

15-YEAR NNN DENTAL SURGERY CENTER

STNL INVESTMENT

268 W. 400 S., Salt Lake City, UT 84101



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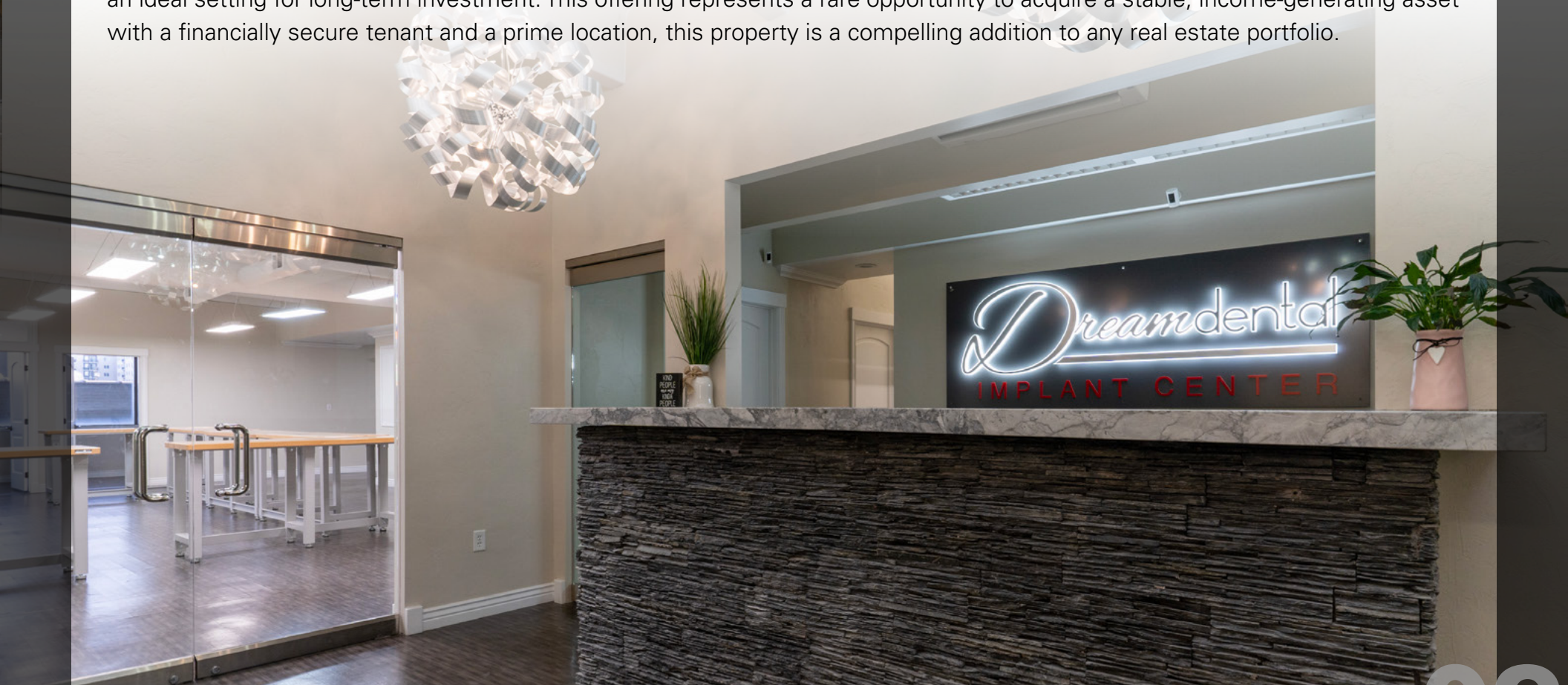
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EXECUTIVE SUMMARY

