

MULTI-TENANT INVESTMENT

4875-4891 SOUTH REDWOOD ROAD
TAYLORSVILLE, UTAH

OFFERING MEMORANDUM

4800 SOUTH 9,000 ADT

REDWOOD RD 39,000 ADT

Purchase Price: **\$2,500,000**

Price PSF: **\$231**

CHASE NIELSEN

208.995.0999

cnielsen@legendcommercial.com

TY MILLER

801.930.6792

tmiller@legendcommercial.com

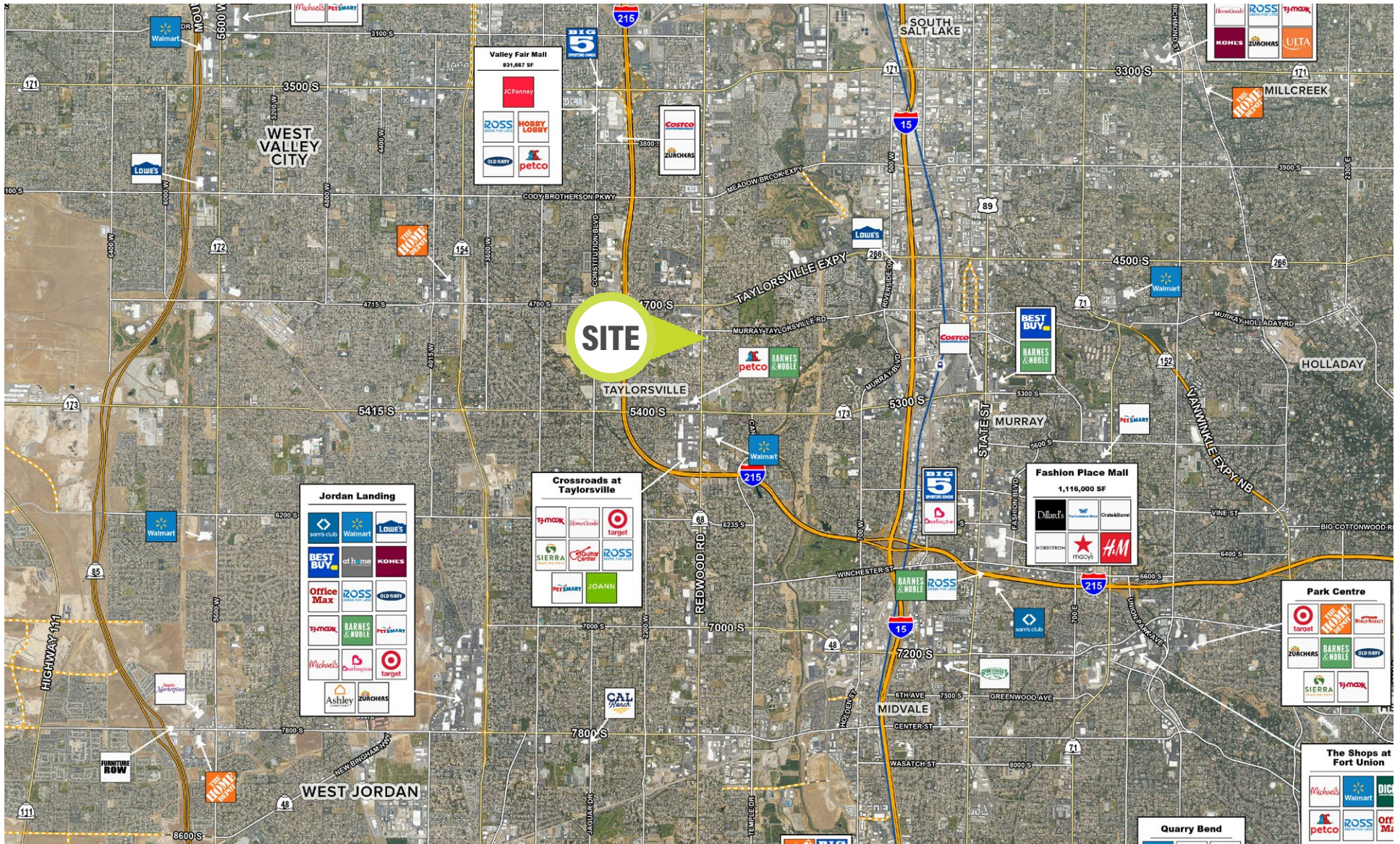
LEGEND
PARTNERS ■ ■ ■ ■

www.legendllp.com • 801.930.6750

2180 S 1300 E, Suite 240 | Salt Lake City, UT

© Legend Partners, LLP. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

MAJOR RETAILER AERIAL



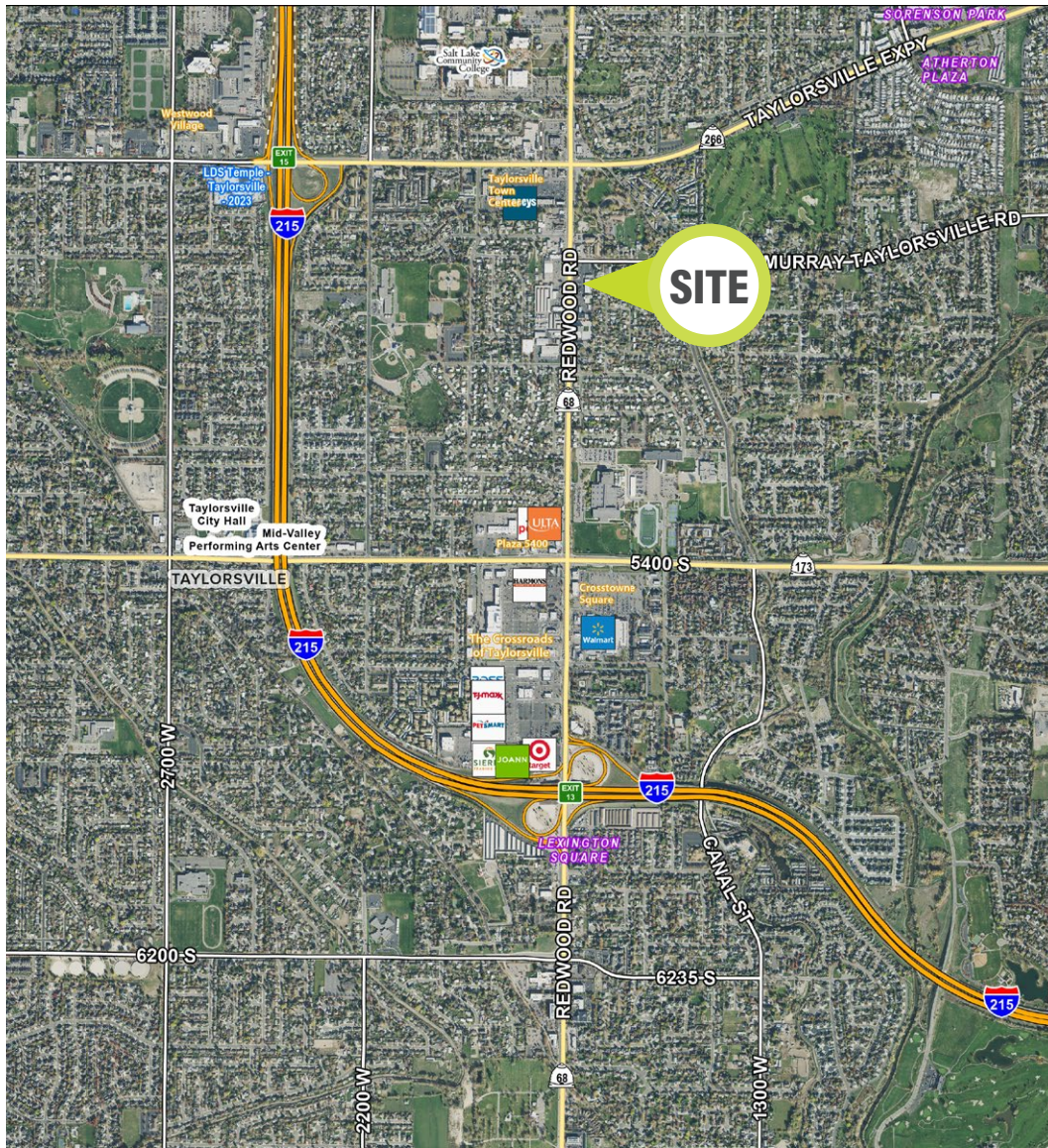
CHASE NIELSEN
208.995.0999
cnielsen@legendcommercial.com

