

PLEASANT VIEW, UT | BURT BROTHERS

INVESTMENT

448 South 2360 West, Pleasant View, UT 84414



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COMMERCIAL REAL ESTATE

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INVESTMENT SUMMARY

LISTING PRICE

\$5,554,967

CAP RATE

5.00%

NOI

\$277,748

TENANT TRADE NAME	Burt Brothers, LLC	RENTAL INCREASES	2% Annually
LEASE GUARANTOR	Burt Brothers, LLC	RENEWAL OPTIONS	Two, 5-Year Options
RENT COMMENCEMENT	12/1/2024	TENANT'S FIRST RIGHT OF REFUSAL	Tenant has first right of refusal & option to purchase building
LEASE EXPIRATION	11/30/2044	PROPERTY TAXES	Tenant Responsible via CAM
LEASE TYPE	NNN	INSURANCE	Tenant Responsible via CAM
LEASE TERM	20 Years 3 Months	UTILITIES	Tenant Responsible
LEASE TERM REMAINING	20 Years 3 Months	MAINTENANCE	Tenant/Landlord Responsible
MONTHLY RENT	\$23,682.50		



RENT ROLL



SUITE	TENANT NAME	SQ. FT.	% GLA	LEASE TYPE	NNN INCOME		LEASE TERMS WITH OPTIONS & ESCALATIONS					
					PSF	ANNUAL	TERM	START	EXPIRES	PSF	MONTHLY	ANNUAL
	Burt Brothers, LLC	9,473	100.00%	NNN	\$4.00	\$37,892		12/1/24	11/30/25	\$30.00	\$23,682.50	\$284,190
								12/1/25	11/30/26	\$30.60	\$24,156	
								12/1/26	11/30/27	\$31.21	\$24,639	
								12/1/27	11/30/28	\$31.84	\$25,132	
								12/1/28	11/30/29	\$32.47	\$25,635	
								12/1/29	11/30/30	\$33.12	\$26,147	
								12/1/30	11/30/31	\$33.78	\$26,670	
								12/1/31	11/30/32	\$34.46	\$27,204	
								12/1/32	11/30/33	\$35.15	\$27,748	
								12/1/33	11/30/34	\$35.85	\$28,303	
								12/1/34	11/30/35	\$36.57	\$28,869	
								12/1/35	11/30/36	\$37.30	\$29,446	
								12/1/36	11/30/37	\$38.05	\$30,035	
								12/1/37	11/30/38	\$38.81	\$30,636	
								12/1/38	11/30/39	\$39.58	\$31,249	
								12/1/39	11/30/40	\$40.38	\$31,874	
								12/1/40	11/30/41	\$41.18	\$32,511	
								12/1/41	11/30/42	\$42.01	\$33,161	
								12/1/42	11/30/43	\$42.85	\$33,824	
								12/1/43	11/30/44	\$43.70	\$34,501	
							Option	12/1/44	11/30/45	\$44.58	\$35,191	
								12/1/45	11/30/46	\$45.47	\$35,895	
								12/1/46	11/30/47	\$46.38	\$36,613	
								12/1/47	11/30/48	\$47.31	\$37,345	
								12/1/48	11/30/49	\$48.25	\$38,092	
							Option	12/1/49	11/30/50	\$49.22	\$38,854	
								12/1/50	11/30/51	\$50.20	\$39,631	
								12/1/51	11/30/52	\$51.21	\$40,423	
								12/1/52	11/30/53	\$52.23	\$41,232	
								12/1/53	11/30/54	\$53.28	\$42,056	
TOTALS		9,473	100.00%		\$4.00	\$37,892				\$30.00	\$23,683	\$284,190
Occupied		9,473	100.00%									
Vacant		0	0.00%									

INVESTMENT SUMMARY

Income Analysis		
INCOME:		
Gross Potential Income		\$284,190
NNN Income		\$37,892
GROSS INCOME		\$322,082
Vacancy	2.00%	(\$6,442)
EFFECTIVE GROSS INCOME		\$315,640
TOTAL EXPENSES		(\$37,892)
NET OPERATING INCOME		\$277,748
Cap Rate		5.00%
PURCHASE PRICE		\$5,554,967



PROPERTY SUMMARY



LOCATION:

448 S 2360 W
Pleasant View, UT 84414

SITE:

Located on 2700 N

LAND AREA:

Subject property consists of one (1) Parcel Totaling approximately 0.96 Acres or 31,363 SF of Land Area

BUILDING AREA:

Subject Property consists of one (1) retail building totaling approximately 9,473 SF of gross leasable area

TRAFFIC COUNTS:

2700 North : 16,677 ADT

YEAR BUILT:

