FOR SALE

Monthly

\$-

\$2,160.27

\$825.00

\$750.00

Monthly

\$2,160.27

\$2,437.50

\$1,000.00

\$950.00

1334 South 2100 East

PSF

\$20.82

Exp Reimbursement

Exp Reimbursement

\$2,802.48

\$3,656.25

\$-

\$2.802.48

\$-

Term

3/31/2017

Month to month

Month to month

South Salt Lake City, Utah

Annual

\$-

\$25,923.24

\$9,900.00

\$9,000.00

Annual

\$25,923.24

\$29,250.00

\$12,000.00

\$11,400.00



1334 South 2100 East South Salt Lake City, Utah

Income Summary

Size

\$780,000.00

Size

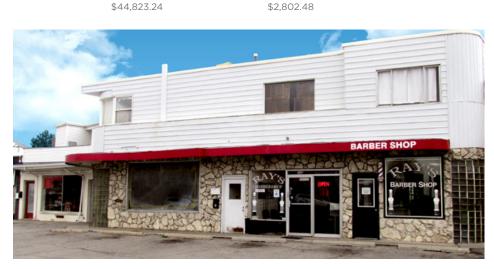
8 82%

Existing

Tenant

Rays Barbarshop	1245
Vacant	1600
Front Apt (East facing)	2 Bedroom
Back Apt (West facing)	2 Bedroom
Gross Income	
Expense*	
Utilities	\$5,018.67
Taxes	\$6,034.88
Insurance	\$1,543.80
Maint/Repairs	\$1,058.12
Legal/Acct	\$833.33
Total	\$14,488.80
Rienbursement	\$(2,802.48)
Net operating Expenses	\$11,686.32
NOI	\$33,136.92

^{*} Average annual expenses 01/13 - 12/15



Pro-Forma

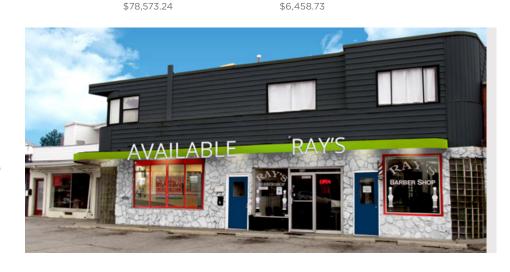
Asking Price

CAP Rate Existing

Rays Barbarshop	1245
Vacant	1625
Front Apt	2 Bedroom
Back Apt	2 Bedroom
Gross Income	
Expense*	
Utilities	\$5,018.67
Taxes	\$6,034.88
Insurance	\$1,543.80
Maint/Repairs	\$1,058.12
Legal/Acct	\$833.33
Total	\$14,488.80
Rienbursement	\$(6,458.73)
Net operating Expenses	\$8,030.07
NOI	\$70,543.17
Asking Price	\$780,000.00
TI Allowance for Vacant (\$35 PSF)	\$56,875.00
Total	\$820,625,00

^{*} Average annual expenses 01/13 - 12/15

CAP Rate



PSF

\$20.82

\$20.00



Property Information

Sales Price: \$780,000 \$690,000
 Parcel # 16-10-359-014-0000

Parcel Size: .34 acresTotal SF: 7,800sfTwo Apart

Two ApartmentsTwo Retail Suites

• Zoning: CB

Property Highlights

- Excellent opportunity for an Owner/User
 1.600sf Retail Suite is vacant
- Nestled in an affluent neighborhood
- Charming Retail corridor
- Great parking

Mariko Mimnaugh

Retail Specialist +1 801 303 5481 mariko@comre.com

Darrell Tate

Retail/Land +1 801 303 5438 dtate@comre.com

Demographics

	1 Mile	3 Mile	5 Mile		
Population					
2015 Estimated Population	18,404	112,754	232,132		
2020 Projected Population	18,939	116,883	243,210		
Households					
2015 Estimated Households	6,899	47,939	98,024		
2020 Projected Households	7,125	50,008	103,537		
2015 Est. Median HH Income	\$77,860	\$54,338	\$60,697		
2015 Est. Average HH Income	\$98,049	\$73,365	\$70,137		
2015 Est. Per Capita HH Income	\$36,974	\$31,684	\$30,114		

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2015 and 2020.

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1334 South 2100 East

South Salt Lake City, Utah



Built in 1956 the property is a prime example of the mid-century architecture common during the period. While live/work space is a new trend in today's commercial development, this property reminds us that, as is the case so often, new trends are not always that "new". Whether you are looking for a true live/work space for yourself and your business, a great location in a highly coveted retail area for your retail business, with income to off-set rental expense, or just a good solid neighborhood investment this property is a unique opportunity to own.

The property consists of .34 acres with ample parking.

Retail

The property consists of 2 retail spaces. Ray's Barbershop has been a tenant in the building since February 2009 having expanded their original space in 2012. A classic mens barbershop Ray's is a landmark in Salt Lake City harkening back to the time when the barbershop was much more than just a place to get your haircut, and yes you can even get a straight razor shave with steaming hot towel.

The property currently has 1625 SF of vacant retail space ready to put the finishing touches on for your business or lease for additional income. If you know the area then you know that options are very limited and those that are available lease at the high end of market rates. property provides a compelling option for anyone looking to open business while at the same time generating income to off-set

There is unfinished basement below the retail space perfect for

Apartments

Both of the apartments in the building are large 2 very unique architecture with oversized living areas Current lease rates are significantly under market to-month leases offering significant upside to apartment has been occupied by the same the back apartment has been occupied by the Proximity to the University of Utah and Foothill Village Shopping center along with the uniqueness of the units insure strong



