

## INVESTMENT OFFERING

NEWMARK



MOUNTAIN WEST

## COLLIN PERKINS

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direct 801.604.0064

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## PROPERTY DETAILS

8899 S. 700 E., Sandy, UT 84070

- Steel building with stucco finishes
- Well maintained with no deferred maintenance
- 4/1,000 SF parking ratio
- High tenant retention history
- Outstanding historical occupancy
- Great south valley location
- Building size: 29,735 SF
- Site size: 1.89 acres
- Year built: 2007
- Number of tenants: 10
- Sale price: \$5,400,000 (\$181.60/SF)
- CAP rate: 8.32%
- NOI: \$449,160
- Assumable financing \$3.6 million, 5.02% interest with a maturity date of 11/1/2032

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TENANT	SUITE	SF	RENT/SF	MONTHLY	ANNUAL	LED	ESCALATIONS
Brown Family Law	100	4,000	\$22.15	\$7,382	\$88,584	11/30/2026	3% Annual
Nervana Medical	125	2,465	\$22.95	\$4,715	\$56,580	8/31/2029	3% Annual
Acute Engineering	130	1,500	\$23.49	\$2,937	\$35,240	5/31/2026	3% Annual
Skin VooDoo	150	1,000	\$21.60	\$1,800	\$21,600	10/31/2026	3% Annual
Aspen Counseling	155	1,050	\$22.50	\$1,969	\$23,628	2/28/2030	3% Annual
Kenner Assoc	160	1,120	\$21.43	\$2,000	\$24,000	10/31/2028	3% Annual
MultiView	175	3,150	\$22.00	\$5,775	\$69,300	11/30/2027	3% Annual
Vacant/New Tenant	200	4,000	\$22.00	\$7,333	\$88,000		
APA Benefits	225	4,650	\$21.45	\$8,311	\$99,732	5/31/2026	3% Annual
Freedom Healthcare	250	3,100	\$22.47	\$5,805	\$69,660	3/31/2027	3% Annual
Smith Johnson Group	275	3,700	\$22.54	\$6,950	\$83,400	3/31/2027	3% Annual
<b>TOTALS</b>		<b>29,735</b>		<b>\$54,977</b>	<b>\$659,724</b>		

### PROFORMA

Rent Income	\$659,724
Vacancy Allowance 5.5%*	(\$36,285)
Operating Expenses Actuals 2024	(\$174,280)
Net Operating Income	\$449,160
Debt Service**	(\$270,624)
Cash Flow	\$178,536

### VALUATION AND RETURNS – PROFORMA

Purchase Price	\$5,400,000
Down Payment***	\$1,800,000
Cap Rate	8.32%
Price/SF	\$181.60
Avg cash on cash return 5 yr hold	16.92%
IRR 5 yr hold	39%

