

WEST JORDAN OFFICE SPACE

FOR SALE OR LEASE



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

MARY STREET, CCIM
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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

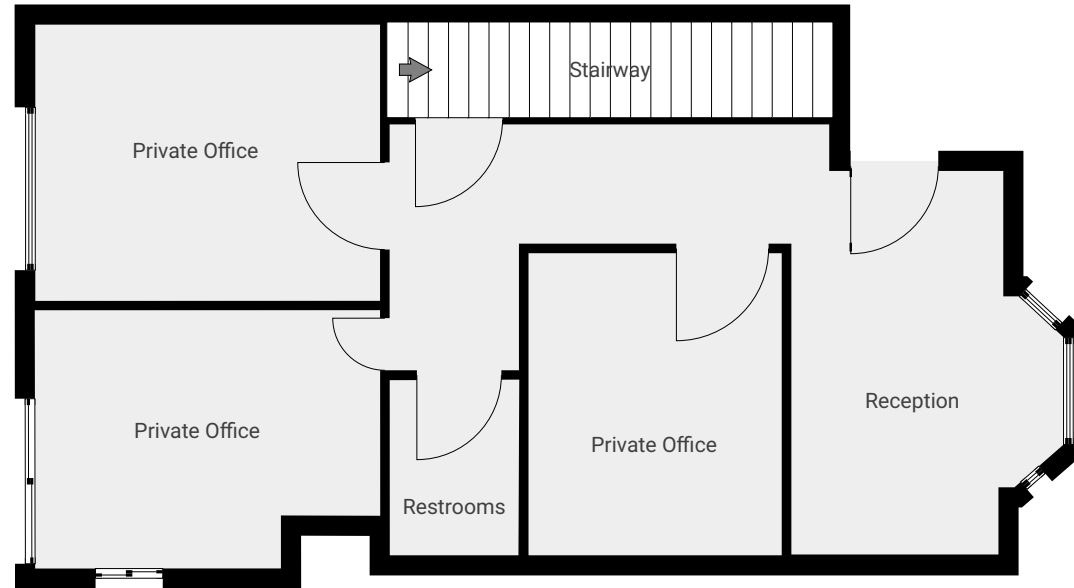
1 MILE » 5,084
3 MILE » 38,811
5 MILE » 114,215

EST. AVERAGE HH INCOME

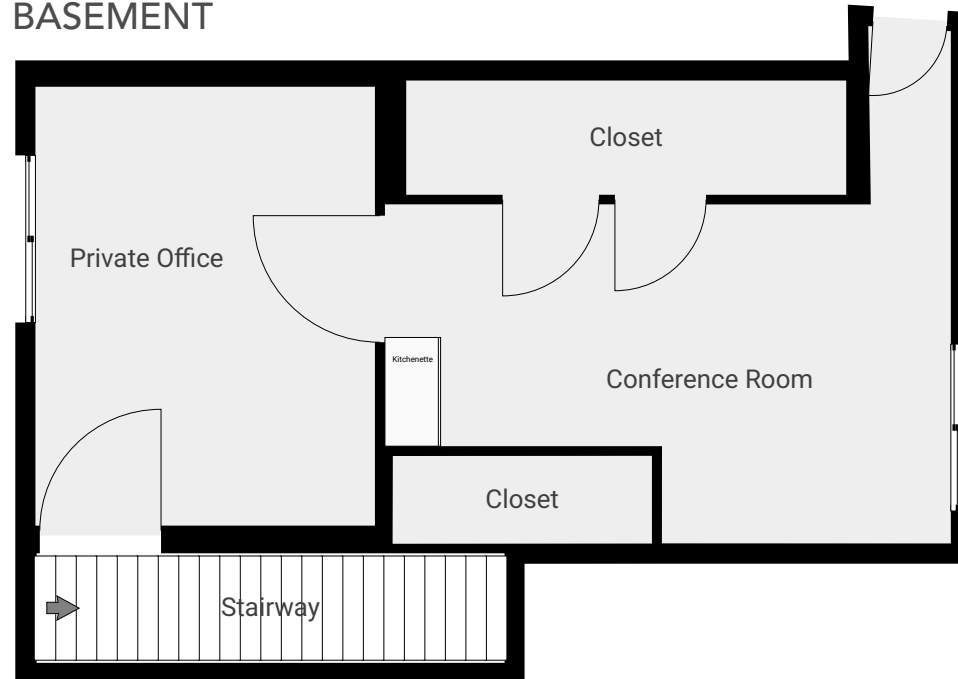
1 MILE » \$129,394
3 MILE » \$128,552
5 MILE » \$131,582

