

WEST JORDAN OFFICE SPACE

FOR SALE OR LEASE



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

BILL STREET

bstreet@mwcre.com
direct 801.376.5282
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JAMES MACK, MRED, CCIM

jmack@mwcre.com
direct 801.308.9186
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PROPERTY DETAILS

8813 SOUTH REDWOOD ROAD
WEST JORDAN, UT 84088

- For Sale: \$658,680 (\$220/SF)
- For Lease: \$16.00/SF/Year/NNN
- Located on High Traffic Count Redwood Road
- Main Level, Basement and Second Floor Level
- Seven Private Offices, Two Conference Rooms, Break Room, Three Restrooms and Reception Area
- 2,994 SF

2024 DEMOS

EST. POPULATION

1 MILE » 14,662
3 MILE » 111,277
5 MILE » 332,537

EST. HOUSEHOLDS

1 MILE » 5,084
3 MILE » 38,811
5 MILE » 114,215

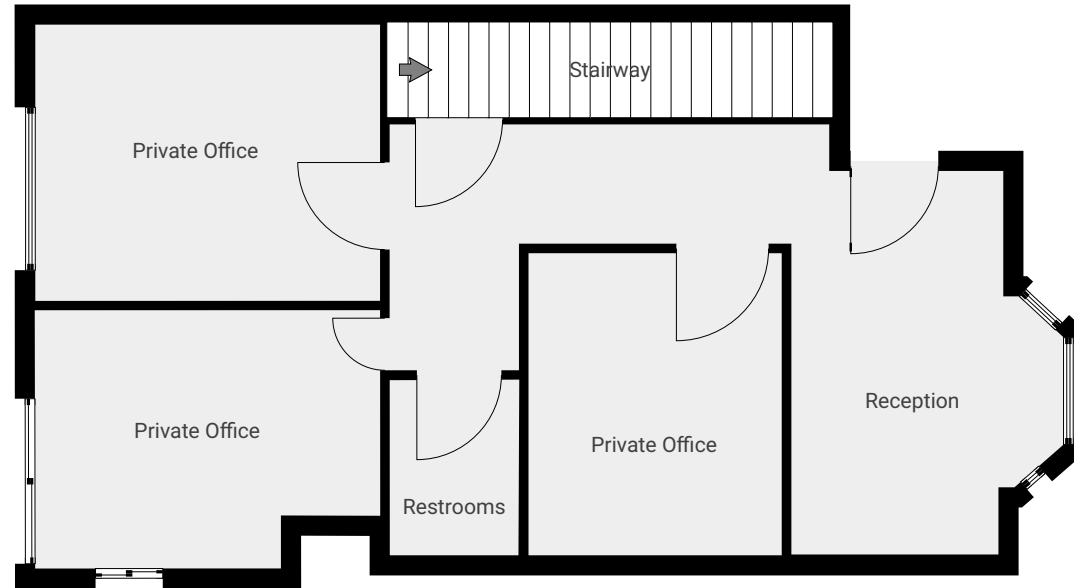
EST. AVERAGE HH INCOME

1 MILE » \$129,394
3 MILE » \$128,552
5 MILE » \$131,582

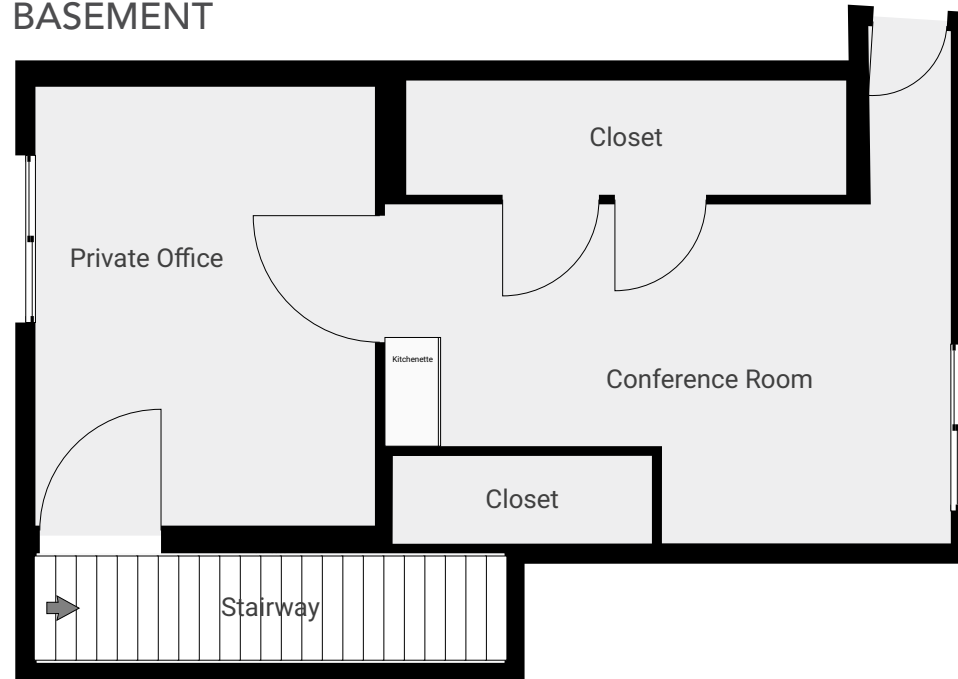
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GROUND FLOOR



