

OWNER/USER SALE

# SYRACUSE **ROCK RUN**

736 SOUTH 2000 WEST, SUITE 2 | SYRACUSE, UTAH 84075



PLEASE DO NOT DISTURB TENANT



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

# \$1,025,000

SALE PRICE

# \$208 PSF

PRICE PSF

## THE OFFERING

Newmark Grubb is pleased to present the opportunity to acquire the fee simple interest in 736 South 2000 West Suite 2, Syracuse, Utah. The unit is 4,933 square feet on 0.11 acres located in the heart of Syracuse. The building is ideally positioned for an owner/user.

- Close proximity to numerous amenities. Please see “near by amenities map” on page 7.
- Abundant parking available; cross parking access throughout the project.
- Buyer can take advantage of the historically low cost of capital available today. See “owner/user benefit analysis” on page 3 for details.
- Rare opportunity to own a building with such visibility and access. Approximately 18,000 daily traffic counts on 2000 West.
- All suites with private/direct access and restrooms.
- Therapy pool and showers on Premises



# OWNER/USER BENEFIT ANALYSIS

Below highlights the potential benefits of building ownership

## OWNER/USER ANALYSIS

PURCHASE PRICE	\$1,025,000
PRICE PER SQUARE FOOT	\$208.00

## NEW LOAN ASSUMPTIONS

10% DOWN PAYMENT	\$102,500
SBA 504 LOAN	\$922,500
ANNUAL LOAN DEBT SERVICE* (4.35% APR, 25 YR AMT, 90% LTV)	\$60,592

## OWNERSHIP BENEFITS

LEASE RATE (NNN)	\$12.28
YEAR 1 PRINCIPLE REDUCTION	\$20,876

\*Potential capital expenditure costs and any applicable loan fees are not included in the analysis.

EFFECTIVE LEASE RATE (NNN)

**\$12.28 PSF**

TO OWN

**\$14.87 PSF**

TO LEASE

## PROSPECTIVE LEASE ANALYSIS

RENTABLE SQUARE FEET	4,933 RSF
LEASE RATE (NNN)	\$14.00/SF
MONTHLY LEASE PAYMENT	\$5,825
5-YEAR LEASE COST (3% Annual Rate Increases)	\$371,119
5-YEAR EFFECTIVE LEASE RATE	<b>\$14.87/SF</b>