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GROUND FLOOR



BASEMENT



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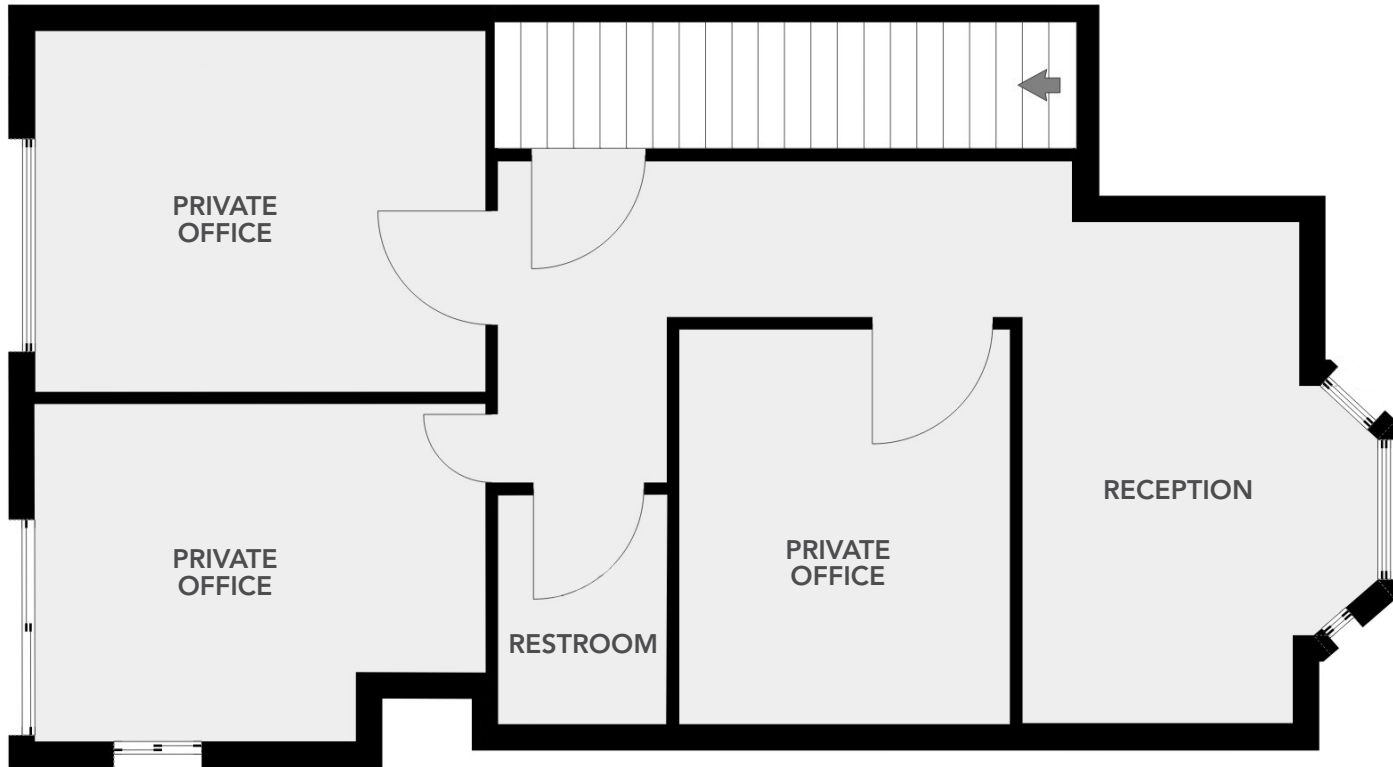
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SECOND FLOOR



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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	\$ -			
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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