\*Newmark Sandy/Draper submarket Q3 report

\*\*Current debt service payment

\*\*\*Assumable Loan: \$3,600,000

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# FIRST FLOOR

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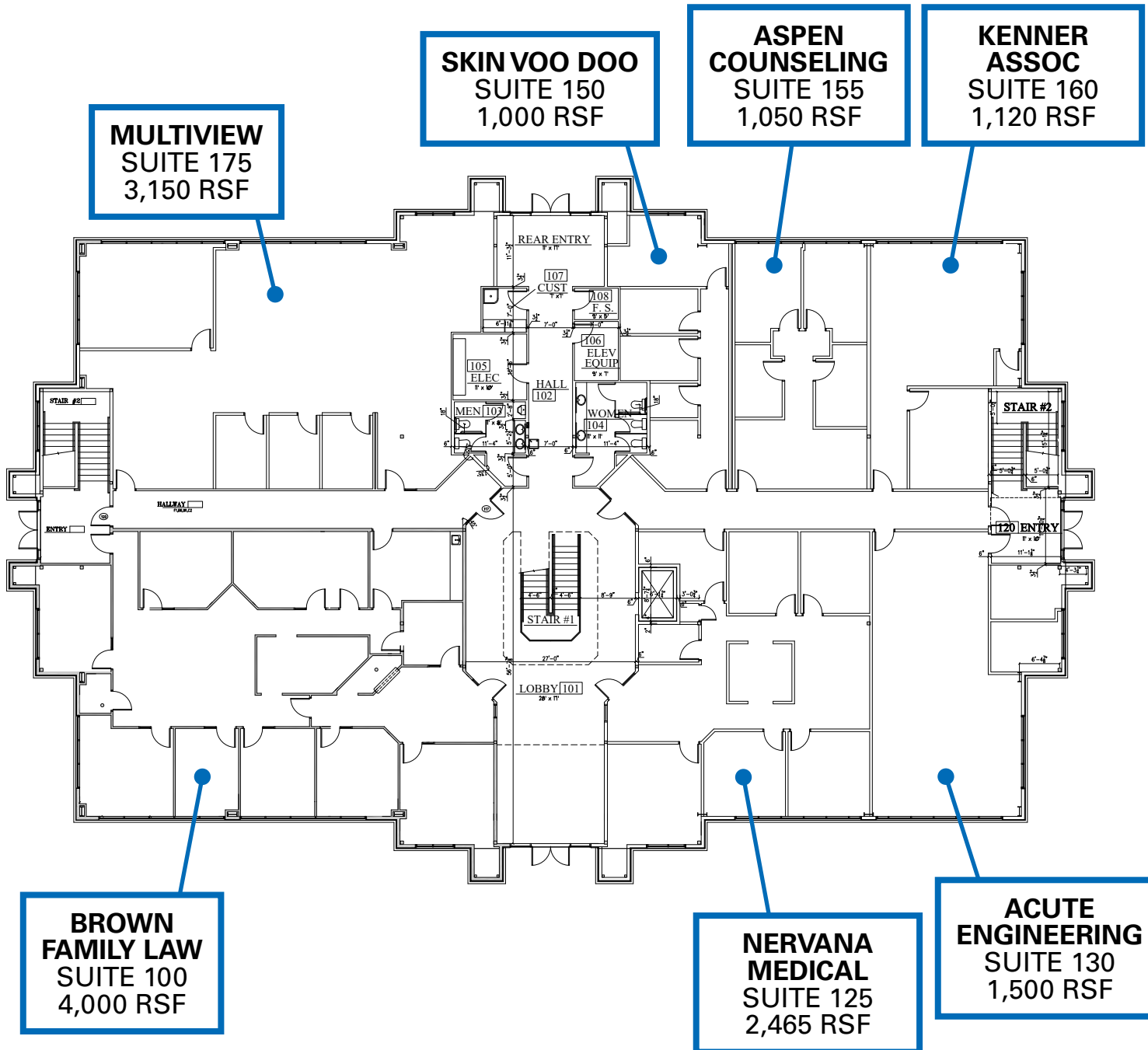
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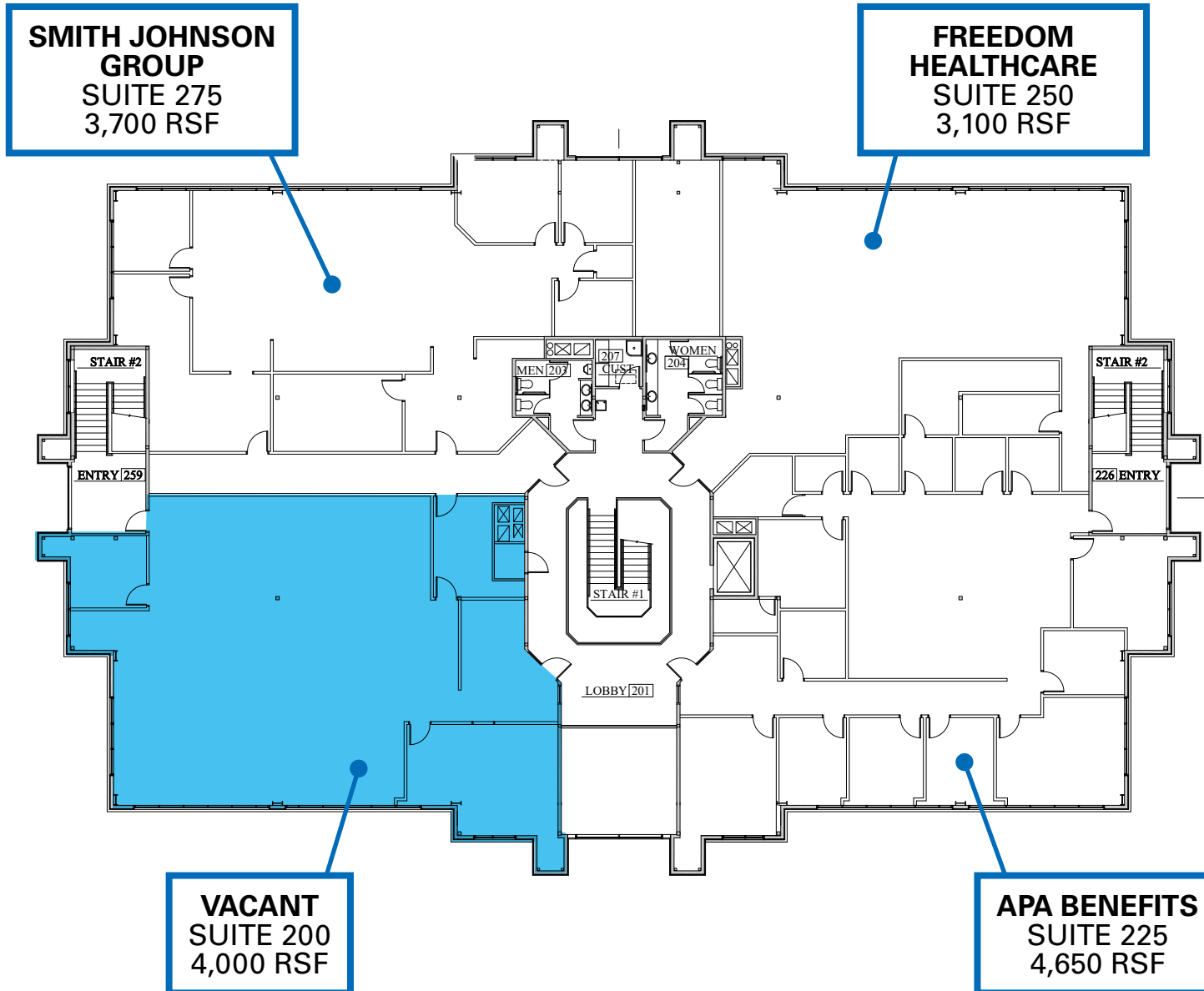
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# SECOND FLOOR

