



1775 S. East Bay Blvd, Provo, Utah

PROPERTY INFORMATION

- Rare Purchase Opportunity
- Long Term Tenants Since 1996
- Excellent Access to I-15

NET OPERATING INCOME: \$59,348
CAP RATE: 5%
SALE PRICE: \$1,187,000.00



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INVESTMENT OFFERING

1775 S. EAST BAY BLVD, PROVO, UTAH

FINANCIAL INFORMATION

Tenant	Original Rent Commencement Date	Initial Lease Term	Options	Lease Expiration (after options)	Termination	Current Rent	Rents at Next Anniversary	Frequency	Escalation Rate	Date of Next Escalation	Tenant responsibilities	Right of First Refusal
Sprint	10/7/1996	5 years	8 - 5 year options	10/6/2041	auto renewal, unless 90 day notice to terminate is provided	\$ 8,095.70	\$ 8,333.71	Annually	CPI	9/7/2019	N/A	Yes
AT&T	1/21/2000	5 years	5 - 5 year options	1/30/2030	auto renewal, unless 60 day notice to terminate is provided	\$ 22,264.11	\$ 23,154.67	Annually	4%	2/1/2020	Share of taxes levied against the property attributable to the lease	No
T-Mobile	9/10/1996	5 years	5 - 5 year options	9/9/2026	auto renewal, unless 60 day notice to terminate is provided	\$ 26,532.98	\$ 27,859.62	Annually	5%	1/5/2020	Share of taxes levied against the property attributable to the lease	No



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