BASEMENT



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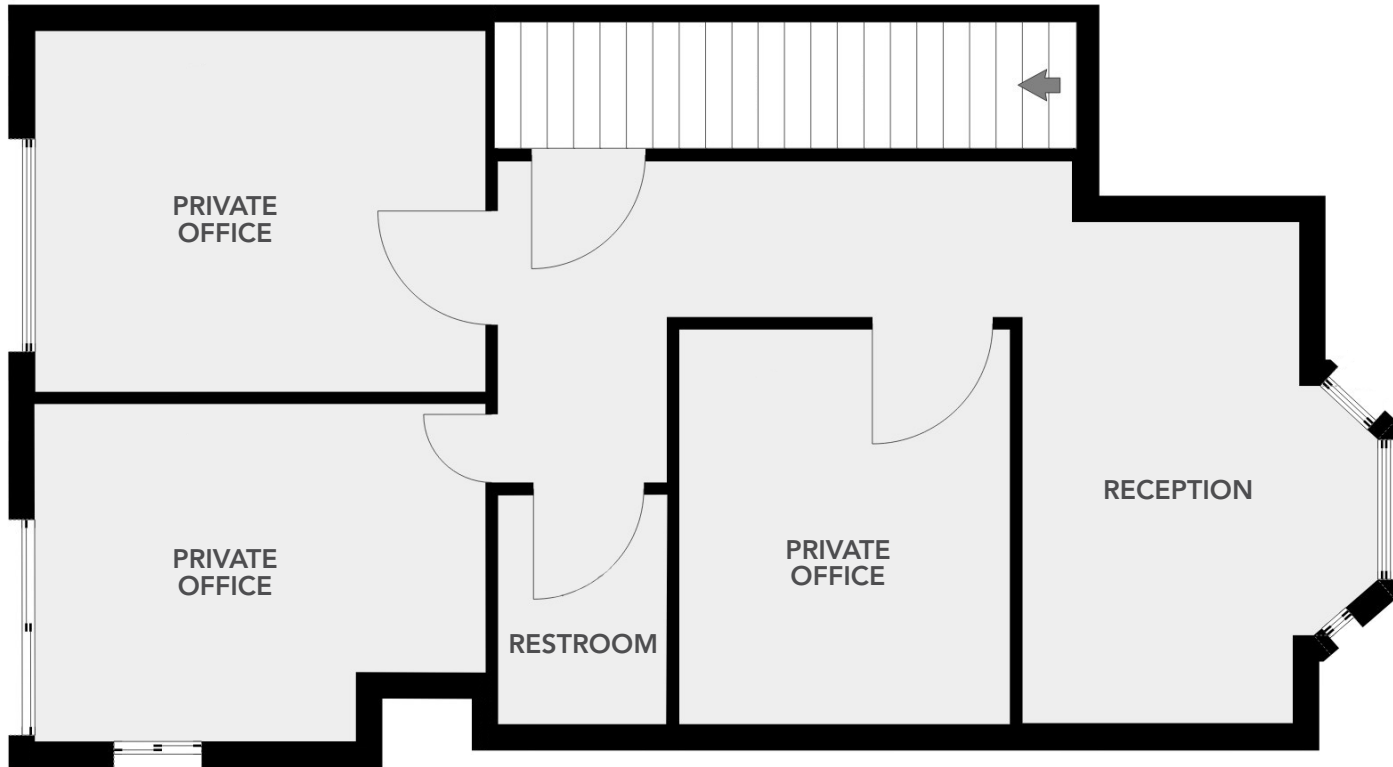
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SECOND FLOOR



