

OFFERING MEMORANDUM

# 14<sup>TH</sup> STREET **APARTMENTS**

506 EAST 14TH STREET, OGDEN, UTAH 84404



## CONFIDENTIALITY & DISCLOSURE

Newmark Grubb ACRES, (collectively, the “Agent”) has prepared this material for limited use in the acquisition of certain Property, specifically, 14<sup>th</sup> Street Apartments in Ogden, Utah.

Broker shall make no representations or warranties, express or implied, as to the condition of the property or about improvements on the Property, or their suitability or fitness for the purposes intended by any Purchaser. Purchaser acknowledges and agrees that Owner is selling the Property “as is, where is, and with all faults” and Purchaser further acknowledges they must conduct their own independent evaluation of the Property. The Offering Memorandum is not intended to provide a completely accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective purchasers may need or desire. All financial projections are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and the Agent, and therefore may be subject to variation. The Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

Neither the Owner nor the Agent nor any of their respective officers, agents, or principals has made or will make any representations or warranties, expressed or implied as to the accuracy or completeness of the Offering Memorandum or any of the Contents (defined below), and no legal commitment or obligation shall arise by the reason of the Offering Memorandum or the Contents. Analysis and verification of the information contained in the Offering Memorandum is solely that responsibility of the prospective purchaser.

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This Offering Memorandum and the Contents, except such information which as a matter of public record or is provided in sources available to the public (such Contents as so limited herein are the “Contents”), are of a confidential nature and are not to be made available to person not receiving copies directly from the Agent. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the Contents to any other entity (except for the outside advisors retained by you if necessary, in your opinion for your determination of whether or not to make a proposal) without the prior written authorization of the Owner or Agent, and that you will use the Offering Memorandum or any of the Contents in any fashion or detrimental to the interest of the Owner or Agent.

If you have no interest in acquiring the Property at this time, kindly return the Offering Memorandum forthwith.



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# INVESTMENT OVERVIEW



## INVESTMENT OVERVIEW

Newmark is excited for the opportunity to market a portfolio of properties in northern Utah. This portfolio includes:

- **Mt. Eyrie Apartments, 39 Units**  
454 Canfield Road, Ogden, Utah 84404
- **13 Units**  
580 N Main, Brigham City, Utah 84302
- **9 Units**  
506 East 14th Street, Ogden, Utah 84404
- **7 Units**  
2306 Harrison Boulevard, Ogden, Utah 84401
- **6 Units**  
501 East 12th Street, Ogden, Utah 84404

These properties can be bought together or individually.  
This portfolio offers both low-income (39 Units) and market rate (35 Units) housing. Less than \$100,000 per door as a portfolio.





