

FOR SALE

4612 W 7000 S, WEST JORDAN, UT

ALIGN
COMPLETE REAL ESTATE SERVICES

STORAGE UNIT / FLEX INVESTMENT



JONAH HORNSBY, CCIM
Jonah@acresutah.com

Managing Partner | Commercial
801.580.4945

CONTENTS

3 Property Details

4 Financial Analysis

5 Tenancy Information

6 Location Map

7-8 Property Photos

General Disclaimer:

Align Complete Real Estate Services hereby gives notice to the recipient of this Offering Memorandum (this "OM") that all property listing information contained within this OM is subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any information, projections, opinions, assumptions or estimates contained within this OM are for example only, and such projections, opinions, assumptions or estimates may not represent current or future performance of a listed property. You and your tax and legal advisors should conduct your own investigation of any property and any contemplated transaction concerning any property including the property that is the subject of this OM.

For Financial:

Any forward-looking financial projections contained in this Offering Memorandum (this "OM") are subject to a number of risks and uncertainties, and actual results may differ materially. You are cautioned not to place undue reliance on the financial projections, which speak only as of the date hereof. These financial projections such as those related to projected revenue and profitability levels are only predictions. No assurances can be given that the future results indicated, whether expressed or implied, will be achieved. While sometimes presented with numerical specificity, these financial projections are based upon a variety of assumptions which may not be realized, and which are variable. Because of the number and range of the assumptions underlying the financial projections, many of which are subject to significant uncertainties and contingencies that are beyond the reasonable control of sender, many of the assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this financial model. Consequently, Align Complete Real Estate Services and its employees take no responsibility for any of the financial projections or any other information contained within this document, and none of the information contained herein should be regarded as a representation by sender or any of its employees that these estimates and projections will be realized.

For Confidentiality:

By obtaining a copy of this Offering Memorandum, the recipient of this Offering Memorandum ("Recipient") agrees that the Information shall be held in confidence, and that Recipient shall not disclose, permit the disclosure of, release or transfer the Information to any third party, except for the purpose of evaluating a possible purchase of the Property, and that any part of the Information so transmitted shall remain confidential with that third party. Recipient agrees not to contact the owner of the Property or to circumvent Align Complete Real Estate Services in any way.

ALIGN
COMPLETE REAL ESTATE SERVICES

PROPERTY DETAILS

Address	4612 W 7000 S, West Jordan, UT
Asset Type	Storage/Flex
Building Size	23,465 SF
Site Size	1.21 Acres
Age	Year Built: 2011
Parcel Number	21-19-354-008
Zoning	M
List Price	\$4,500,000
Cap Rate	5.5 %



JONAH HORNSBY, CCIM

Managing Partner | Commercial
801.580.4945

Jonah@acresutah.com

ALIGN
COMPLETE REAL ESTATE SERVICES

FINANCIAL ANALYSIS & UNIT MIX

2025

INCOME	ACTUALS
Gross Operating Income	\$297,895
Utility Reimbursement Income	\$4,610
TOTAL INCOME	\$302,505
EXPENSES	
Utilities	\$11,479
Management Fees	\$3,000
Insurance - Property	\$2,559
Security	\$1,474
Property Taxes	\$32,526
Landscape Maintenance	\$6,552
TOTAL EXPENSES	\$57,590
NET OPERATING INCOME	
NOI	\$244,915
CAP Rate	5.5%

Unit Type	# of Units	Size
20'X25'	2	500 SF
15'X40'	15	600 SF
10'X25'	25	250 SF
Office/Warehouse	1	3,507 SF
Apartment	1	2,200 SF
Studio Apartment	1	800 SF
Office	1	708 SF
TOTALS	46	23,465

ALIGN
COMPLETE REAL ESTATE SERVICES

SITE PLAN



LOCAL AREA MAP