TY MILLER
801.930.6792
tmiller@legendcommercial.com

LEGEND
PARTNERS ■ ■ ■ ■

www.legendllp.com • 801.930.6750
2180 S 1300 E, Suite 240 | Salt Lake City, UT

LOCATION



CHASE NIELSEN
208.995.0999
cnielsen@legendcommercial.com

TY MILLER
801.930.6792
tmiller@legendcommercial.com

LEGEND
PARTNERS ■ ■ ■ ■

www.legendllp.com • 801.930.6750
2180 S 1300 E, Suite 240 | Salt Lake City, UT

INVESTMENT SUMMARY & HIGHLIGHTS

PAGE | 4

Pro Forma Cap Rate	8.0%*
Purchase Price	\$2,500,000
Pro Forma NOI	\$258,432*

*See page 6 for underwriting

IDEALLY LOCATED

- Situated along a prominent commercial corridor
- High visibility and high traffic counts with direct frontage along Redwood Road
- Close Proximity to Salt Lake Community College and I-215

INVESTMENT NOTES

- Value Add Retail
- Below Market Rents
- Below Replacement Cost

CHASE NIELSEN

208.995.0999

cnielsen@legendcommercial.com

TY MILLER

801.930.6792

tmiller@legendcommercial.com

LEGEND
PARTNERS ■■■■

www.legendllp.com • 801.930.6750
2180 S 1300 E, Suite 240 | Salt Lake City, UT

© Legend Partners, LLP. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

RENT ROLL

ACTUAL

Space	Tenant	Size	% of Total SF	PSF	Monthly	Annual	LED
101	Mark's Ark	2,600	24.07%	\$ 9.23	\$ 2,000	\$ 24,000	Month to Month
103	Hidden Peaks Coffee	2,600	24.07%	\$ 9.23	\$ 2,000	\$ 24,000	Month to Month
104	Tulip Tree Floral	1,400	12.96%	\$ 17.14	\$ 2,000	\$ 24,000	Month to Month
105	Mary & Mary	1,400	12.96%	\$ 6.43	\$ 750	\$ 9,000	Month to Month
106	A&R Salon	1,400	12.96%	\$ 8.57	\$ 1,000	\$ 12,000	Month to Month
107	Nutrishake Shop	1,400	12.96%	\$ 8.57	\$ 1,000	\$ 12,000	Month to Month
Pad 1		2,000					Month to Month

Square Feet	10,800
Rent PSF	\$ 9.72
Annual Rent	\$ 105,000
Annual Expenses	\$ 25,000
NOI	\$ 80,000

PRO FORMA

Proforma PSF	Proforma Monthly	Proforma Annual
\$ 19.00	\$ 4,117	\$ 49,400.00
\$ 19.00	\$ 4,117	\$ 49,400.00
\$ 19.00	\$ 2,217	\$ 26,600.00
\$ 19.00	\$ 2,217	\$ 26,600.00
\$ 19.00	\$ 2,217	\$ 26,600.00
\$ 19.00	\$ 2,217	\$ 26,600.00
\$ 32.00	\$ 5,333	\$ 64,000.00

Square Feet	12,800
Rent PSF	\$ 21.03
Annual Rent	\$ 269,200
NNN Reimbursement	\$ 64,000
Annual Expenses	\$ (64,000)
Management	\$ (10,768)
NOI	\$ 258,432

CHASE NIELSEN

208.995.0999

cnielsen@legendcommercial.com

TY MILLER

801.930.6792

tmiller@legendcommercial.com

LEGEND
PARTNERS ■ ■ ■ ■

www.legendllp.com • 801.930.6750
2180 S 1300 E, Suite 240 | Salt Lake City, UT

Space	Tenant	Size	% of Total SF	Proforma PSF	Proforma Monthly	Proforma Annual
101	Mark's Ark	2,600	20.31%	\$ 19.00	\$ 4,117	\$ 49,400.00
103	Hidden Peaks Coffee	2,600	20.31%	\$ 19.00	\$ 4,117	\$ 49,400.00
104	Tulip Tree Floral	1,400	10.94%	\$ 19.00	\$ 2,217	\$ 26,600.00
105	Mary & Mary	1,400	10.94%	\$ 19.00	\$ 2,217	\$ 26,600.00
106	A&R Salon	1,400	10.94%	\$ 19.00	\$ 2,217	\$ 26,600.00
107	Nutrishake Shop	1,400	10.94%	\$ 19.00	\$ 2,217	\$ 26,600.00
Pad 1		2,000	15.63%	\$ 32.00	\$ 5,333	\$ 64,000.00
					\$ 22,433	\$ 269,200.00

