



InterNet
PROPERTIES

OFFICE BUILDING FOR SALE

9272 South 700 East

Presented By

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SECTION 1

PROPERTY INFORMATION

Executive Summary



OFFERING SUMMARY

Price:	\$8,900,000
Lot Size:	3.03 Acres
Building Size:	51,724
Year Built:	2000
Zoning:	CC - Community Commercial District
Traffic Count:	25,000/day
Load Factor:	17%
Parking Stalls:	167

OVERVIEW

This commercial office building is a unique opportunity to own a piece of prime real estate in a highly desirable area. Formerly a Gold's Gym, the current Owner transformed the property into a modern, professional office building. The building's spacious interior and prime location makes it a very attractive option for both investors and owner-users alike.

Currently, Ownership occupies approximately 63% of the building. However, Ownership is open to leasing all or a portion of the space back to potential buyers. Furthermore, Ownership is open to vacating the premises entirely if needed. This flexibility allows buyers to tailor the space to their unique needs, whether they require the full building for their own use or intend to lease out portions of the space to generate revenue.

Overall, the property offers an opportunity for buyers to own a high-quality space in a prime location with lots of potential. With flexible occupancy options and the potential to generate income, this building is an ideal option for buyers looking to grow their portfolio.

Property Showcase

PROPERTY HIGHLIGHTS

- The office spaces have been recently updated to provide a mix of private offices, open workspaces and gathering areas. This modern layout offers a versatile and collaborative environment that can accommodate a range of working styles ensuring that tenants can work comfortably and productively.
- The property features multiple entrances, providing convenient and accessible access for tenants and visitors from different directions. An elevator is available to ensure easy access to all floors making it convenient for everyone to move around the building regardless of mobility restrictions.
- A large generator is also in place ensuring uninterrupted power supply to the building in case of emergencies or power outages.

AMENITY HIGHLIGHTS

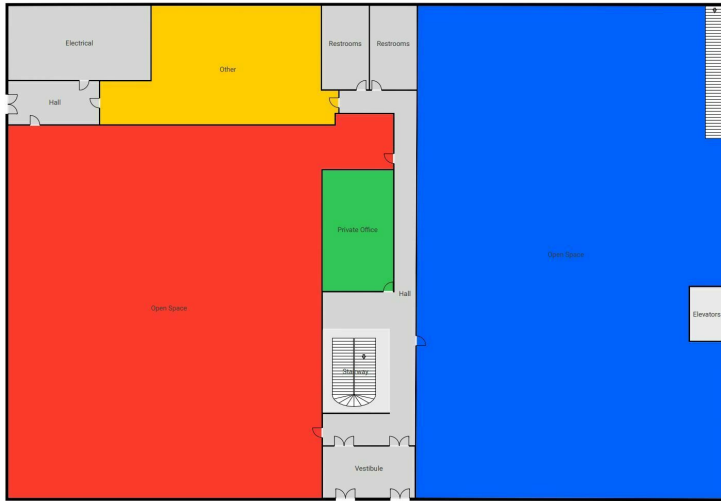
- The office building boasts a wide range of amenities including a golf simulator, gym, yoga room and three separate showers providing tenants with ample opportunities to stay active and healthy throughout the day.
- Multiple conference rooms and training rooms are also available, ensuring that businesses have plenty of space for meetings and professional development.
- The on-site cafeteria offers a convenient and delicious option for lunch and breaks creating a comfortable and welcoming environment for employees and visitors alike.

LOCATION & PARKING HIGHLIGHTS

- The property offers ample on-site parking with additional free street parking available nearby. This convenient parking setup provides tenants and visitors with plenty of options for parking their vehicles making it easier for them to access the property.
- The office building benefits from a prime location that offers easy access to major roads, public transportation, and a variety of nearby amenities including restaurants, cafes, and shops. This convenient location provides a range of benefits for both employees and clients, including easy accessibility and a vibrant work environment.
- The property already benefits from both building signage that provides excellent visibility from the street and digital signage that enhances the display with eye-catching and dynamic content. This combination allows the property to maximize its exposure to potential customers or clients by creating an attractive and noticeable presence.



