



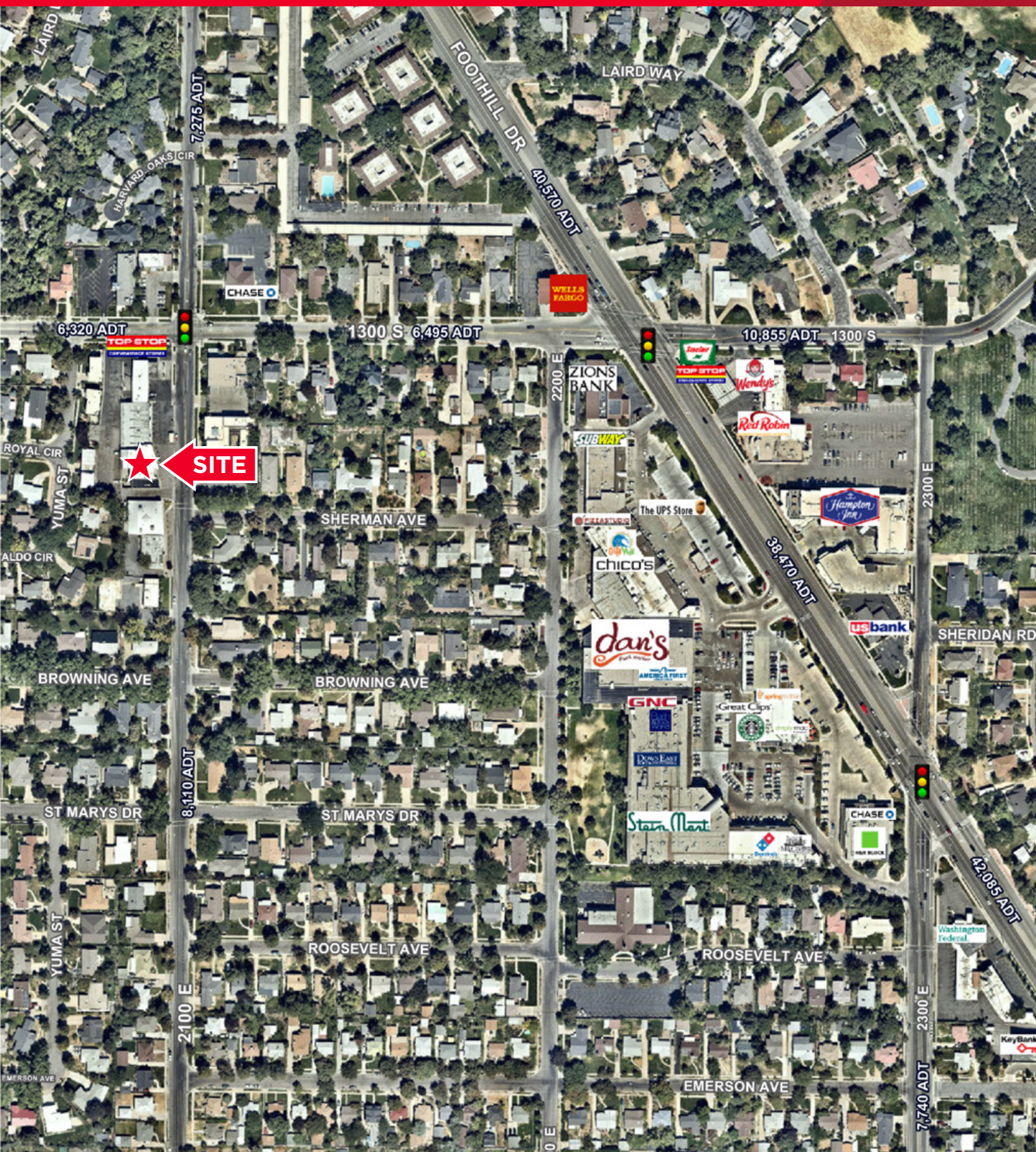
1334 South 2100 East

South Salt Lake City, Utah



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Property Information

- Sales Price: ~~\$780,000~~ \$690,000
- Parcel # 16-10-359-014-0000
- Parcel Size: .34 acres
- Total SF: 7,868sf
 - Two Apartments
 - Two Retail Suites w/basements
- Zoning: CB
- Built: 1956

Property Highlights

- Excellent opportunity for an Owner/User
- Nestled in an affluent neighborhood
- Charming Retail corridor
- Great parking

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2016 Residential	18,689	114,528	236,241
2016 Employees	5,982	69,136	222,563
Income			
2016 Est. Average HH Income	\$107,086	\$80,091	\$76,672
2016 Meridian	\$76,184	\$55,709	\$52,562
Median Area Age	32.9		

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Income Summary

Existing

Tenant	Size	Monthly	Annual	PSF	Exp Reimbursement	Term
Rays Barbershop	1,245	\$2,160.27	\$25,923.24	\$20.82	\$2,802.48	3/31/2017
Basement	1,245					
Vacant	1,600	\$-	\$-	\$-	\$-	
Basement	1,600					
East Facing Apartment	1,330	\$825.00	\$9,900.00	\$7.44	\$-	Month to month
West Facing Apartment	848	\$750.00	\$9,000.00	\$10.61	\$-	Month to month
Estimated Total Building SF*	7,868					
Gross Income			\$44,823.24		\$2,802.48	

Expenses

Utilities	\$5,018.67
Taxes	\$6,403.54
Insurance	\$1,543.80
Maint/Repairs	\$1,058.12
Legal/Acct	\$833.33
Total	\$14,857.46
Reimbursement	\$(2,802.48)
Net operating Expenses	\$12,054.98
NOI	\$32,768.26
Asking Price	\$690,000.00
CAP Rate Existing	4.75%



Pro-Forma

Tenant	SF*	Monthly	Annual	PSF	Exp Reimbursement
Rays Barbershop	1,245	\$2,160.27	\$25,920.90	\$20.82	\$2,802.48
Basement	1,245				
Vacant	1,600	\$2,666.67	\$32,000.00	\$20.00	\$3,600.00
Basement	1,600				
East Facing Apartment	1,330	\$1,000.00	\$12,000.00	\$9.02	\$-
West Facing Apartment	848	\$950.00	\$11,400.00	\$13.44	\$-
Estimated Total Building SF*	7,868				
Gross Income			\$81,320.90		\$6,402.48

Expenses

Utilities	\$5,018.67
2016 Taxes	\$6,403.54
Insurance	\$1,543.80
Maint/Repairs	\$1,058.12
Legal/Acct	\$833.33
Total	\$14,857.46
Reimbursement	\$(6,402.48)
Net operating Expenses	\$8,454.98
NOI	\$72,865.92
Asking Price	\$690,000.00
Capital Investment	\$150,000.00
TI Allowance for Vacant (\$35 PSF)	\$56,000.00
Total	\$896,000.00
CAP Rate	8.13%

