depreciation Benefit: | \$620 |
| Principal Paydown (10 Yr Avg): | \$2,646 |
| Net Tenant Income: | \$0 |
| Operating Expense Deduction: | \$417 |
| Property Tax Deduction: | \$484 |
| Interest Deduction (10 yr Avg): | \$1,501 |
| Total Ownership Benefits | \$5,668 |

Total Effective Monthly Cost: \$6,587

Effective Cost over 5 years: \$395,207

• Lease •

Lease Assumptions:

NNN? Yes

| | |
|------------------------------|----------|
| Size (Square Feet): | 10,000 |
| Annual Lease rate per sq ft: | \$18.00 |
| Monthly Lease: | \$15,000 |

Start-Up Costs

| | |
|-----------------------|----------|
| Prepaid Rent: | \$15,000 |
| Security Deposit: | \$15,000 |
| Other: | \$0 |
| Total Start-Up Costs: | \$30,000 |

Monthly Costs

| | |
|---------------------|----------|
| Lease Payment: | \$15,000 |
| Operating Expense: | \$1,667 |
| Property Taxes: | \$1,937 |
| Other: | \$0 |
| Total Monthly Costs | \$18,603 |

After Tax Analysis

Monthly Lease Benefits (Estimated)

| | |
|---|---------|
| Funds not used for down payment @ 5% (net): | \$372 |
| Principal Paydown: | N/A |
| Tenant Income: | N/A |
| Depreciation Benefit: | N/A |
| Expense Deduction: | \$901 |
| Lease Deduction: | \$3,750 |
| Total Lease Benefits | \$5,023 |

Total Effective Monthly Cost: \$13,580

Effective Cost over 5 years: \$814,797

Property Value and Owner's Equity

| Time Period | Property Value | Loan Balance | Equity |
|-------------|----------------|--------------|-------------|
| Year 5 | \$1,562,062 | \$1,207,580 | \$354,482 |
| Year 10 | \$1,682,784 | \$1,025,230 | \$657,554 |
| Year 15 | \$1,812,836 | \$779,268 | \$1,033,568 |
| Year 20 | \$1,952,940 | \$447,502 | \$1,505,438 |
| Year 25 | \$2,103,871 | \$0 | \$2,103,871 |

* The above figures are for discussion purposes only and are subject to change. This is not an offer or commitment to lend.
All credit decisions are subject to credit qualification.



