

FULLY LEASED MULTI-TENANT RETAIL INVESTMENT PORTFOLIO



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WYNGATE
PROPERTIES, INC

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Investment Overview / Sales Notes

- 109-111 E 300 S, Spanish Fork & 763 S Hwy 91, Payson
- Purchase Price: \$2,500,000
- 100% Occupied Investment Portfolio
- Recent Capital Improvements Completed
- Strong Tenant Diversification & Long Term Lease Stability
- Located in high-Growth Utah County Markets

This exceptional three-building investment portfolio offers stable cash flow through long-term leases with established tenants in two of Utah County's strongest growing communities, Spanish Fork and Payson. The portfolio is 100% occupied and features a diversified tenant mix consisting of food service, beauty, and wellness businesses, providing investors with reliable income and reduced vacancy risk.

The portfolio includes approximately 28 years of remaining lease term across four tenants, with several leases extending close to a decade. Each tenant contributes monthly NNN reimbursements, helping offset operating expenses while providing predictable income.

The portfolio generates \$14,444.25 in monthly rental income, totaling \$173,331.00 in annual scheduled income. With NNN lease structures in place, tenants are responsible for the majority of operating expenses, providing investors with a stable and predictable income stream. The offering provides an estimated Net Operating Income (NOI) of \$173,331.00 annually, resulting in a 6.93% capitalization rate at the asking price of \$2,500,000.

Significant capital improvements have recently been completed, minimizing future maintenance costs. The building at 111 E 300 S has undergone an extensive interior remodel featuring new laminate flooring, fresh paint, updated electrical and plumbing systems, and newly configured private offices. Additionally, both Spanish Fork properties (109 E 300 S and 111 E 300 S) have recently benefited from substantial exterior improvements including new asphalt, curb and gutter, and structural reinforcement of the building exteriors.

This portfolio presents investors with the opportunity to acquire well-maintained, income-producing assets in rapidly expanding markets with strong tenant stability, attractive remaining lease terms, and limited near-term capital expenditure requirements.

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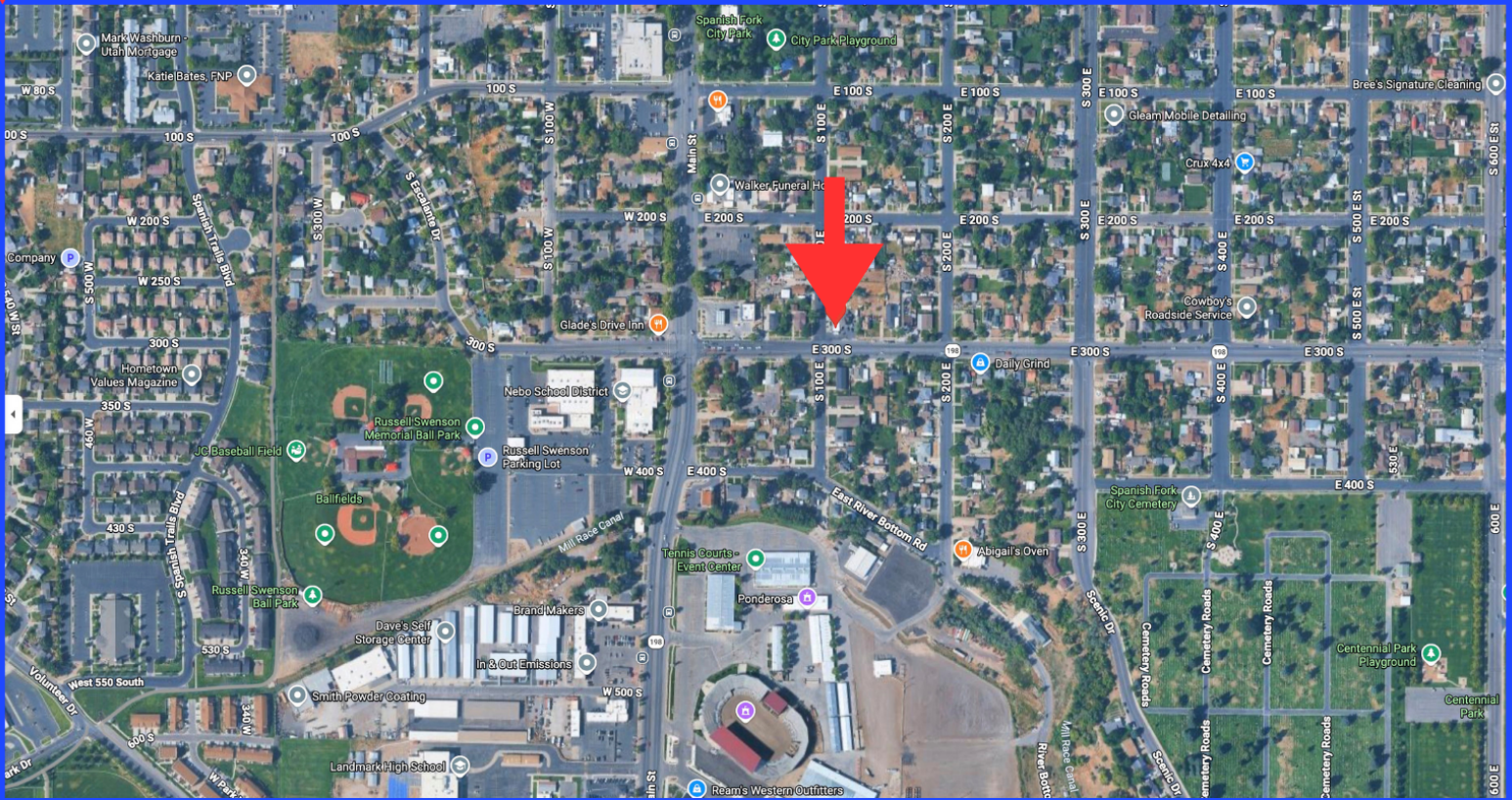
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