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CONVENTIONAL LOAN ESTIMATE



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<u>TOTAL PROJECT SUMMARY</u>		<u>TOTAL FINANCING AND EQUITY SUMMARY</u>		
Land and/or Building	\$ -	Total Project Costs	\$ 669,529	100.00%
Architect/Professional	\$ -	Borrowers' Equity Injection	\$ 142,585	21.30%
Construction Contract	\$ -	0	\$ -	0.00%
Installed Equipment	\$ -	Total Amount Financed	\$ 526,944	78.70%
Interest Reserve	\$ -			
Contingency	\$ -			
Voucher Control Fee	\$ -			
0	\$ -	Conventional Loan	\$ 526,944	78.70%
0	\$ -			
Land and/or Building	\$ 658,680			
Title and Escrow Fees	\$ 3,320 *			
RSRA	\$ 260 *			
Appraisal	\$ 1,000 *			
Deposit Misc. Exp.	\$ 1,000 *			
Packaging Fee	\$ -			
Document Fee	\$ -			
0	\$ -			
0	\$ -			
0	\$ -			
0	\$ -			
0	\$ -			
Conventional Loan Fee	\$ 5,269 ***			
Conventional Loan Fee	\$ -			
Construction Loan Fee	\$ -			
Total Project Costs	\$ 669,529			

<u>SUMMARY OF FEES AND CLOSING COSTS</u>		
* Third Party Fees	\$ 5,580	0.83%
*** Meadows Bank Fees	\$ 5,269	0.79%

Conventional Loan	
LOAN AMOUNT	\$ 526,944
INTEREST RATE	6.76%
LOAN AMORTIZATION (in months)	300
LOAN TERM (in months)	60
PREPAYMENT PENALTY	5,4,3,2,1
LOAN PAYMENT	\$ 3,675
TOTAL MONTHLY PRINCIPAL AND INTEREST PAYMENT	\$ 3,675

Offered through one of our correspondent banks	Rate is 5-Yr. US Tres. Constant Maturites + 3.25%, 5 Year Interest Rate Adjust. 5-Yr. US Tres. Constant Maturites is Currently 3.51%, Subject to Change Loan has an Interest Rate Floor of 5%
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SBA 504 LOAN ESTIMATE



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<u>TOTAL PROJECT SUMMARY</u>		<u>TOTAL FINANCING AND EQUITY SUMMARY</u>		
Land and/or Building	\$ -	Total Project Costs	\$ 672,000	100.00%
Architect/Professional	\$ -	Borrowers' Equity Injection	\$ 67,200	10.00%
Construction Contract	\$ -	0	\$ -	0.00%
Installed Equipment	\$ -	Total Amount Financed	\$ 604,800	90.00%
Interest Reserve	\$ -			
Contingency	\$ -			
Voucher Control Fee	\$ -			
0	\$ -	Conventional Loan	\$ 336,000	50.00%
0	\$ -	****Interim Bank Loan	\$ 268,800	40.00%
Land and/or Building	\$ 658,680			
Title and Escrow Fees	\$ 3,320 *			
RSRA	\$ 260 *			
Appraisal	\$ 3,200 *			
Deposit Misc. Exp.	\$ 1,000 *			
Packaging Fee	\$ -			
Document Fee	\$ 500 ***			
0	\$ -			
0	\$ -			
0	\$ -			
0	\$ -			
0	\$ -			
Interim Loan Fee	\$ 5,040 ***			
Conventional Loan Fee	\$ -			
Construction Loan Fee	\$ -			
Total Project Costs	\$ 672,000			

<u>SUMMARY OF FEES AND CLOSING COSTS</u>		
* Third Party Fees	\$ 7,780	1.16%
*** Meadows Bank Fees	\$ 5,540	0.82%
Paid to CDC	\$ 1,680	
Meadows Bank Net	\$ 3,860	0.57%

**** After the INTERIM BANK LOAN is paid off by the CDC addition CDC fees are added increasing loan amount. Consult with CDC for complete detail of fees.

<u>CDC's SBA 504 Loan</u>		<u>Conventional Loan</u>	
\$ 278,800	LOAN AMOUNT	\$ 336,000	
5.76%	INTEREST RATE	6.51%	
300	LOAN AMORTIZATION (in months)	300	
300	LOAN TERM (in months)	300	
10,9,8,7,6,5,4,3,2,1	PREPAYMENT PENALTY	5,4,3,2,1	
\$ 1,756	LOAN PAYMENT	\$ 2,290	
	BLENDED INTEREST RATE:	6.17%	
	TOTAL MONTHLY PRINCIPAL AND INTEREST PAYMENT	\$ 4,045	

Rate is set by the CDC, FIXED FOR LIFE OF LOAN CDC'S loan includes estimated CDC fees of \$10000	Rate is 5-Yr. US Tres. Constant Maturites + 3%, 5 Year Interest Rate Adjust. 5-Yr. US Tres. Constant Maturites is Currently 3.51%, Subject to Change Loan has an Interest Rate Floor of 5.75%
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