# LOAN COMPARISON WORKSHEET

736 SOUTH 2000 WEST, SYRACUSE, UTAH

PROJECT COST: \$1,025,000

WILL FEES BE FINANCED: Yes

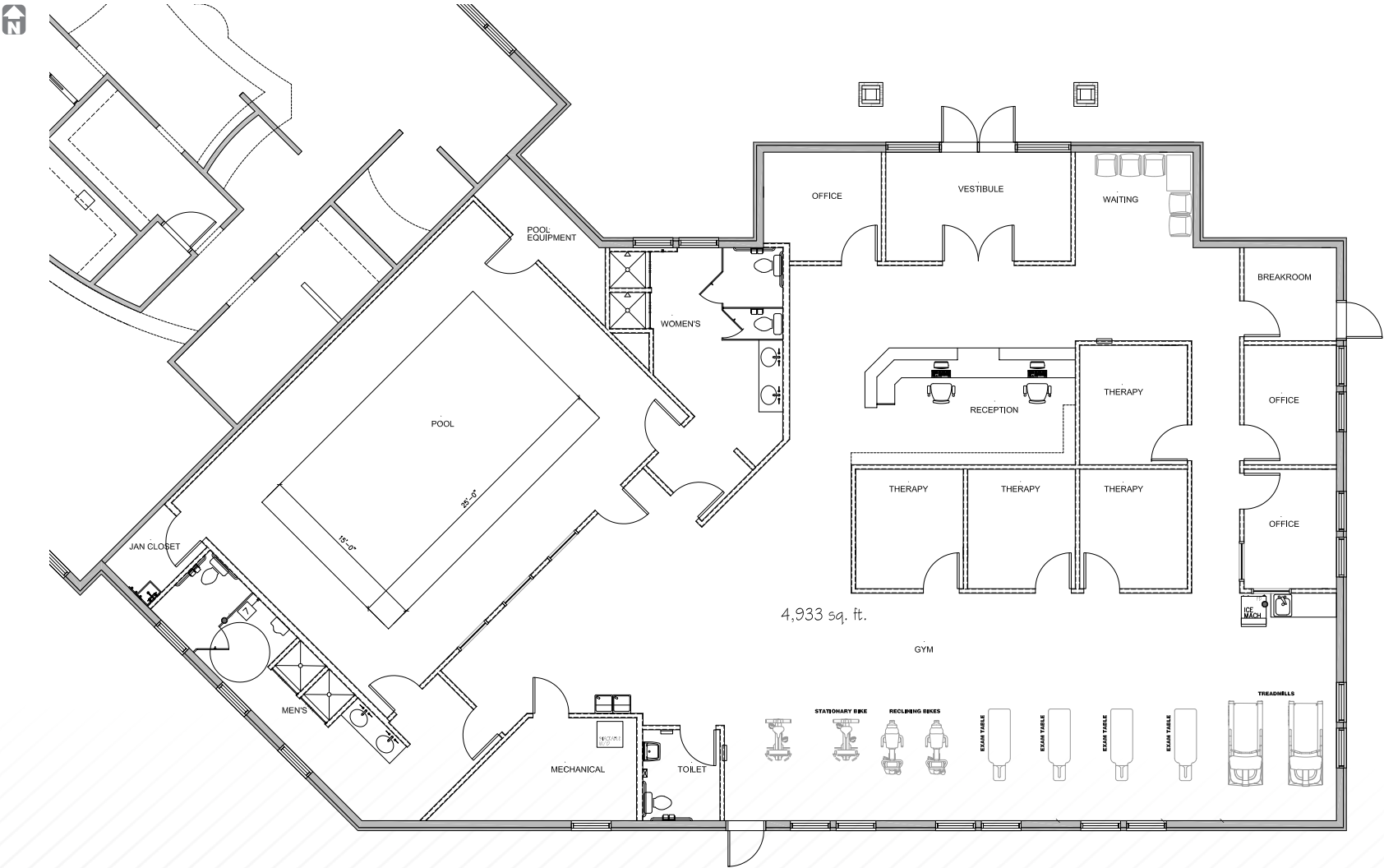
	CONVENTIONAL	SBA 504**	CHASE 1 <sup>ST</sup>	CDC 2 <sup>ND</sup>	SBA 7(a)**
Term (years)	10		25	25	25
Amortization (years)	20		25	25	25
Initial Interest Rate	4.60%	4.25%	4.75%	3.63%	4.35%
Fixed / Variable	Fixed		Fixed	Fixed	Fixed
Rate Indexed To	N/A		N/A	N/A	N/A
Initial Rate Period	N/A		N/A	N/A	N/A
Index After Initial Period	N/A		N/A	N/A	N/A
Advance Rate - LTV (%)	80%	90%	50%	40%	90%
Loan Amount Before Fees	\$820,000.00	\$922,500.00	\$512,500.00	\$410,000.00	\$922,500.00
Est. Guaranty Fee	-	-	-	-	\$24,215.63
Est. CDC Fee	-	\$12,865.00	-	\$12,865.00	-
Total Est. SBA Fees	-	\$12,865.00	-	\$12,865.00	\$24,215.63
Customer Down Payment	\$205,000.00	\$102,500.00			\$102,500.00
Est. Monthly Payment	\$5,260.55	\$5,087.89	\$2,941.33	\$2,146.56	\$5,181.87
Est. Balloon Payment	\$503,737.92	\$0.00	\$0.00	-	\$0.00

\*\*SBA 7(a) and 504 loans are available only to borrowers and for loans that satisfy applicable SBA eligibility requirements. SBA eligibility requirements will be applied by Chase for the 7(a) program and by an SBA authorized Certified Development Company ("CDC") for 504 loans. Additional collateral requirements may apply for SBA 7(a) loans with an LTV greater than 85%. Under the SBA 504 program, Chase would make a 2nd mortgage loan on an interim basis until the loan is taken-out by a CDC; the terms shown above for the CDC 2nd reflect the terms of the long term CDC 2nd mortgage loan, and the terms of Chase's 2nd mortgage interim loan are not included in the information above.

Loan Estimates Provided by **CHASE** - Keler Soffe (801) 300-2000

\* This information is for discussion purposes only and is subject to change. This is not an offer or commitment to lend; any loan offer would be subject to credit underwriting, additional terms and conditions and, as applicable, a determination of SBA eligibility. Prepayment fees generally apply. Additional fee may apply, and fee amounts may vary by product. Variable rates are comprised of an Index plus a margin and are adjusted based on changes in the index at specified intervals.

# FLOOR PLAN





2000 West

18,000 cars/day

COMMON PARKING

3,800 cars/day

700 South





28,000 cars/day

2000 West

18,000 cars/day

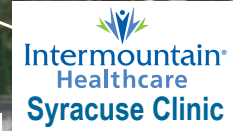
Syracuse High School



3,800 cars/day



700 South







Hill Air Force Base, Utah  
Ogden Air Logistics Center

LAYTON HILLS  
M.A.

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FREEPORT  
CENTER

1000 West

193

Syracuse  
High School

700 South

1700 South

2000 West

ROCK RUN  
SYRACUSE | UTAH

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