

Ephraim Flex Offering Memorandum

716 N. 80 E. | Ephraim, Utah 84327

Industrial Investment Opportunity



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Executive Summary

Investment Highlights

- Just under a mile from Snow College and Utah State University Ephraim Campus
- Planned Building 2 rebuild on the north end is approved by city, adding an additional 7,194 SF
- Less than 2 hours from Salt Lake City
- Nearby Tenants Include Walmart, Tractor Supply, AutoZone, Wendy's & Tag N Go Car Wash



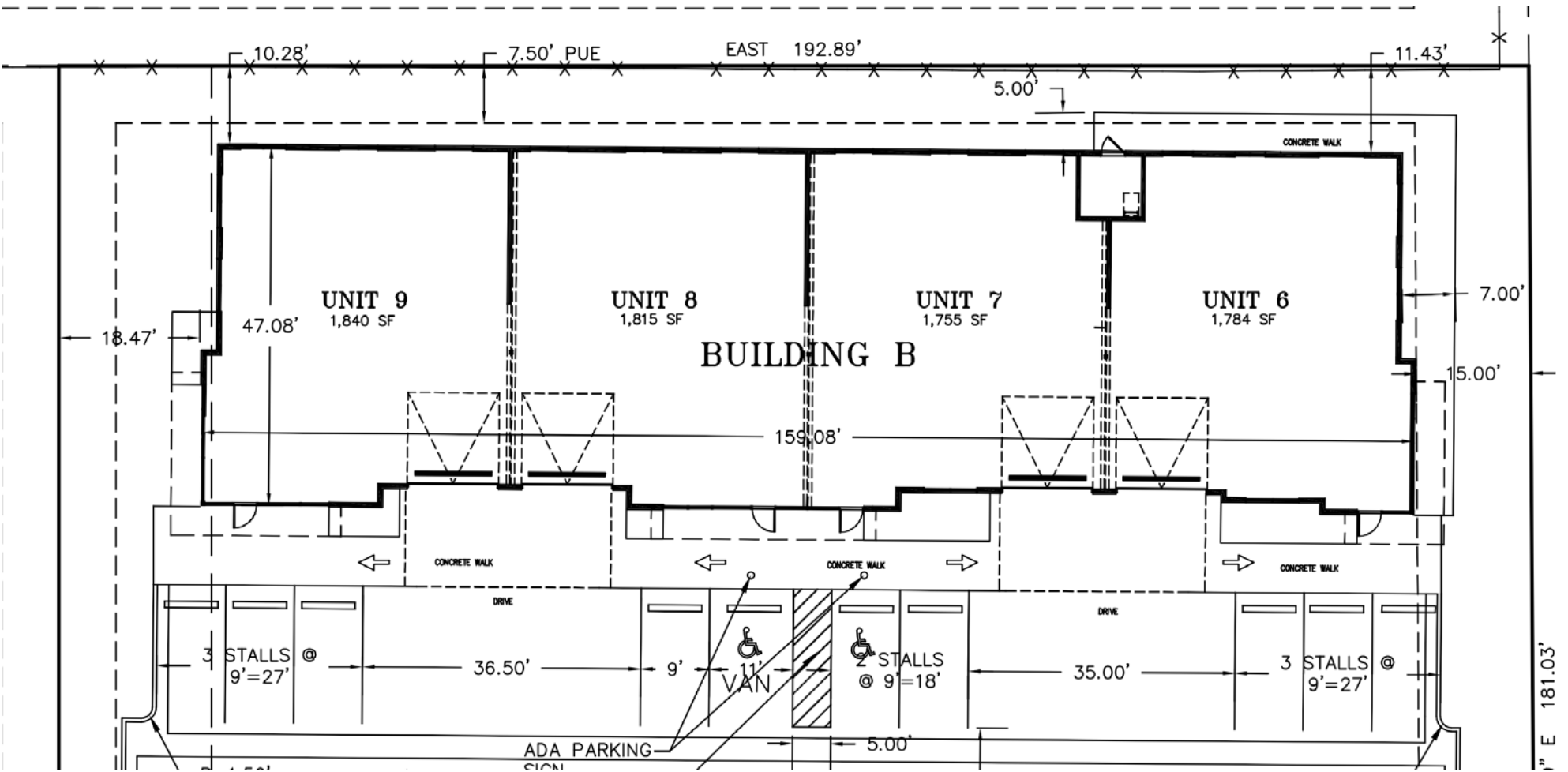
Purchase Price	\$2,150,000.00
Price PSF	\$228.00
Property Address	716 North 80 East, Ephraim, Utah 84327
Building 1 Size	9,431 SF
Approved Building 2 Size	7,194 SF
Year Built	Building 1 - 2023, Building 2 - Plans Approved
Total Land Area	1.40 AC or 60,984 SF
Property Type	Office/Condo
Zoning	C2 - General Commercial OZ - Opportunity Zone Federal HubZone
APN	#000939X12
Development Type	Retail/Commercial
Traffic Counts	Hwy 89 - 10,500 ADT 700 North - 1,700 ADT