SUMMARY	
Annual Rent	\$ 269,200
NNN Reimbursement	\$ 64,000
Annual Expenses	\$ (64,000)
Management (4%)	\$ (10,768)
NOI	\$ 258,432

CAPEX	
Parking Lot	\$ 30,000.00
Paint	\$ 15,000.00
Commission (6%)	\$ 80,760.00
New Building (Shell - \$300 psf)	\$ 600,000.00
Total CAPEX	\$ 725,760.00

TOTAL	
Purchase Price	\$ 2,500,000.00
Total Cost W/CAPEX	\$ 3,225,760.00
Stabalized Cap Rate	8.01%

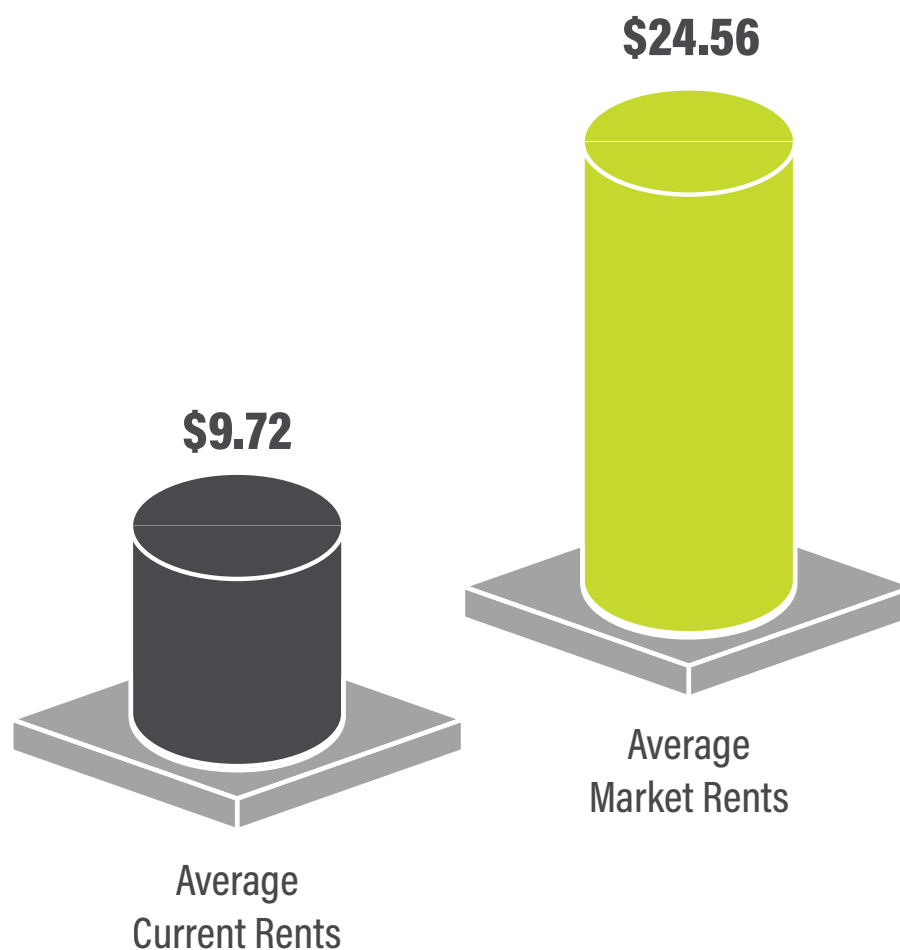
CHASE NIELSEN
208.995.0999
cnielsen@legendcommercial.com

TY MILLER
801.930.6792
tmiller@legendcommercial.com

LEGEND
PARTNERS ■ ■ ■ ■
www.legendllp.com • 801.930.6750
2180 S 1300 E, Suite 240 | Salt Lake City, UT

VALUE-ADD OPPORTUNITY

This investment property presents a compelling mark-to-market value-add opportunity. The property has below-market in-line space with a current rent of \$9.72 PSF, while the market rent is \$24.56 PSF. All Tenants have Month to Month Leases, allowing the investor to immediately raise rents.