1st Floor



1ST FLOOR TENANT MIX

TENANT	SUITE	COLOR	RSF
Ranlife Home Loans	100	Blue	13,239
Ranlife Real Estate	101	Red	9,892
TGSS (Ranlife subsidiary)	103	Green	958
Vacant	104	Yellow	3,268



2nd Floor



2ND FLOOR TENANT MIX

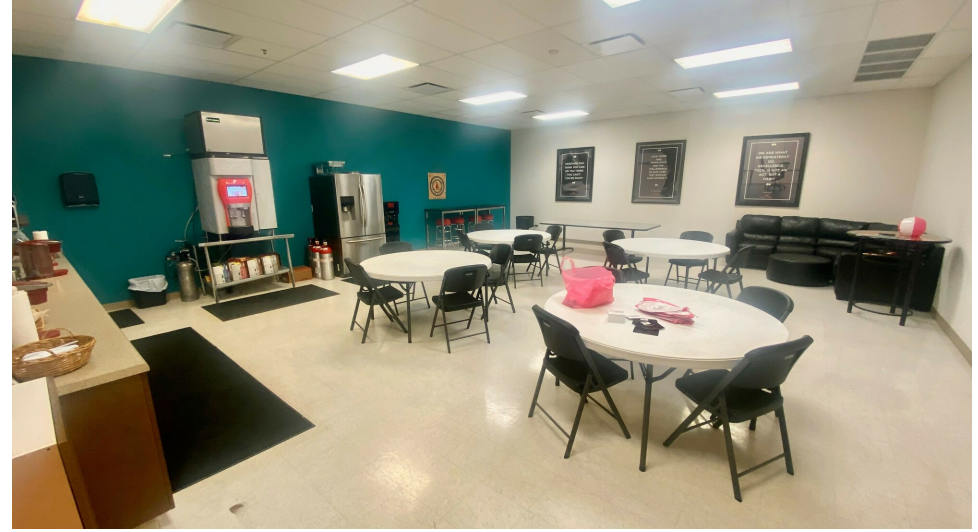
TENANT	SUITE	COLOR	RSF
Ranlife	200	Blue	6,885
Ranlife IT	201	Blue	387
Ranlife Admin	202	Blue	175
Olympus Roofing	203	Light Purple	830
KB Builder	204	Dark Purple	1,275
Vacant	205	Yellow	12,828



AMENITY MIX

AMENITY	COLOR
Small Conference Room	Light Green
Large Conference Room	Light Green
Large Break Area	Light Green
Showers	Light Green
Golf Simulator	Light Green
Gym	Light Green
Yoga Room	Light Green