## EXECUTIVE SUMMARY

### VITAL DATA

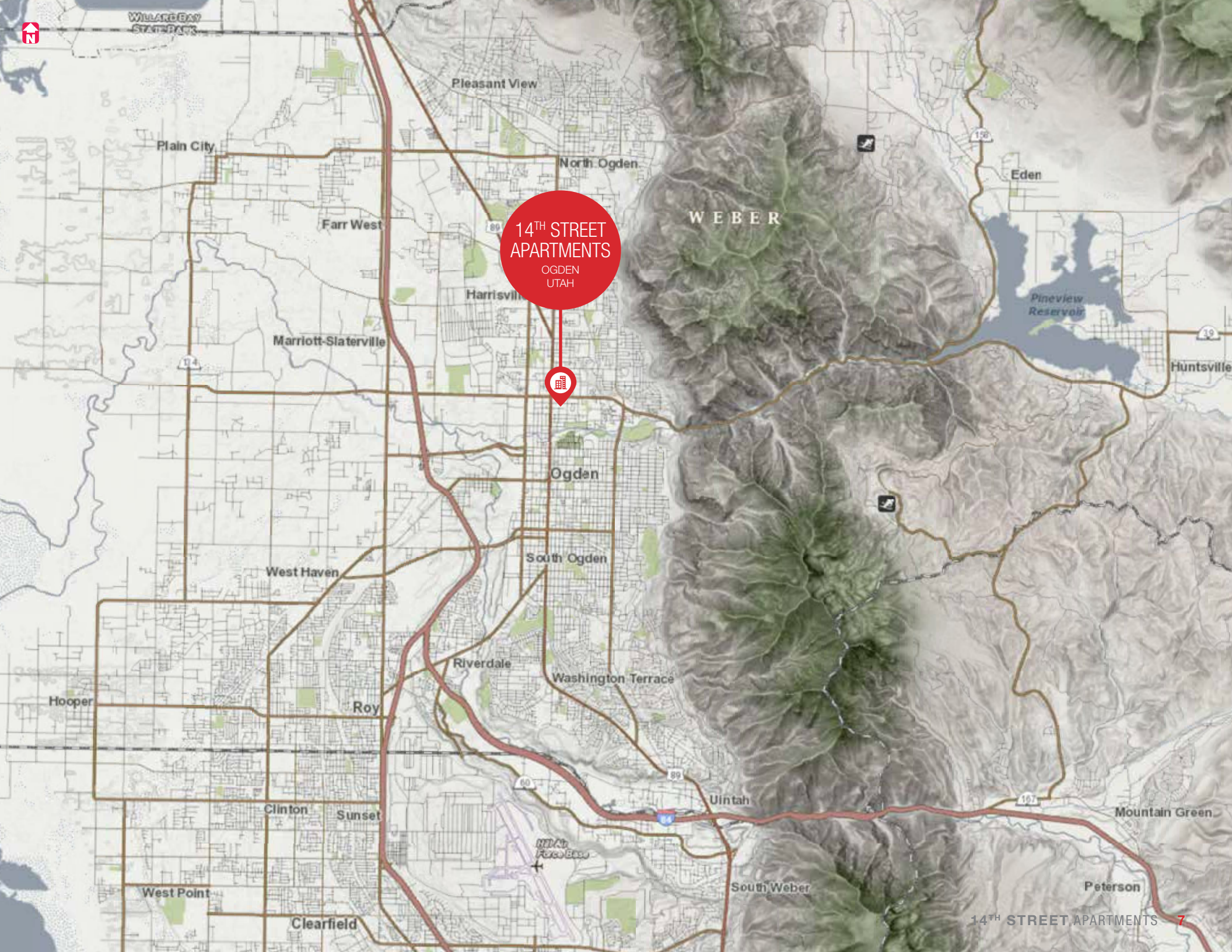
Price	\$1,000,000		Current	Year 1
Loan Type	All Cash	CAP Rate	5.91%	6.31%
Price/Unit	\$111,111	GRM	12.02	11.36
Price/SF	\$137.59	Net Operating Income	\$59,114	\$63,051
Number of Units	9	Net Cash Flow After Debt Service	5.91%/\$59,114	6.31%/\$63,051
Rentable Square Feet	7,268	<b>Total Return</b>	<b>5.91%/\$59,114</b>	<b>6.31%/\$63,051</b>
Lot Size	0.89 Acres			

### UNIT MIX

Number of Units	Unit Type	SF/Unit	Scheduled Rents	Market Rents
6	One Bedroom	580	\$675	\$700
1	Two Bedroom	800	\$735	\$750
2	Four Bedroom	1,000	\$1,075	\$1,088