Property Overview



700 N - 1,700 ADT

Site Plan



Site Plan

Building 1



Building 2 Elevation



Rent Roll

Address	Sq Ft	Tenant Name	Lease Start/ End Date	Lease Amt	Type of Lease	Month for Yearly Increase	Rent Escalations per Lease Year
716 N. 80 E. Ephraim, UT	2,022	Bark Avenue Dog Grooming, LLC	10/1/22 - 9/30/25	\$2,224.20	Modified NNN	October	10/1/22 - 9/30/23 Rent \$2,224.20 10/1/23 - 9/30/24 Rent \$2,290.93 10/1/24 - 9/30/25 Rent \$2,359.65
718 N. 80 E. Ephraim, UT	1,852	Richard Reneau Chiropractic	12/1/23 - 11/30/24	\$2,037.00	Modified NNN	December	12/1/23 - 11/30/24 Rent \$2,037.00
720 N. 80 E. Ephraim, UT	1,850	Polished by Karli, LLC	11/1/23 - 10/30/24	\$2,035.00	Modified NNN	October	10/1/23 - 9/30/24 Rent \$2,035.00 10/1/24 - 9/30/25 Rent \$2,096.00 10/1/25 - 9/30/26 Rent \$2,159.00
722 N. 80 E. Ephraim, UT	1,812	Fore Seasons Golf Lounge	11/1/23 - 3/31/33	\$1,993.20	Modified NNN	April	11/1/23 - 3/31/24 Rent \$1,993.20 4/1/24 - 3/31/25 Rent \$2,053.00 4/1/25 - 3/31/26 Rent \$2,114.59 Option 1-Yr 1: 4/1/26 - 3/31/27 Rent \$2,178.03 Option 1-Yr 2: 4/1/27 - 3/31/28 Rent \$2,243.37 Option 1-Yr 3: 4/1/28 - 3/31/29 Rent \$2,310.67 Option 2-Yr 1: 4/1/29 - 3/31/30 Rent \$2,379.99 Option 2-Yr 2: 4/1/30 - 3/31/31 Rent \$2,451.39 Option 2-Yr 3: 4/1/31 - 3/31/32 Rent \$2,524.93 Option 2-Yr 4: 4/1/32 - 3/31/33 Rent \$2,600.68
724 N. 80 E. Ephraim, UT	1,895	Market Fresh, Inc. (Pharmacy)	12/1/23 - 11/30/28	\$2,085.00	Modified NNN	December	12/1/23 - 11/30/24 Rent \$2,085.00 12/1/24 - 11/30/25 Rent \$2,148.00 12/1/25 - 11/30/26 Rent \$2,212.00 12/1/26 - 11/30/27 Rent \$2,278.00 12/1/27 - 11/30/28 Rent \$2,346.00
Total Building Sq Ft	9,431		Total Rent Amount	\$10,374.40			

Area Overview

West View



About Ephraim City

Ephraim City is located just under two hours south of Salt Lake City in central Utah's Sanpete County which straddles the Colorado Plateau and the Great Basin in the in Sanpete Valley. Originally an agriculturally based economy, Ephraim's largest industry is now education and is home to Snow College, a two-year institution, and Utah State University's Ephraim Campus.



Sanpete County Demographics

Population Trend

22,763
2000 Total Population

27,822
2010 Total Population

28,827
Current Total Population

28,969
5 Yr Projected Total Population

Median Household Income

\$58,844
Current Median HH Income

\$65,579
5 Yr Projected Median HH Income

Average Household Income

78,872
Current Average HH Income

90,070
5 Yr Projected Avg HH Income

Per Capita Income

\$24,511
Current Per Capita Income

\$28,258
5 Year Projected Per Capita Income

Current Age Pyramid

The largest group: **2023 Female Population Age 15-19 (Esri) (%)**

The smallest group: **2023 Male Population Age 85+ (Esri) (%)**

Dots show comparison to 49 (Utah)

5 Yr Projected Age Pyramid

The largest group: **2028 Female Population Age 15-19 (Esri)**

The smallest group: **2028 Male Population Age 85+ (Esri)**

Dots show comparison to 49 (Utah)

Current HH By Income

Dots show comparison to 49 (Utah)

5 Yr Projected HH By Income

Dots show comparison to 49 (Utah)

Race and ethnicity

The largest group: White Alone (84.56)

The smallest group: Asian Alone (0.63)

Indicator	Value	Difference
White Alone	84.56	+6.74
Black Alone	0.86	-0.42
American Indian/Alaska Native Alone	1.11	-0.17
Asian Alone	0.63	-1.89
Pacific Islander Alone	0.89	-0.27
Other Race	6.64	-0.33
Two or More Races	5.30	-3.68
Hispanic Origin (Any Race)	11.14	-4.51

Bars show deviation from 49 (Utah)

Current Year Population By Race

- Asian Population: 183
- Black Population: 249
- Pacific Islander Population: 257
- American Indian Population: 330
- Population of Two or More Races: 1,529
- Other Race Population: 1,915
- White Population: 24,376

Current Annual Household Spending

\$1,542
Apparel & Services

\$175
Computers & Hardware

\$6,287
Health Care

\$5,170
Food at Home

\$2,656
Food Away from Home

Tapestry segments

- 6B** Salt of the Earth: 2,367 households (27.5% of Households)
- 6D** Prairie Living: 1,513 households (17.6% of Households)
- 4C** Middleburg: 661 households (7.7% of Households)

Current Housing By Ownership

5 Yr Projected Housing By Ownership

Current Year Housing Stats

\$295,779
Median Home Value

\$709
Median Contract Rent

30.2%
% of Income for Mortgage

Sanpete County

Population, Income & Housing Trends



Ephraim Flex

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