Interior Photos - Common Areas & Amenities



Exterior Photos



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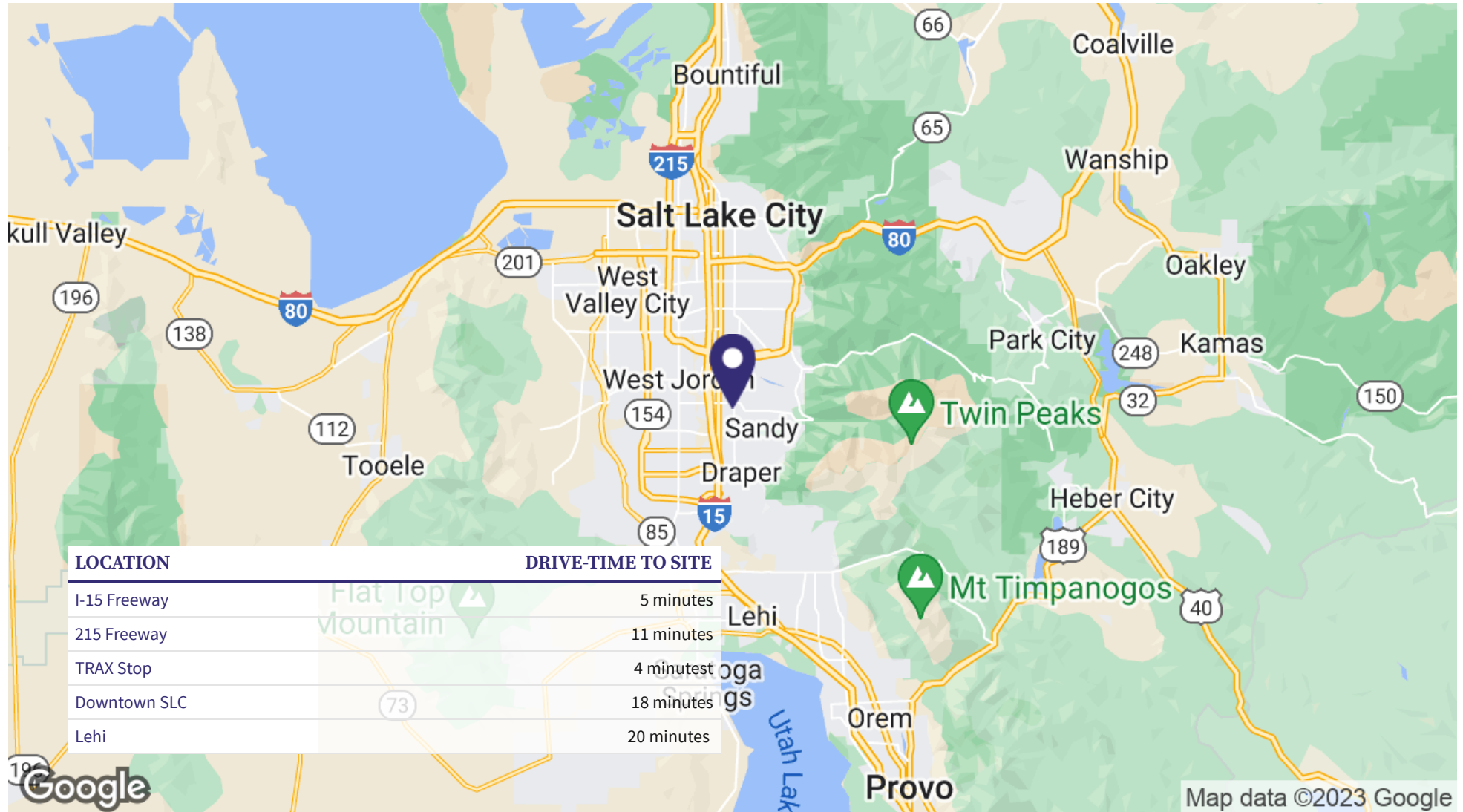
SECTION 2