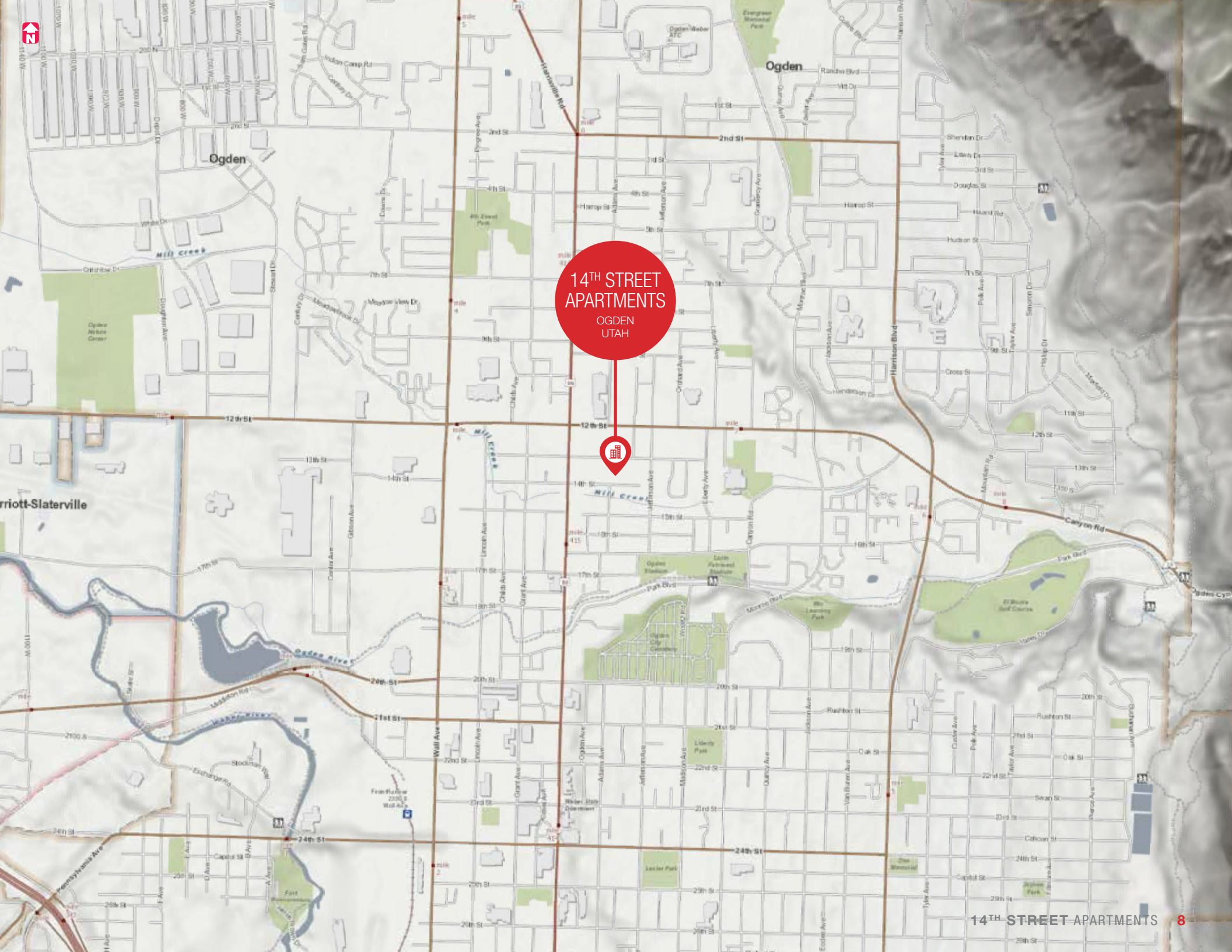




14<sup>TH</sup> STREET  
APARTMENTS  
OGDEN  
UTAH







**14TH STREET APARTMENTS**  
 OGDEN  
 UTAH







Wall Avenue

Washington Boulevard

500 East

600 East

15th Street

12th Street

14th Street

BIG 5 SPORTING GOODS

DEL TACO

EXXON

THE HOME DEPOT

cricket

Starbucks

McDonald's

WEBER

golden corral

Subway

H&R BLOCK

SHOPKO

wood staffing

Chick-fil-e

VASA

AMERICA FIRST

Baskin-Robbins

Little Caesars

Tobacco Joe's

Ohana Sushi

metro

jiffy lube

Maple Express

Lund Floral

Wendy's

OfficeMax

Wing Wah

Walgreens

Denny's

Seag's

14th STREET APARTMENTS  
OGDEN UTAH

Tire Les Schwab

Wine Glass

CHASE

ZAKBY'S

IASIS HEALTHCARE Proposed Hospital

Comb-Dr

Check-Go

WELLS FARGO

NATURAL GROCERS

Village Inn

Walmart

Walmart

Pita Pit

Sprint  
Great Clips  
GNC  
Mobile

WinCo FOODS

PET SMART

ROSS DRESS FOR LESS

AT&T

Little Caesars

ZUPAS

Boone & Neve

Papa Murphy's

SUBWAY

MAVERIK

NAPA AUTO PARTS

IHOP

CINE FOLIE

Freddy's

Arby's

POPEYES

KFC

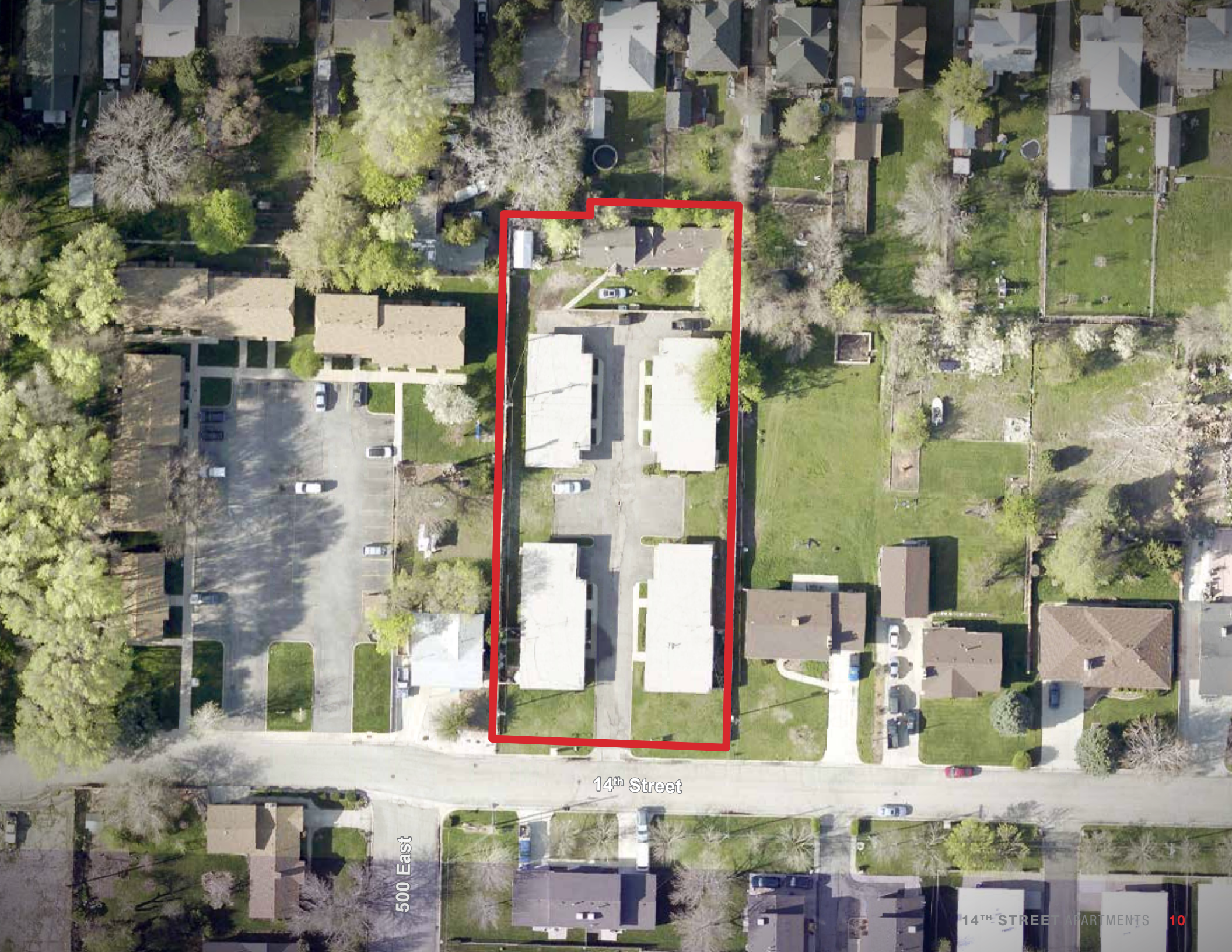
AW

TACO BELL

Check City

SONIC





14<sup>th</sup> Street

500 East





14TH STREET  
APARTMENTS  
OGDEN  
UTAH

500 East

14th Street