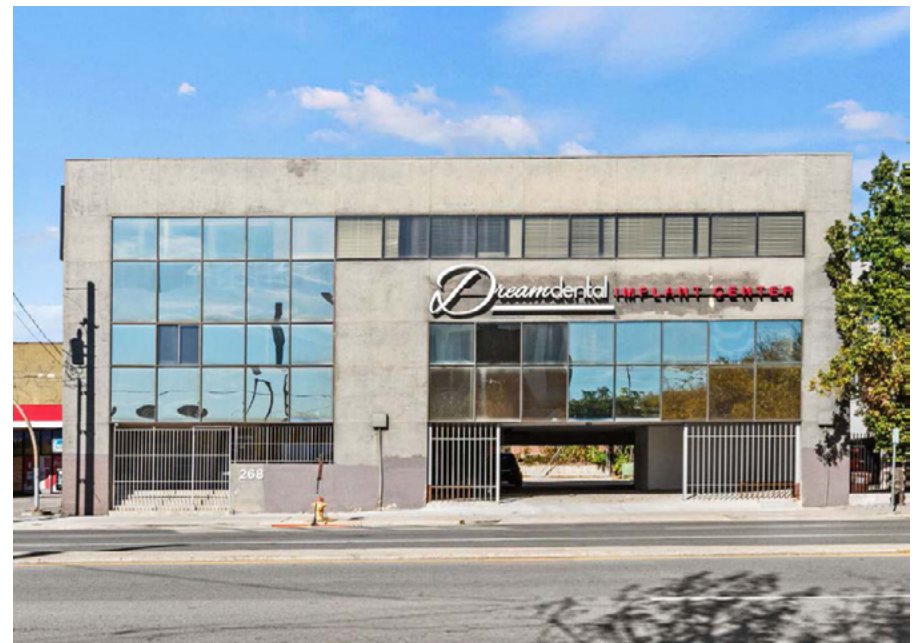
Newmark Mountain West and CrownPoint Partners is pleased to present the fee-simple interest in a high-quality, single-tenant property at 268 W. 400 S., Salt Lake City, UT 84101. The property is leased to a well-established DSO under a new 15-year Absolute NNN lease, ensuring zero landlord responsibilities and a 100% passive income stream. The lease provides an annual base rent of \$336,000 with 2.5% annual increases, offering predictable income growth and long-term stability. With a 6.35% cap rate, this asset presents an attractive return in a growing market with strong economic fundamentals.

Located in Downtown Salt Lake City, the property benefits from excellent accessibility, high visibility, and proximity to major roadways. The area features a strong mix of residential neighborhoods and commercial developments, reinforcing the demand for services provided at the location. Salt Lake City is known for its business-friendly environment, economic growth, making it an ideal setting for long-term investment. This offering represents a rare opportunity to acquire a stable, income-generating asset with a financially secure tenant and a prime location, this property is a compelling addition to any real estate portfolio.



INVESTMENT OVERVIEW

- Long-Term Stability: Brand-new 15-year Absolute NNN lease offers predictable cash flow with zero landlord responsibilities.
- Strong Tenant: Occupied by a well-established company with a history of success and industry leadership.
- Proven Performance: Operated by an experienced tenant with a track record of reliable operations and growth.
- Prime Salt Lake City Location: Strategically positioned in a growing market with excellent access to major roadways and a strong local economy.
- Attractive Lease Terms: Absolute NNN lease with 2.5% annual rent escalations ensures reliable income and built-in rental growth.
- Hassle-Free Ownership: No landlord responsibilities and potential tax advantages, including opportunities for accelerated depreciation.
- Economic Growth Potential: Located in a flourishing area with strong household incomes, a growing population, and a supportive local economy.
- Strategic Access: High visibility and accessibility in a well trafficked area, serving a strong and expanding community.



