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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

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EST. AVERAGE HH INCOME 1 MILE » \$129,394 3 MILE » \$128,552 5 MILE » **\$131,582**

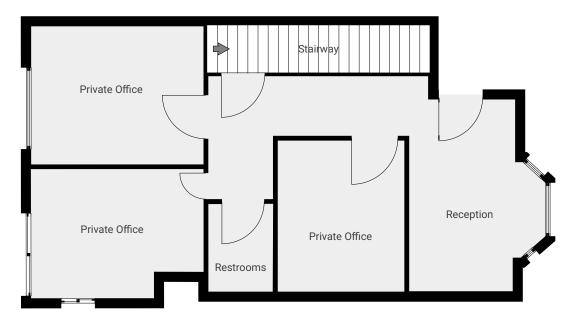
FULL SERVICE COMMERCIAL REAL ESTATE 2015 West Grove Parkway, Suite J

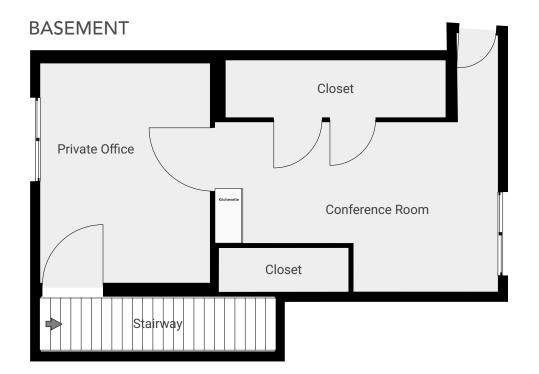
Pleasant Grove, UT 84062 Office 385.233.9140 www.mwcre.com

FLOOR PLANS

WEST JORDAN OFFICE SPACE

GROUND FLOOR







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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

SECOND FLOOR





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CONVENTIONAL LOAN ESTIMATE

TOTAL PROJECT SUMMARY				TOTAL FINANCING AND EQUITY SUMMARY			
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	\$	-		SUMMARY C	DF FEES	AND CLOSING	COSTS
Document Fee	\$	-		* Third Party Fees	\$	5,580	0.83%
0	\$	-					
0	\$	-					
0	\$	-		*** Meadows Bank Fees	\$	5,269	0.79%
0	\$	-					
0	\$	-					
Conventional Loan Fee	\$	5,269	***				
Conventional Loan Fee	\$	-					
Construction Loan Fee	\$	-	_				
Total Project Costs	\$	669,529					
Conventional Loan							
					^	500 0 4 4	

	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 \$

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%

3,675





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SBA 504 LOAN ESTIMATE

TOTAL PROJECT SUMMARY TOTAL FINANCING AND EQUITY SUMMARY							
_				100.00%			
-			,	10.00%			
-			-	0.00%			
-	•		604.800	90.00%			
-		Ŧ					
-							
-							
-	Conventional Loan	\$	336,000	50.00%			
-	****Interim Bank Loan	\$	268,800	40.00%			
658,680							
3,320 *							
260 *							
3,200 *							
1,000 *							
-	SUMMARY C	<u>)F F</u>	EES AND CLOSIN	IG COSTS			
500 ***	* 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%			
5,040 ***	**** After the INTE	אוסי	DANK LOAN Is pain	aff by the CDC			
-							
-							
672,000		0.0		1000.			
	C	onv	ventional Loan				
		Ψ	,				
	-						
\$ 1,756 LOAN PAYMENT							
LOAN	PAYMENI	5	2.290				
	NTEREST RATE:	\$	2,290 6.17%				
- 1	3,320 * 260 * 3,200 * 1,000 * - 500 *** - - 5,040 *** - 672,000 LOAN INTER LOAN AMORTIZ LOAN TER PREPAYM	- Total Project Costs Borrowers' Equity Injection 0 - Total Amount Financed - - Conventional Loan ****Interim Bank Loan 658,680 3,320 * 260 * 3,200 * 1,000 * - SUMMARY C 500 **** * Third Party Fees - - - **** Meadows Bank Fees Paid to CDC - Meadows Bank Net 5,040 *** - - - - - - - - - - - - - - - - - -	- Total Project Costs \$ Borrowers' Equity Injection \$ 0 \$ - Total Amount Financed \$ - Conventional Loan \$ - Conventional Loan \$ - ****Interim Bank Loan \$ 658,680 3,320 * 260 * 3,200 * 1,000 * - SUMMARY OF F 500 *** * Third Party Fees \$ - - **** Meadows Bank Fees \$ - Paid to CDC \$ - Meadows Bank Net \$ 5,040 *** - Meadows Bank Net \$ 5,040 *** - **** After the INTERIM addition CDC fees are ad with CDC fo 672,000 LOAN AMOUNT \$ INTEREST RATE LOAN AMORTIZATION (in months) LOAN TERM (in months) PREPAYMENT PENALTY	Borrowers' Equity Injection \$ 67,200 - Total Amount Financed \$ 604,800 - Total Amount Financed \$ 604,800 - Conventional Loan \$ 336,000 - Conventional Loan \$ 268,800 - Conventional Loan \$ 268,800 658,680			

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%

Rate is set by the CDC, FIXED FOR LIFE OF LOAN CDC'S loan includes estimated CDC fees of \$10000





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