The background features a complex geometric design. On the left, there are several overlapping, semi-transparent red rectangular planes that create a sense of depth and perspective. These planes are set against a dark blue background that transitions into a lighter blue gradient on the right side. Thin, dark lines crisscross the scene, connecting the corners and edges of the red planes, forming a network of triangles and quadrilaterals. The overall aesthetic is modern and technical, typical of a corporate or financial presentation.

# FINANCIAL ANALYSIS

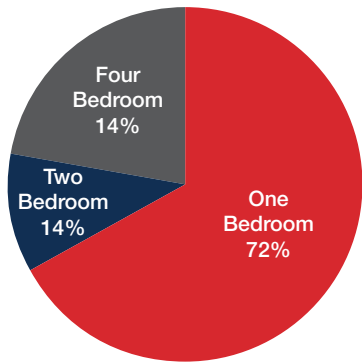


# RENT ROLL SUMMARY

AS OF JANUARY 2019

Unit Type	# of Units	Average SF	Scheduled			Potential		
			Average Rent	Average Rent/SF	Monthly Income	Average Rent	Average Rent/SF	Monthly Income
1/1	6	580	\$675	\$1.16	\$4,050	\$700	\$1.21	\$4,200
2/1	1	800	\$735	\$0.92	\$735	\$750	\$0.94	\$750
4/2	1	1,000	\$1,075	\$1.08	\$1,075	\$1,075	\$1.08	\$1,075
Totals/Weighted Averages	9	808	\$771	\$0.95	\$6,935	\$792	\$0.98	\$7,125
Gross Annualized Rents			\$83,220			\$85,500		

## UNIT DISTRIBUTION



## UNIT RENT





## OPERATING STATEMENT

<b>Income</b>	<b>Current</b>		<b>Year 1</b>		<b>Per Unit</b>	<b>Per SF</b>	<b>Notes</b>