LOCATION INFORMATION

Retailer Map



Location Map

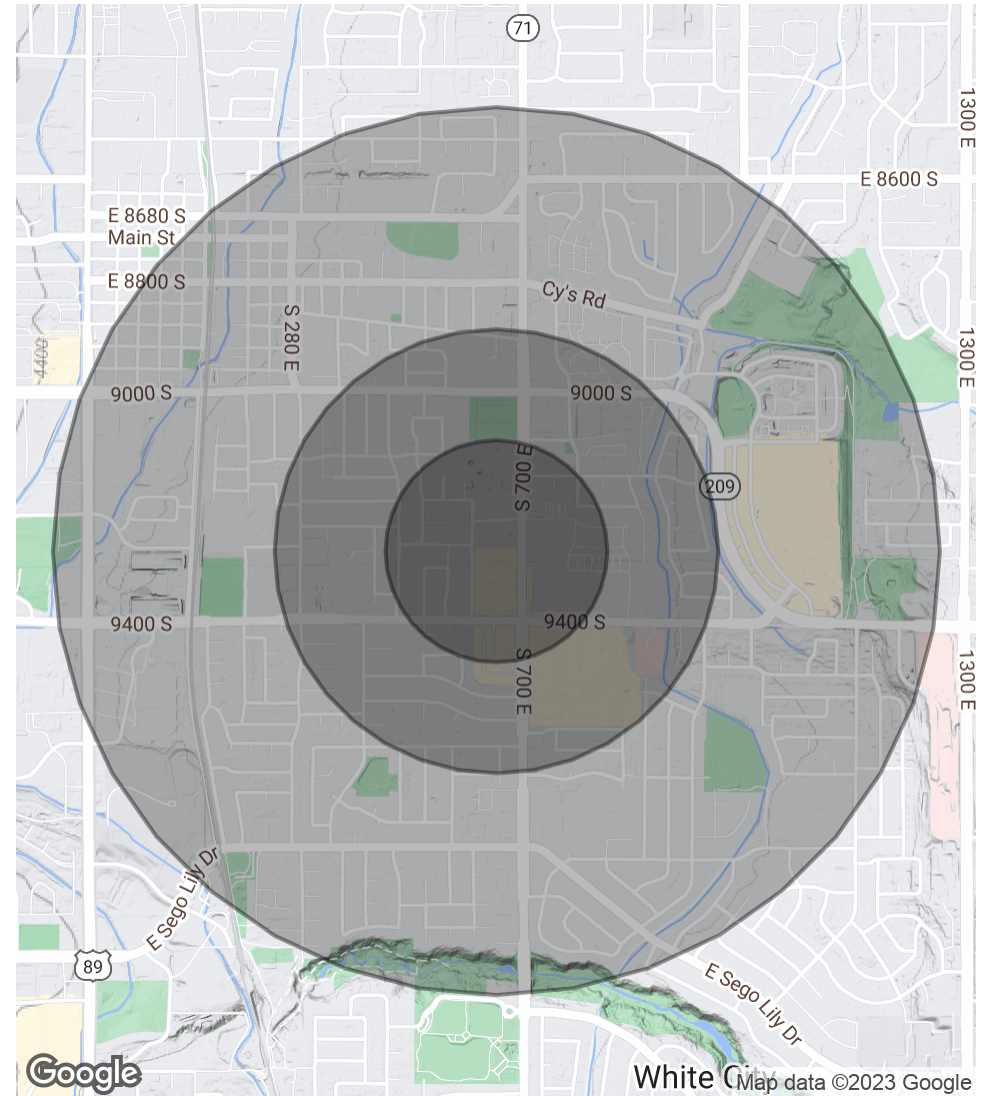


Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,088	4,030	12,561
Average Age	33.3	33.7	33.5
Average Age (Male)	28.7	30.0	30.3
Average Age (Female)	35.8	37.7	38.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	405	1,498	4,335
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$87,985	\$86,522	\$82,934
Average House Value	\$622,252	\$390,473	\$424,818

* Demographic data derived from 2020 ACS - US Census



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SECTION 3

FINANCIAL ANALYSIS

Current: Rent Roll

Tenant	Suite	RSF	Rate - FS	Annual	Increases	Start	End	Renewals
Ranlife Home Loans	100	13,602.00	\$21.00	\$285,642.00	TBD	Owner	TBD	Willing to lease back
Ranlife Real Estate	101	10,216.00	\$15.44	\$157,735.04	TBD	Owner	TBD	Willing to lease back
TGSS (Ranlife subsidiary)	103	1,179.00	\$13.58	\$16,010.82	TBD	Owner	TBD	Willing to lease back
Vacant	104	2,569.00	\$0.00	\$0.00	N/A	N/A	N/A	N/A
Ranlife Home Loans	200/201/202	7,717.00	\$21.00	\$162,057.00	TBD	Owner	TBD	Willing to lease back
KB Builder	203	1,712.00	\$10.80	\$18,489.60	3% YOY	8/1/22	7/31/25	2 options, each for 1 year
Olympus Roofing	204	1,189.00	\$13.98	\$16,622.22	3% YOY	3/1/23	2/28/26	2 options, each for 1 year
Vacant	205	13,540.00	\$0.00	\$0.00	N/A	N/A	N/A	N/A
		51,724.00	\$12.69	\$656,556.68				

