

BOUNTIFUL MULTI-TENANT INVESTMENT

1290 SOUTH 500 WEST, BOUNTIFUL, UTAH 84010



*** SELLER FINANCING ***

PROPERTY INFORMATION

- 10,100 SF Multi-Tenant Retail Building
- **Property Management in Place**
- Site Size: 0.98 Acres
- Recently Remodeled with Modern Amenities
- End Cap Unit with Drive Thru
- Strong Tenant Mix
- Great Central Location
- Abundant Parking

FINANCIAL INFORMATION

Total Square Footage:	10,100 SF
Occupancy:	100%
Lease Type:	Gross
Net Operating Income:	\$221,603
Cap Rate:	7.57%
Proforma:	8.73%

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	14,424	62,447	100,211
Households	5,141	21,451	33,926
Avg. Household Income	\$74,756	\$81,463	\$87,807

PURCHASE PRICE: \$2,925,953.00
SELLER FINANCING AVAILABLE

CONTACT
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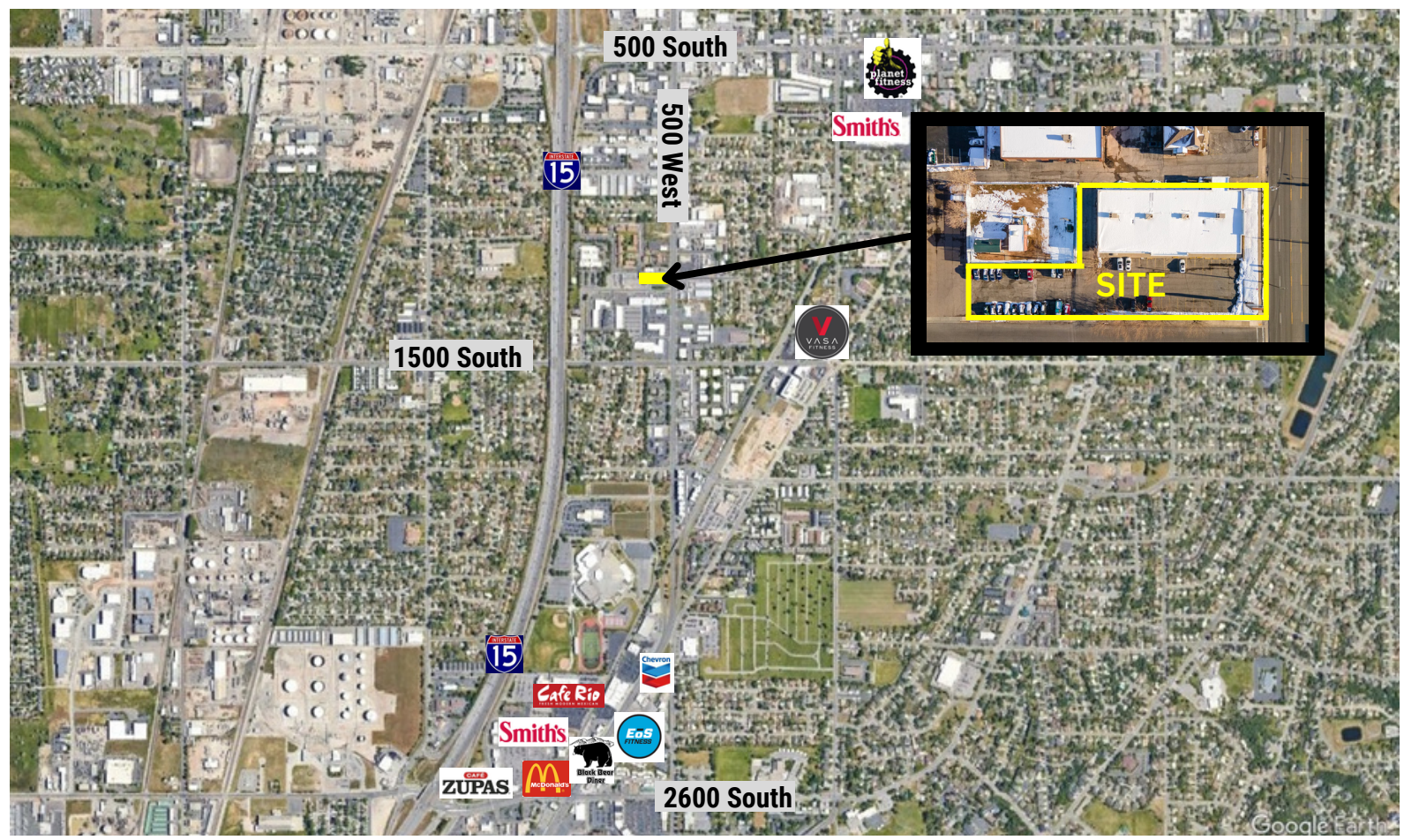


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RENT ROLL						
TENANT	SQUARE FOOTAGE	% GLA	LEASE TYPE	PSF	MONTHLY	ANNUAL
Offices at 5th	4,000	39.60%	Gross	\$34.64	\$11,545.00	\$138,540.00
Bliss Studios	2,000	19.80%	Gross	\$38.91	\$6,485.00	\$77,820.00
America's Paramedic Academy	4,100	40.60%	Gross	\$15.37	\$5,253.00	\$63,036.00
TOTALS:	10,100	100.00%			\$23,283.00	\$279,396.00
Less Expenses						\$57,793.00
Net Operating Income						\$221,603.00
Purchase Price						\$2,925,953.00
Current Cap Rate						7.57%



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