CHASE NIELSEN

208.995.0999

cnielsen@legendcommercial.com

TY MILLER

801.930.6792

tmiller@legendcommercial.com

LEGEND
PARTNERS ■ ■ ■ ■

www.legendllp.com • 801.930.6750

2180 S 1300 E, Suite 240 | Salt Lake City, UT

PROPERTY DESCRIPTION

 LOCATION 4875-4891 South Redwood Road Taylorsville, UT 84123	 PROPERTY TYPE Neighborhood Shopping Center NNN Leases	 YEAR BUILT 1985
 LOT & BUILDING SIZE Lot - 1.44 Acres Building - 10,800 SF	 ZONING BC (Boulevard Commercial)	 PROPERTY ASSESSMENT IDS 2110251005 & 2110251006



VEHICLE TRAFFIC COUNT

STREET NAME	VEHICLES PER DAY
Redwood Rd	39,000 VPD
4800 South	9,000 VPG
TOTAL	48,000 VPD



PARCEL MAP



CHASE NIELSEN

208.995.0999

cnielsen@legendcommercial.com

TY MILLER

801.930.6792

tmiller@legendcommercial.com

LEGEND
PARTNERS ■ ■ ■ ■

www.legendllp.com • 801.930.6750
2180 S 1300 E, Suite 240 | Salt Lake City, UT



CHASE NIELSEN
208.995.0999
cnielsen@legendcommercial.com

TY MILLER
801.930.6792
tmiller@legendcommercial.com

LEGEND
PARTNERS ■ ■ ■ ■

www.legendllp.com • 801.930.6750
2180 S 1300 E, Suite 240 | Salt Lake City, UT



CHASE NIELSEN

208.995.0999

cnielsen@legendcommercial.com

TY MILLER

801.930.6792

tmiller@legendcommercial.com

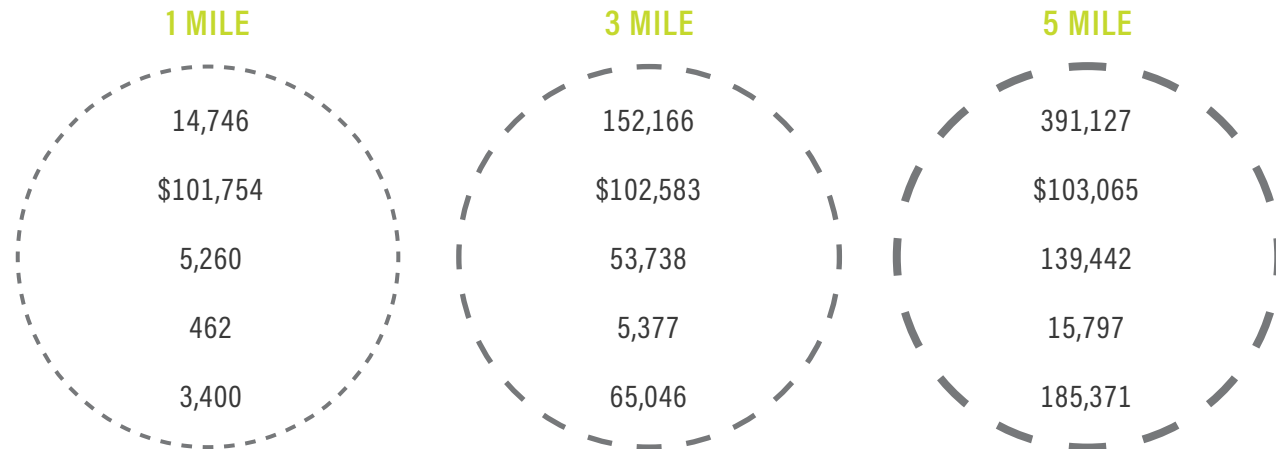
LEGEND
PARTNERS ■ ■ ■ ■

www.legendllp.com • 801.930.6750

2180 S 1300 E, Suite 240 | Salt Lake City, UT

DEMOGRAPHICS

-  POPULATION
-  AVG. HOUSEHOLD INCOME
-  HOUSEHOLDS
-  BUSINESSES
-  DAYTIME POPULATION



CHASE NIELSEN
208.995.0999
cnielsen@legendcommercial.com

TY MILLER
801.930.6792
tmiller@legendcommercial.com

LEGEND
PARTNERS ■ ■ ■ ■

www.legendllp.com • 801.930.6750
2180 S 1300 E, Suite 240 | Salt Lake City, UT