Proforma: Rent Roll

Tenant	Suite	RSF	Rate - FS	Annual	Increases	Start	End	Renewals
Tenant 1	100	13,602.00	\$21.00	\$285,642	TBD	TBD	TBD	TBD
Tenant 2	101	10,216.00	\$22.00	\$224,752	TBD	TBD	TBD	TBD
Tenant 3	103	1,179.00	\$17.00	\$20,043	TBD	TBD	TBD	TBD
Tenant 4	104	2,569.00	\$19.00	\$48,811	TBD	TBD	TBD	TBD
Tenant 5	200/201/202	7,717.00	\$21.00	\$162,057	TBD	TBD	TBD	TBD
KB Builder	203	1,712.00	\$17.00	\$29,104	3% YOY	8/1/22	7/31/25	2 options, each for 1 year
Olympus Roofing	204	1,189.00	\$21.00	\$24,969	3% YOY	3/1/23	2/28/26	2 options, each for 1 year
Tenant 8	205	13,540.00	\$22.00	\$297,880	TBD	TBD	TBD	TBD
		51,724.00	\$21.14	\$1,093,258				

Income & Expenses

INCOME SUMMARY	CURRENT	PROFORMA
9272 S 700 E	\$656,557	-
9272 S 700 E	-	\$1,093,258
Vacancy Cost	\$0	(\$54,663)
GROSS INCOME	\$656,557	\$1,038,595
EXPENSES SUMMARY	CURRENT	PROFORMA
Property Tax	\$85,351	-
Utilities (water, gas, power, etc.)	\$54,728	-
Cleaning	\$47,793	-
Landscaping*	\$20,641	-
Waste Management	\$17,749	-
Building Insurance**	\$9,289	-
Security System	\$2,496	-
Pest Control	\$1,037	-
Fire & Security	\$567	-
Elevator Plan	\$1,106	-
Snow Removal*	\$5,825	-
OPERATING EXPENSES	\$246,582	\$246,582
NET OPERATING INCOME	\$409,974	\$792,013