Gross Scheduled Rent	83,220		88,065		9,785	12.12	
Physical Vacancy	(2,497)	3.0%	(2,642)	3.0%	(294)	(0.36)	
<b>Total Vacancy</b>	<b>(\$2,497)</b>	<b>3.0%</b>	<b>(\$2,642)</b>	<b>3.0%</b>	<b>(\$294)</b>	<b>(\$0)</b>	
Effective Rental Income	80,723		85,423		9,491	11.75	
Other Income							
All Other Income	2,811		2,895		322	0.40	
<b>Total Other Income</b>	<b>\$2,811</b>		<b>\$2,895</b>		<b>\$322</b>	<b>\$0.40</b>	
<b>Effective Gross Income</b>	<b>\$83,534</b>		<b>\$88,318</b>		<b>\$9,813</b>	<b>\$12.15</b>	

<b>Expenses</b>	<b>Current</b>		<b>Pro Forma</b>		<b>Per Unit</b>	<b>Per SF</b>	<b>Notes</b>
Real Estate Taxes	5,382		5,543		616	0.76	
Insurance	2,306		2,375		264	0.33	
Utilities - Water & Sewer	3,679		3,789		421	0.52	
Trash Removal	900		927		103	0.13	
Repairs & Maintenance	2,547		2,623		291	0.36	
Landscaping	2,760		2,843		316	0.39	
Snow Removal	360		371		41	0.05	
General & Administrative	60		62		7	0.01	
Operating Reserves	2,250		2,318		258	0.32	
Management Fee	4,177	5.0%	4,416	5.0%	491	0.61	
<b>Total Expenses</b>	<b>\$24,421</b>		<b>\$25,267</b>		<b>\$2,807</b>	<b>\$3.48</b>	
<b>Expenses as % of EGI</b>	<b>29.2%</b>		<b>28.6%</b>				
<b>Net Operating Income</b>	<b>\$59,114</b>		<b>\$63,051</b>		<b>\$7,006</b>	<b>\$8.68</b>	



