



Investment Opportunity | Offering Memorandum

MAPLE LEAF SQUARE CONDO UNIT #11

713 N Main Street, Spanish Fork, UT 84660

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Accelerating success.

DISCLOSURE

Colliers International (the “Agent”) has been engaged as the exclusive sales representatives for the sale of the Property located at 713 N Main Street, Spanish Fork, Utah (the “Property”) by ‘Ownership’ (the “Seller”).

The Property is being offered for sale in an “as-is, where-is” condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers (“Purchasers”) of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a “Registered Potential Investor” or as a “Buyer’s Agent” for an identified “Registered Potential Investor”.

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The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

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Maple Leaf Square | For Sale



Property Highlights

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|-------------|-------------|
| Sales Price | \$795,000 |
| NOI | \$49,140 |
| Cap Rate | 6.18% |
| Sq Ft | 2,457 SF |
| Parcel | 67-089-0011 |
| Occupancy | 100% |

Investment Highlights

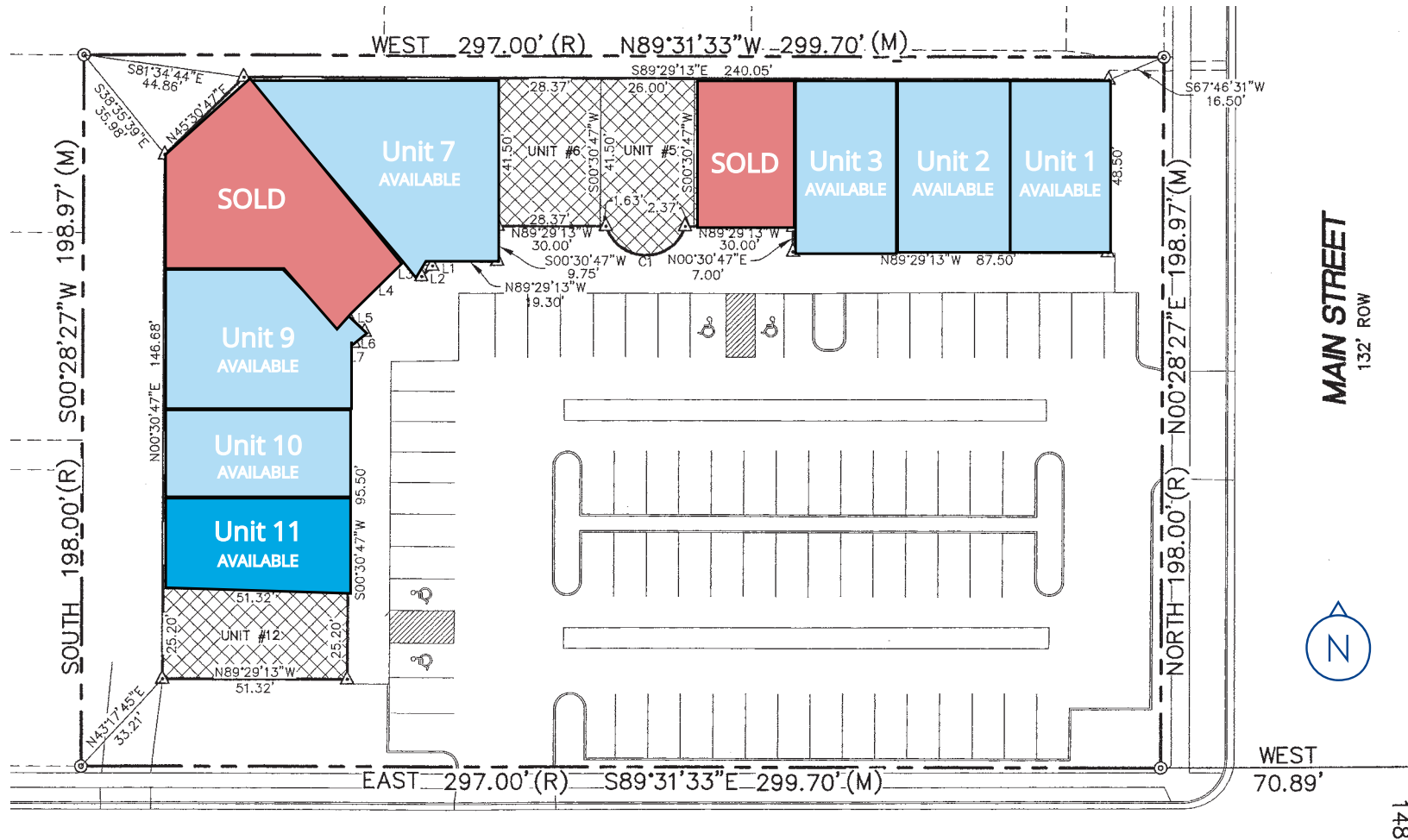
- Growing Market and Area
- Less than a 2.00% vacancy rate in Spanish Fork
- Over 1,000,000 SF of nearby retail and new development
- Retail located right off of Spanish Fork Main Street
- \$374,657,000 Total annual Consumer spending within two miles