PROPERTY PRICING

LISTING PRICE

\$5,291,338

CAP RATE

6.35%

NOI

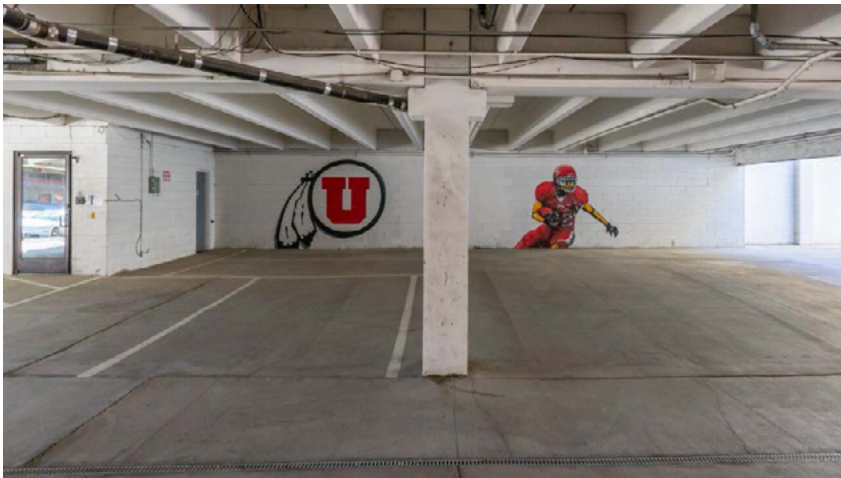
\$336,000

PROPERTY SUMMARY

APN	15-01-402-010-0000
YEAR BUILT/RENOVATED	1979/2024
GLA	14,930 SF
ZONING	Commercial
LOT AREA	0.10 Acres
OWNERSHIP	Fee Simple

LEASE OVERVIEW

TENANT	Multi-Specialty Holdco, LLC
GUARANTOR	Corporate
LEASE TYPE	Absolute Net
LEASE COMMENCEMENT	August 2025
TERM REMAINING	15 Years
RENTAL INCREASES	2.5% Annual
OPTIONS	Two Five-Year Options



ANNUALIZED OPERATING DATA

YEAR	ANNUAL RENT	CAP RATE	RENT/SF
YEAR 1	\$336,000	6.35%	\$22.51
YEAR 2	\$344,400	6.51%	\$23.07

PROPERTY SUMMARY

LOCATION:

268 W. 400 S., Salt Lake City, UT 84101

LAND AREA:

Consists of one (1) parcels totaling approximately 0.10 acres or 4,356 SF of land area

BUILDING AREA:

The subject property consists of one (1) office building totaling approximately 14,930 SF of gross leasable area.

TRAFFIC COUNTS:

400 South – 32,164 ADT

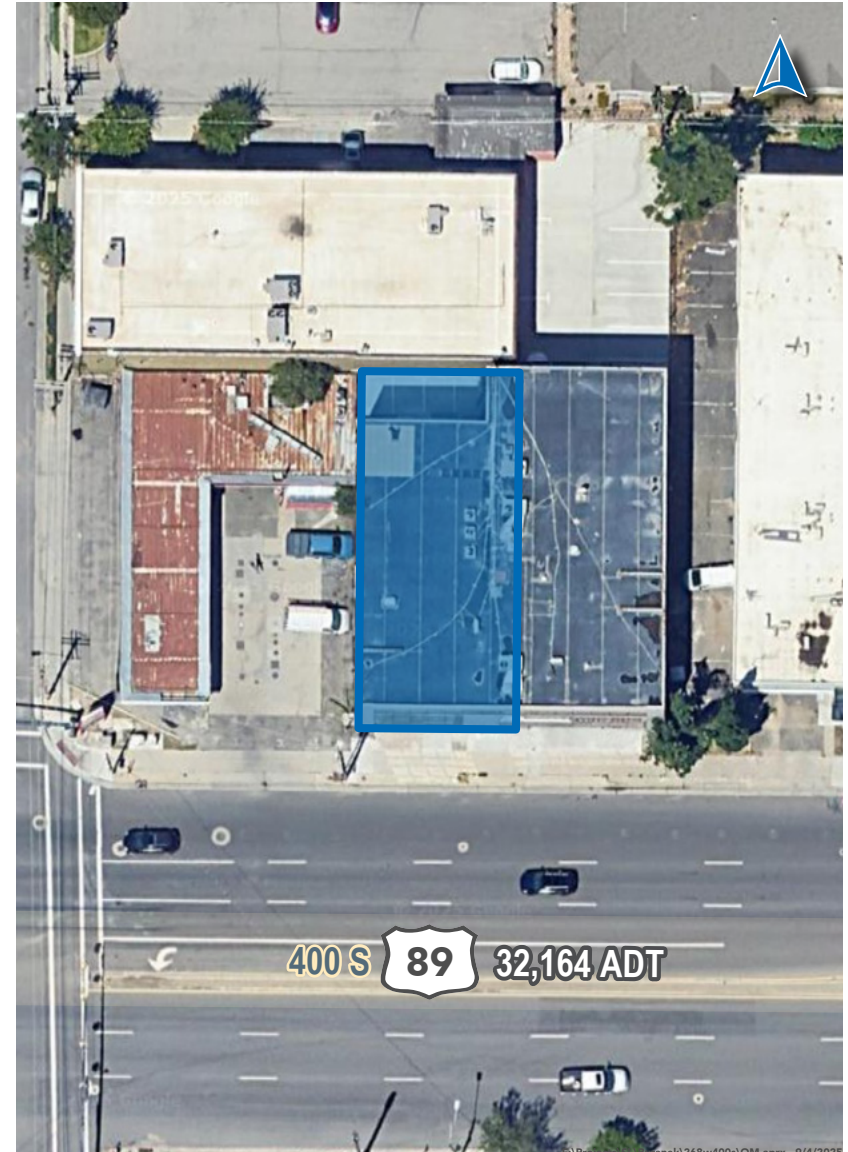
300 West – 15,988 ADT

YEAR BUILT/RENOVATED:

1979/2024

ZONING:

Commercial



LAND OVERVIEW

APN #	ACRES	SF
15-01-402-010-0000	0.10	4,356

EAST FACING

SITE

Dreamdental
IMPLANT CENTER

08

Newmark Mountain West | 15-Year NNN Dental Surgery Center

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.

EXIT

PROPERTY PHOTOS



TENANT PROFILE

MSH

Multi-Specialty Holdings, LLC is a growing dental support organization (DSO) and family of brands headquartered in Dayton, OH, overseeing 29 locations across the Midwest, Mountain West, and Sunbelt, including TD Dental, Axi Dental, and several other established brands.

By leveraging operational efficiencies, strategic acquisitions, and a commitment to clinical excellence, Multi-Specialty Holdings provides comprehensive support, technology, and management expertise to its affiliated practices. With a patient-first approach and a vision for continued expansion, the company is positioning itself as a leading multi-specialty dental group in the Midwest.