## PRICING DETAIL

SUMMARY		
<b>Price</b>	<b>\$1,000,000</b>	
Down Payment	\$1,000,000	100%
Number of Units	9	
Price Per Unit	\$111,111	
Price Per SF	\$137.59	
Rentable SF	7,268	
Lot Size	0.89 Acres	

RETURNS	CURRENT	PRO FORMA
<b>CAP Rate</b>	<b>5.91%</b>	<b>6.31%</b>
GRM	12.02	11.36
Cash-on-Cash	5.91%	6.31%
Debt Coverage Ratio	N/A	N/A

# of Units	Unit Type	SF/Unit	Scheduled Rents	Market Rents
6	One Bedroom	580	\$675	\$700
1	Two Bedroom	800	\$735	\$750
2	Four Bedroom	1,000	\$1,075	\$1,088

INCOME		Current		Year 1
<b>Gross Scheduled Rent</b>		<b>\$83,220</b>		<b>\$88,065</b>
Less: Vacancy/Deductions	3.0%	\$2,497	3.0%	\$2,642
Total Effective Rental Income		\$80,723		\$85,423
Other Income		\$2,811		\$2,895
Effective Gross Income		\$83,534		\$88,318
Less: Expenses	29.2%	\$24,421	28.6%	\$25,267
<b>Net Operating Income</b>		<b>\$59,114</b>		<b>\$63,051</b>
Cash Flow		\$59,114		\$63,051
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	5.91%	\$59,114	6.31%	\$63,051
Principal Reduction		\$0		\$0
<b>Total Return</b>	<b>5.91%</b>	<b>\$59,114</b>	<b>6.31%</b>	<b>\$63,051</b>

EXPENSES	Current	Year 1
Real Estate Taxes	\$5,382	\$5,543
Insurance	\$2,306	\$2,375
Utilities - Water & Sewer	\$3,679	\$3,789
Trash Removal	\$900	\$927
Repairs & Maintenance	\$2,547	\$2,623
Landscaping	\$2,760	\$2,843
Snow Removal	\$360	\$371
General & Administrative	\$60	\$62
Operating Reserves	\$2,250	\$2,318
Management Fee	\$4,177	\$4,416
<b>Total Expenses</b>	<b>\$24,421</b>	<b>\$25,267</b>
Expenses/Unit	<b>\$2,713</b>	<b>\$2,807</b>
Expenses/SF	<b>\$3.36</b>	<b>\$3.48</b>





NKF  
CORPORATE  
OVERVIEW



## NKF CORPORATE OVERVIEW

Newmark Knight Frank (NKF) is one of the world's leading commercial real estate advisory firms. Together with London-based partner Knight Frank and independently-owned offices, NKF's 15,000 professionals operate from more than 400 offices in established and emerging property markets on six continents.

With roots dating back to 1929, NKF's strong foundation makes it one of the most trusted names in commercial real estate. NKF's full-service platform comprises BGC's real estate services segment, offering commercial real estate tenants, landlords, investors and developers a wide range of services including leasing; capital markets services, including investment sales, debt placement, appraisal, and valuation services; commercial mortgage brokerage services; as well as corporate advisory services, consulting, project and development management, and property and corporate facilities management services.