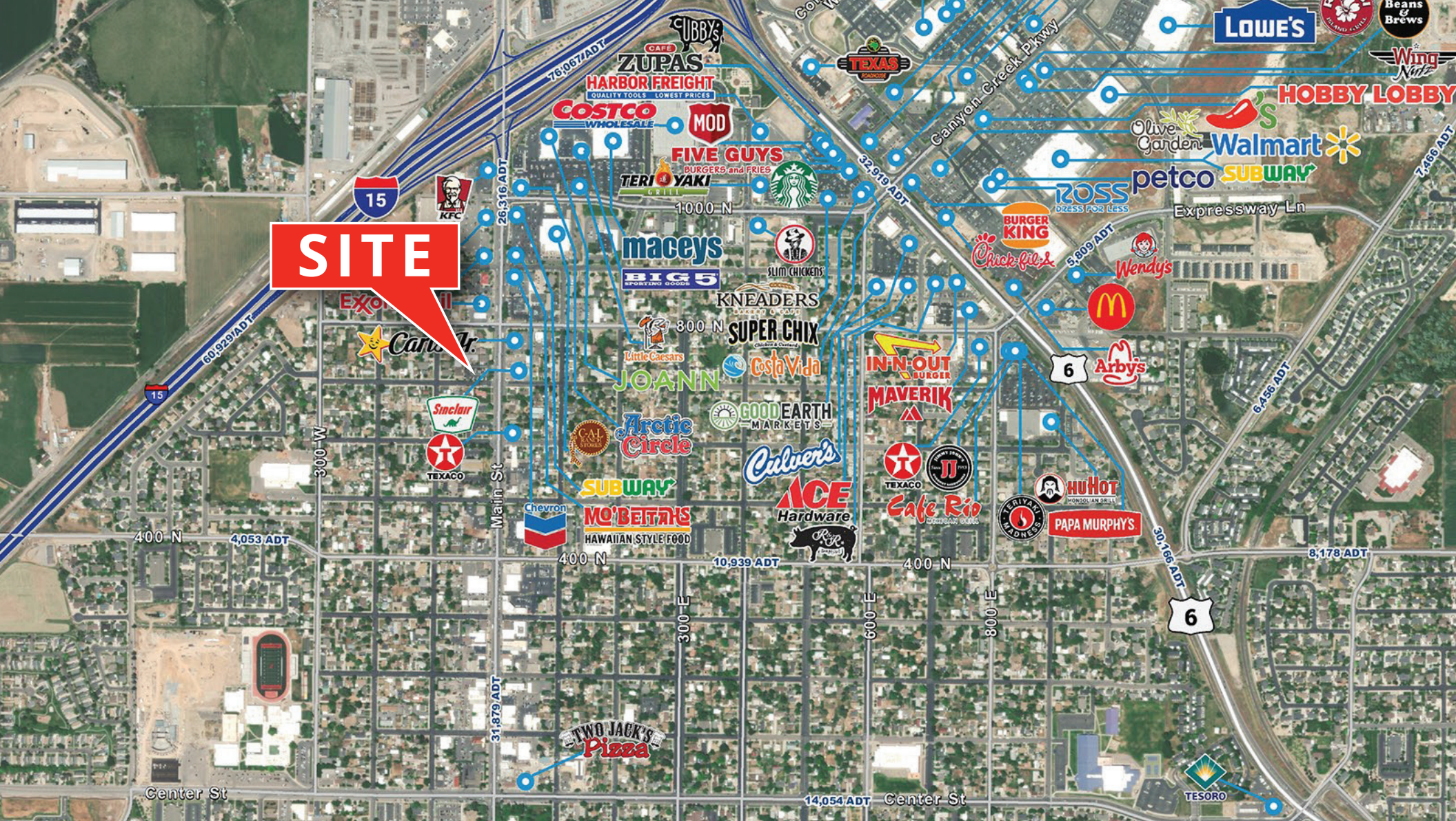
Property Highlights

- Growing Community: Spanish Fork is part of Utah County, one of the fastest-growing regions in the U.S.
- 35,000 Average Daily Traffic, UDOT
- Transportation Access: The location benefits from nearby highways (I-15 and US-6)
- Proximity to Main Street: Being on Spanish Fork's Main Street ensures excellent visibility and accessibility. This area experiences high foot and vehicle traffic, ideal for retail or office use.
- 9,123 daytime Employment within two miles.



Site Plan





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