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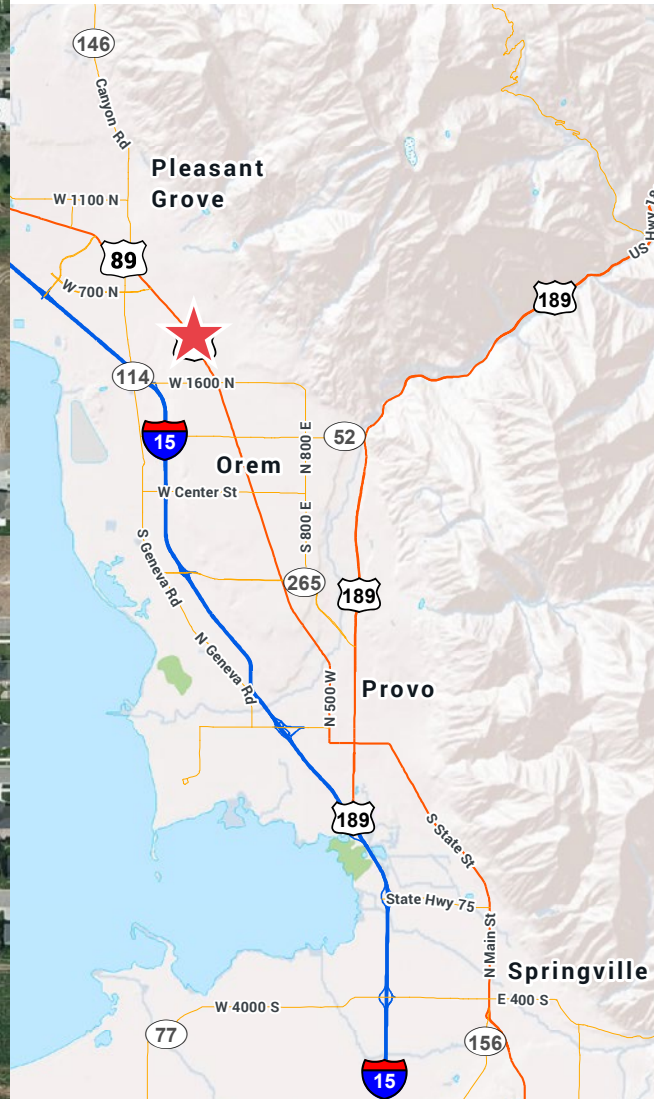
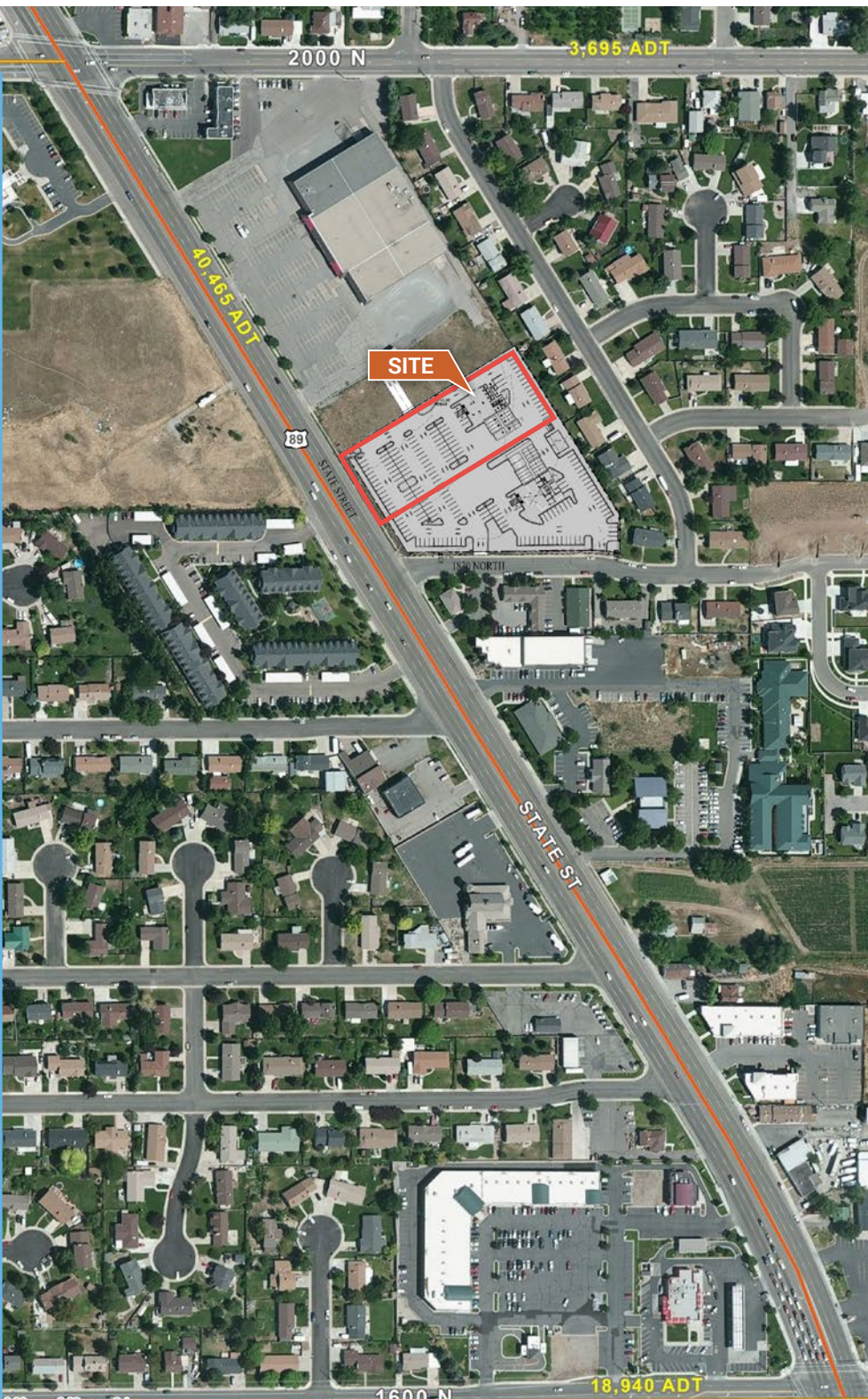
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| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-------------------|----------|----------|----------|
| Population | | | |
| 2016 Estimated | 15,021 | 83,948 | 154,685 |
| 2021 Projected | 15,836 | 88,394 | 165,042 |
| Households | | | |
| 2016 Estimated | 3,930 | 23,776 | 44,493 |
| 2021 Projected | 4,143 | 25,051 | 47,624 |
| Income | | | |
| 2016 Median HHI | \$75,475 | \$62,588 | \$62,308 |
| 2016 Average HHI | \$92,593 | \$79,611 | \$80,407 |
| 2016 Per Capita | \$24,501 | \$22,762 | \$23,477 |

Information provided by ESRI Business Analyst

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