**WORLD'S FASTEST GROWING**  
commercial real estate firm

**NKF'S REVENUES**  
have increased exponentially since 2011

**ACQUIRED MORE THAN 30 COMPANIES**  
in the past five years

**ADDED MORE THAN 500 BROKERS**  
in the past 36 months



## U.S. TRANSACTION SNAPSHOT

### LEASING

178,542,263 SF

### SALES/FINANCING

133,266,682 SF

### CONSULTING

1,226,066 SF



**313,035,011**  
TOTAL SF



**\$2.0B**  
ANNUAL REVENUE

**15,000+**  
EMPLOYEES

**400**  
OFFICES

## MANAGEMENT & LEASING

### TOTAL U.S. FACILITIES & PROPERTY MANAGEMENT

197,383,116 SF

### TOTAL GLOBAL FACILITIES & PROPERTY MANAGEMENT

532,504,038 SF

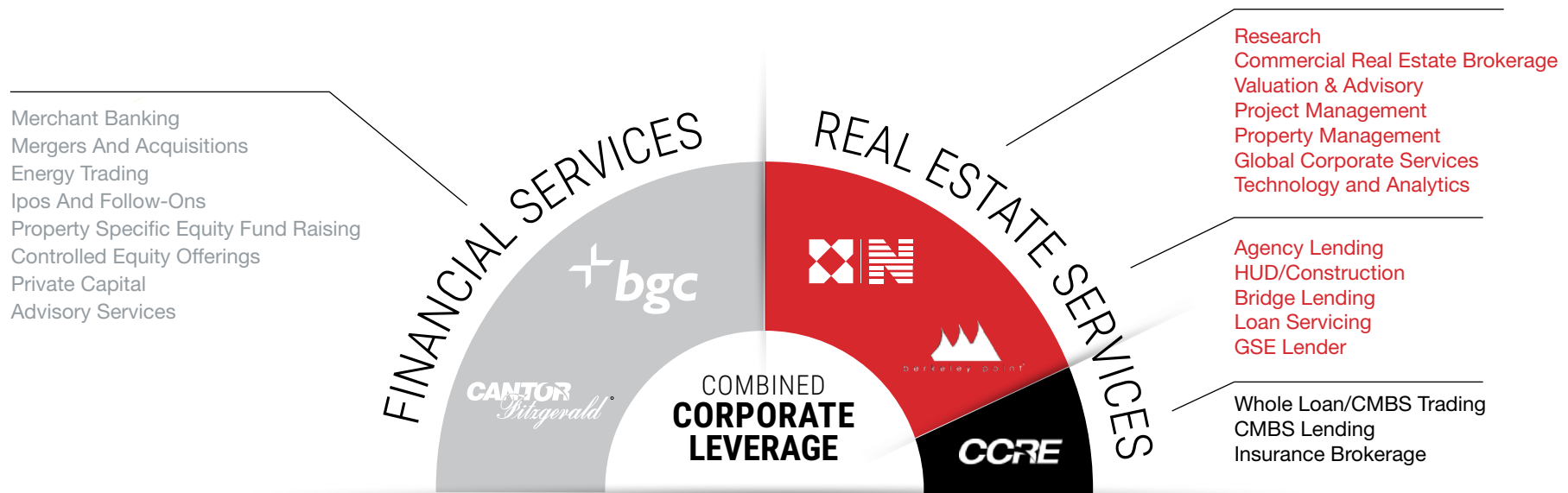
### U.S. EXCLUSIVELY LEASED SPACE/PROPERTIES

548,161,434 SF



## NKF: A STRONG FOUNDATION

Newmark Knight Frank is a part of BGC Partners, Inc. (NASDAQ: BGCP), a leading global brokerage company primarily servicing the wholesale financial and real estate markets. BGC entered the commercial real estate services industry with the acquisition of Newmark Knight Frank in October 2011, and further expanded the real estate platform through the acquisition of the assets of Grubb & Ellis Company in April 2012. Today, Newmark Knight Frank is one of the most dynamic and innovative service providers in the industry, driven by a shared entrepreneurial spirit and commitment to superior client service.