Under Construction



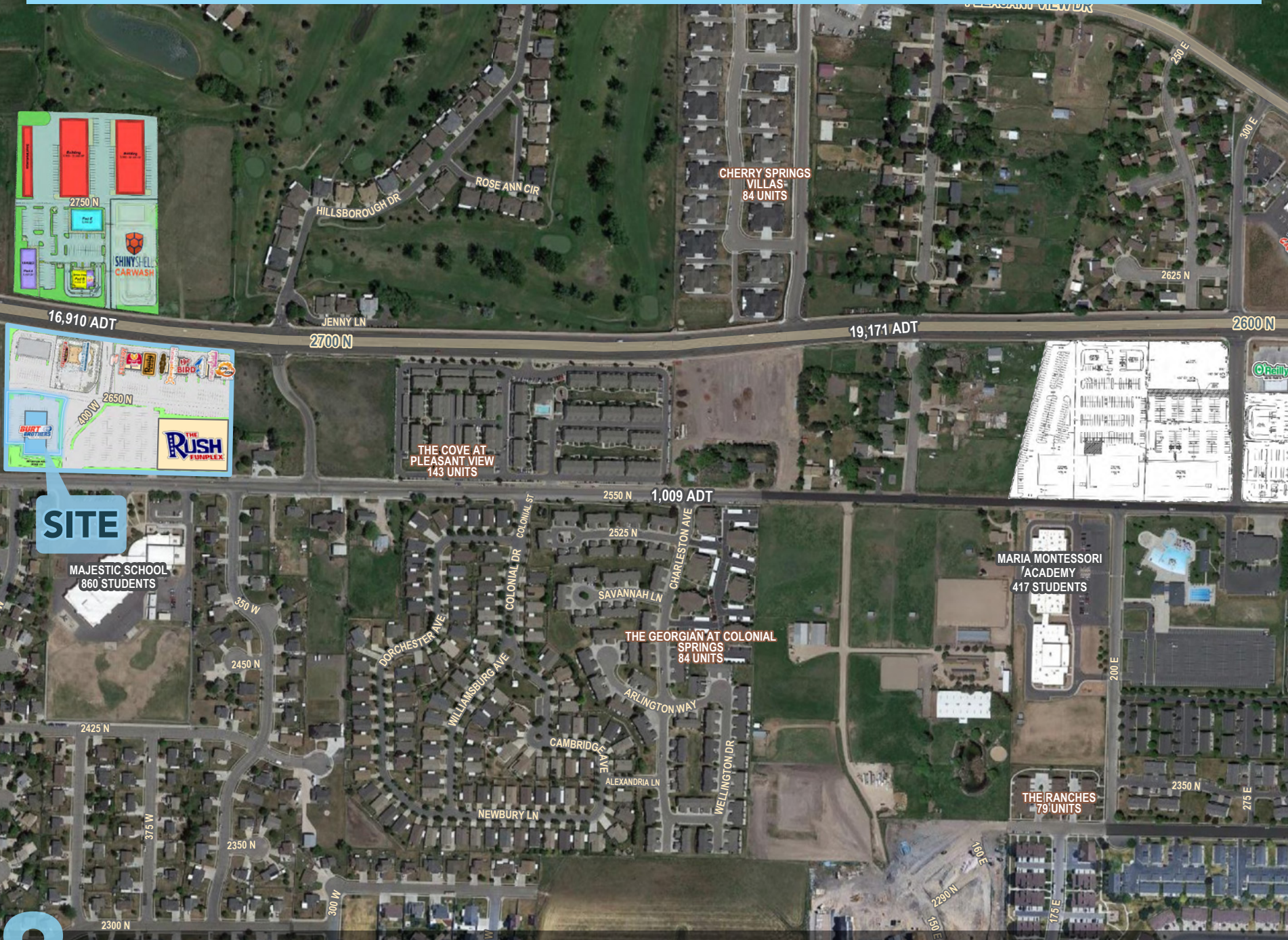
LAND OVERVIEW

APN #	ACRES	SF
174530007	0.96	41,817.6

SITE PLAN



SURROUNDING RETAIL



SITE

08

MWCRE | Pleasant View Burt Brothers Investment

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

TENANT PROFILES



Burt Brothers Tire & Service is a family-owned and operated business based in Utah, known for providing top-quality automotive services and products. Founded in 1991 by Ron and Wendel Burt, the company has grown into a trusted name in the region with multiple locations across Utah. Burt Brothers specializes in tire sales, offering a wide range of top tire brands, as well as comprehensive auto repair services, including brake work, alignments, oil changes, and more. The company's commitment to customer service, quality workmanship, and community involvement has earned them a loyal customer base and a strong reputation throughout the state.

Burt Brothers has 25 locations across Utah, providing services in various cities including Bountiful, Park City, Cedar City, Salt Lake City, Draper, Eagle Mountain, Farmington, Highland, Layton, Provo, Riverton, Roy, Sandy, Uintah, St. George, Tooele, and West Jordan.

OF LOCATIONS: 25

YEAR FOUNDED: 1991



2023 DEMOGRAPHICS



		1 MILE	3 MILES	5 MILES
EST. POPULATION		8,745	57,358	94,982
2028 EST. POPULATION		9,419	61,637	102,229
EST. HOUSEHOLDS		3,228	19,332	32,689
EST. AVERAGE HOUSEHOLD INCOME		\$105,498	\$119,959	\$110,231
EST. MEDIAN HOUSEHOLD INCOME		\$90,573	\$95,460	\$87,429

why

MOUNTAIN WEST COMMERCIAL REAL ESTATE!



12,126+

TRANSACTIONS COMPLETED



\$13.4 BILLION

TRANSACTIONS COMPLETED



68.4 MILLION

SF TRANSACTED



4,359

TENANT ASSIGNMENTS



\$4.6 BILLION+

INVESTMENT TRANSACTIONS

Mountain West Commercial Real Estate embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



CONFIDENTIALITY & DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 448 South 2360 West, Pleasant View, Utah 84414. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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