Potential Purchase: Retail Property

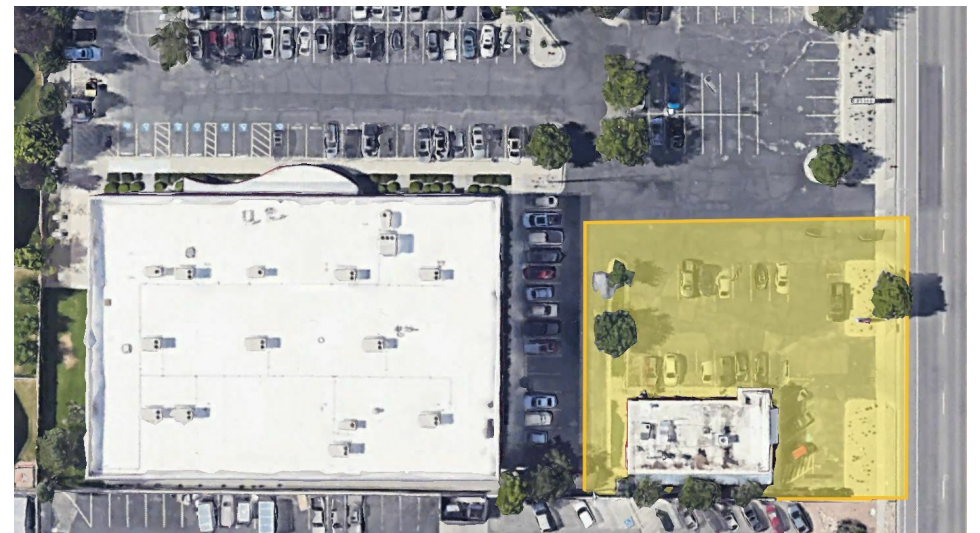
9284 SOUTH 700 EAST

- The owner is offering the opportunity to purchase the adjacent stand-alone retail property in addition to the office building. This would provide the new owner with 3.23 contiguous acres of land, creating opportunities for future development and flexibility for potential investors. With this option, the new owner would have greater control over the entire property and its future potential.
- The stand-alone retail building currently has a tenant with a 5-year lease and two 5-year options, providing a stable and reliable income stream for investors.
- The building is equipped with a grease trap and hood, making it suitable for a variety of food-related businesses.
- With excellent visibility from 700 E and convenient, easily accessible parking, the building is well-positioned to attract customers and maximize its potential.
- As the location is surrounded by numerous residential houses, with more housing developments planned for the future, this property is expected to remain in high demand, making it a great investment opportunity for those seeking a long-term, profitable investment.



9284 SOUTH 700 EAST OFFERING:

Purchase Price:	\$1,200,000
NOI:	\$62,500/Year (with 3% increase YOY)
CAP Rate:	5.20%
Tenant:	Tin Roof Grill
Initial Term:	10 years
Term Remaining	8 years
Increases/Renewals:	3% - 3.5% increases YOY/ 2 options to renew at 3% increases
Renewals:	2 options to renew, each for 5 years at "market rate"
Building Size:	2,262 SF freestanding building
Lot Size:	.20 acres



Entire Site Overview



OVERVIEW

Purchase Price:	\$10,100,000
NOI:	\$856,843
CAP Rate:	7.65%
Property 1:	9272 S 700 E (51,054 SF Office Building)
Property 2:	9284 S 700 E (2,262 SF Retail Building)
Total SF:	53,316 SF between both properties
Total Lot Size:	3.23 acres
Building(s) PPSF:	\$189.44
Land PPSF	\$71.78
Zoning:	CC - Community Commercial District
Total Parking Stalls	170
Traffic Count	25,000/Day

Income & Expenses



INCOME SUMMARY	CURRENT	PROFORMA	PROFORMA + RETAIL
9272 S 700 E	\$656,557	-	\$1,093,258
9272 S 700 E	-	\$1,093,258	-
9284 S 700 E	-	-	\$62,500
Vacancy Cost	\$0	(\$54,663)	(\$52,333)
GROSS INCOME	\$656,557	\$1,038,595	\$1,103,425

EXPENSES SUMMARY	CURRENT	PROFORMA	PROFORMA + RETAIL
Property Tax	\$85,351	-	-
Utilities (water, gas, power, etc.)	\$54,728	-	-
Cleaning	\$47,793	-	-
Landscaping*	\$20,641	-	-
Waste Management	\$17,749	-	-
Building Insurance**	\$9,289	-	-
Security System	\$2,496	-	-
Pest Control	\$1,037	-	-
Fire & Security	\$567	-	-
Elevator Plan	\$1,106	-	-
Snow Removal*	\$5,825	-	-
OPERATING EXPENSES	\$246,582	\$246,582	\$246,582
NET OPERATING INCOME	\$409,974	\$792,013	\$856,843

Financial Summary

INVESTMENT OVERVIEW	CURRENT	PROFORMA	PROFORMA + RETAIL
Price per SF - Building	\$165	\$165	\$219
Net Operating Income	\$409,974	\$792,013	\$856,843
Price	\$8,900,000	\$8,900,000	\$10,100,000
Price per SF - Land	\$71.78	\$71.78	\$73
CAP Rate	4.61%	8.90%	8.48%
Cash-on-Cash Return (yr 1)	4.61%	8.90%	8.48%
Total Return (yr 1)	\$409,974	\$792,013	\$856,843
OPERATING DATA	CURRENT	PROFORMA	PROFORMA + RETAIL
Gross Scheduled Income	\$656,557	\$1,093,258	\$1,102,900
Total Scheduled Income	\$656,557	\$1,093,258	\$1,155,758
Vacancy Cost	-	\$54,663	\$52,333
Gross Income	\$656,557	\$1,038,595	\$1,103,425
Operating Expenses	\$246,582	\$246,582	\$246,582
Pre-Tax Cash Flow	\$409,974	\$792,013	\$856,843



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