**CANTOR**  
*Fitzgerald*

(Private Partnership)

### PUBLIC SHAREHOLDERS | EMPLOYEES

**CANTOR**  
*Fitzgerald*

(Private Company)

**bgc**

NASDAQ: BGCP  
(Public Global Brokerage Company)

**N**

**Newmark Knight Frank**

(US-Based)  
Commercial Real Estate  
Services Firm

**Knight Frank**

(London-Based)  
Commercial & Residential Real Estate  
Services Firm

(Partnership)

### PARTNERS

**CCRE**  
cantor commercial real estate

(Private Partnership)

**berkeley point**



## NKF INDUSTRY RECOGNITION

### REAL ESTATE RANKINGS AND AWARDS

NKF is driven by an entrepreneurial spirit and commitment to superior client service and is one of the most dynamic and innovative service providers in the industry. We are recognized within the tenant and brokerage community—as well as industry—as a premier commercial real estate firm and that is due, in part, to the strong relationships we maintain. This is validated through the publications and awards outlined below, in addition to our strong client, tenant and business references.

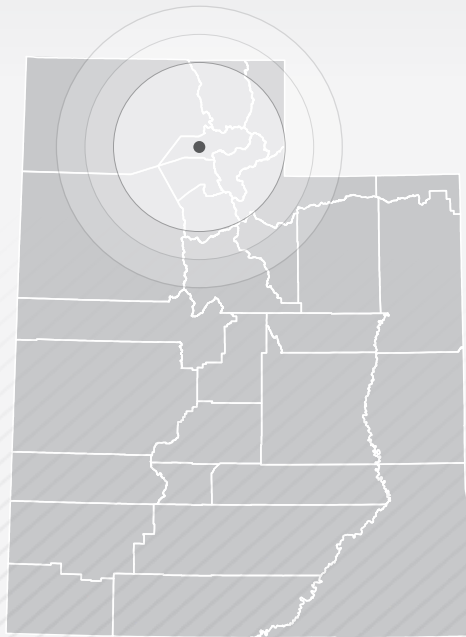


The background features a complex geometric design. On the left, there are several overlapping, semi-transparent red rectangular planes that create a sense of depth and perspective. These planes are set against a dark blue background that transitions into a lighter blue gradient on the right side. Thin, dark lines crisscross the scene, connecting the corners and edges of the red planes, forming a network of perspective lines that converge towards the right.

# AREA OVERVIEW



OGDEN



## DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION	2018 Total Population	14,164	81,761	141,235
	2023 Total Population	14,933	86,294	149,685
	2010 Total Population	12,929	75,048	128,007
	2000 Total Population	12,366	69,736	114,158
	2010-2018 Annual Rate	1.09%	1.03%	1.17%
	2018-2023 Annual Rate	1.06%	1.09%	1.17%
	2018 Median Age	31.1	31.0	31.6
HOUSEHOLDS	2018 Households	5,273	28,754	49,417
	2023 Households	5,556	30,332	52,313
	2010 Households	4,855	26,774	45,475
	2000 Households	4,745	24,632	40,031
	2010-2018 Annual Rate	1.08%	0.92%	1.08%
	2018-2023 Annual Rate	1.05%	1.07%	1.15%
	2018 Average Household Size	2.66	2.80	2.81
HOUSING	2018 Housing Units	5,902	31,657	53,301
	2018 Occupied Units	89.4%	90.8%	92.7%
	2018 Vacant Units	10.7%	9.2%	7.3%
	2018 Owner Occupied Units	51.9%	55.2%	62.5%
	2018 Renter Occupied Units	37.5%	35.6%	30.2%
	2018 Median Home Value	\$121,676	\$146,711	\$174,596
INCOME	2018 Average Household Income	\$49,923	\$56,239	\$66,038
	2023 Average Household Income	\$57,995	\$65,997	\$77,185
	2018 Median Household Income	\$40,872	\$44,768	\$52,318
	2023 Median Household Income	\$46,314	\$52,013	\$59,602
	2018 Per Capita Income	\$18,699	\$20,367	\$23,468
	2023 Per Capita Income	\$21,630	\$23,773	\$27,280
EMPLOYEES	Total 2018 Population 18+	6,675	37,808	66,830
	White Collar	43.4%	46.7%	53.2%
	Services	20.5%	19.3%	18.2%
	Blue Collar	36.2%	34.0%	28.6%

Source: Esri Business Analyst



## PREPARED BY

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*Multifamily Capital Markets*  
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