# NEWMARK

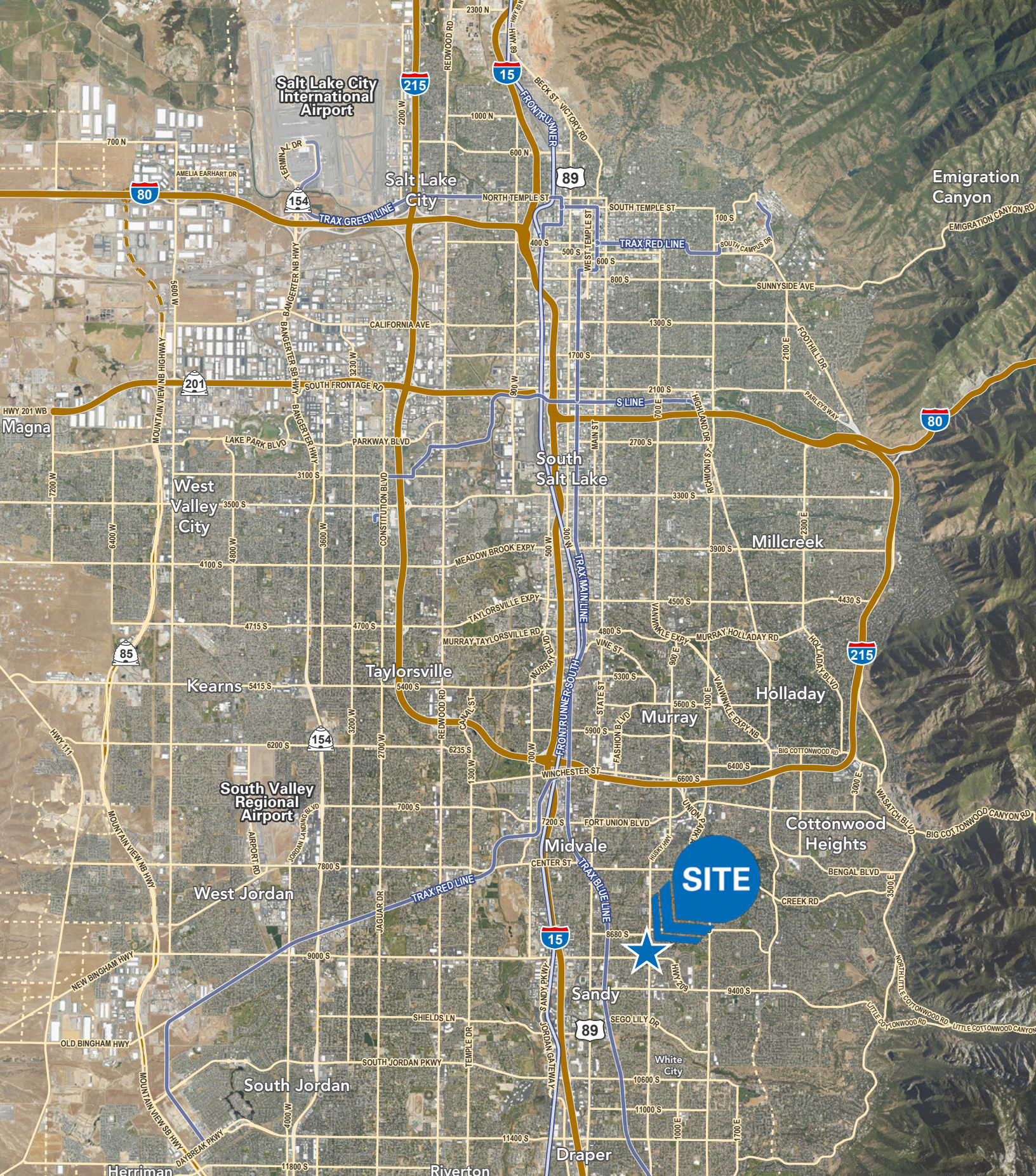


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