NUMBER OF LOCATIONS: 29






PROJECTED EOY LOCATIONS: 45+

HEADQUARTERS: Dayton, OH

YEAR FOUNDED: 2020



2025 DEMOGRAPHICS

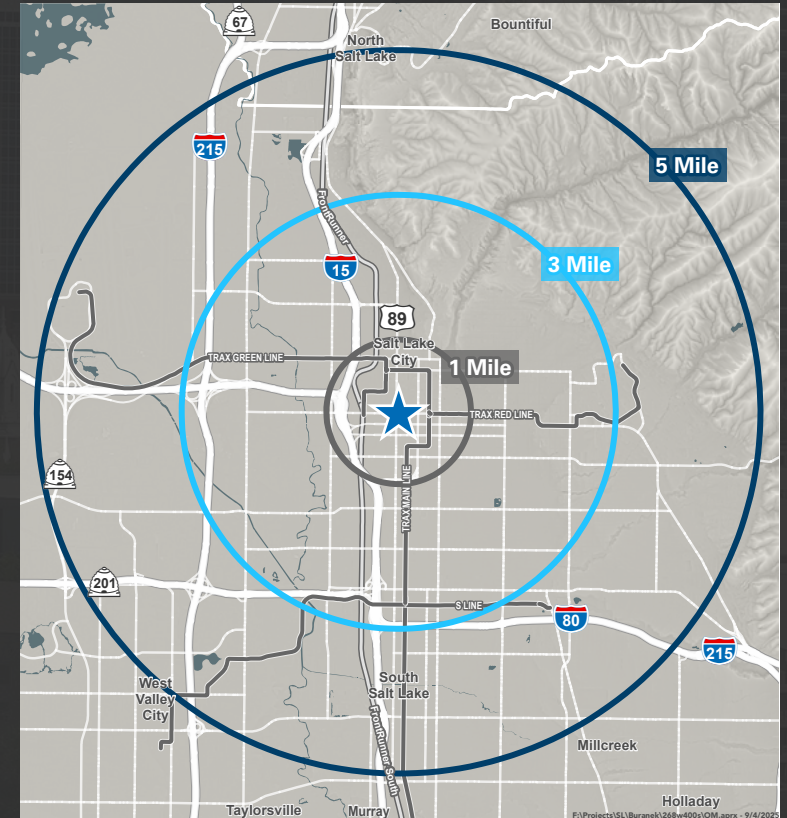
	1 MILE	3 MILES	5 MILES
EST. POPULATION 	38,642	171,099	263,745
2030 PROJ. POPULATION 	49,957	194,081	286,181
EST. HOUSEHOLDS 	20,083	79,031	115,723
EST. AVERAGE HOUSEHOLD INCOME 	\$111,446	\$104,705	\$115,002
EST. MEDIAN HOUSEHOLD INCOME 	\$79,344	\$79,951	\$86,214

Thriving Market: Downtown Salt Lake City, Utah, is a vibrant urban core within the Salt Lake metro area, experiencing rapid population growth, a dynamic local economy, and a diverse business landscape, making it an ideal hub for commercial and cultural enterprises.

Stable Demographics: The area features consistent household incomes and a growing residential base, ensuring steady demand for goods and services. Downtown Salt Lake City's community stability supports long-term tenant reliability and business growth.

Economic Strength: Downtown Salt Lake City benefits from a balanced mix of tech, tourism, and commercial developments, fostering sustained economic growth. The city's strong job market and business-friendly environment create a solid foundation for long-term real estate investments.

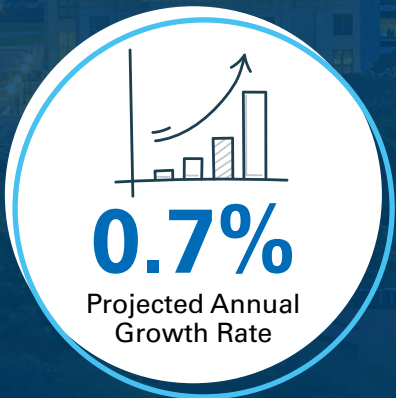
Strategic Accessibility: The property enjoys excellent connectivity to major highways, including I-15 and I-80, as well as proximity to Salt Lake City International Airport, providing high visibility and seamless access for logistics, employees, and customers, enhancing its appeal as a prime business location.



SALT LAKE CITY, UT

The Salt Lake City Metropolitan area has seen significant population growth, which complements its economic expansion. The population in this region has been increasing steadily over the years due to factors such as a strong job market, quality of life, and migration from other states. As

of the latest estimates, Salt Lake City's MSA is home to over 1.2 million residents. This growth trend is expected to continue, driven by the area's appeal to both individuals and businesses seeking opportunities in a burgeoning economic environment.



CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West and CrownPoint Partners have been retained on an exclusive basis to market the property described as 268 W. 400 S., Salt Lake City, UT 84101. 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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