



Do Not Disturb Tenant

**FOR INVESTMENT SALE**

# Get Some Guns & Ammo Portfolio

935 N. 1200 W.  
Orem, UT 84057

1995 N. Main St.  
Layton, UT 84041

952 N. Main St.  
Tooele, UT 84074

NEWMARKMW.COM

**NEWMARK**  
 **MOUNTAIN WEST**





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## CONTACT

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## Story of the Deal

We are excited to bring to market a rare opportunity to acquire a net-leased retail portfolio in highly strategic locations. Get Some Guns & Ammo has been a market leader for over two decades and after a recent ownership change, three of the four operating sites are available for real estate investment (We have previously sold the Murray location). With 2 Main St. locations as well as a literal I-15 billboard location in Utah County, an investor can expect a solid long-term investment with the highest quality underlying real estate. Utah's reputation as a state for outdoor enthusiasts and a strong defender of the second amendment, make this an excellent choice for your real estate dollars.

## Investment Highlights

- Single Tenant Retail Portfolio
- 10 Year NNN Lease
- Prominent locations in Orem, Layton and Tooele
- Freestanding buildings
- Can be purchased as a portfolio or individually

## Entire Portfolio

- Sale Price: \$7,890,000
- NOI: \$532,800
- CAP Rate: 6.75%

## Individual Pricing

## Orem

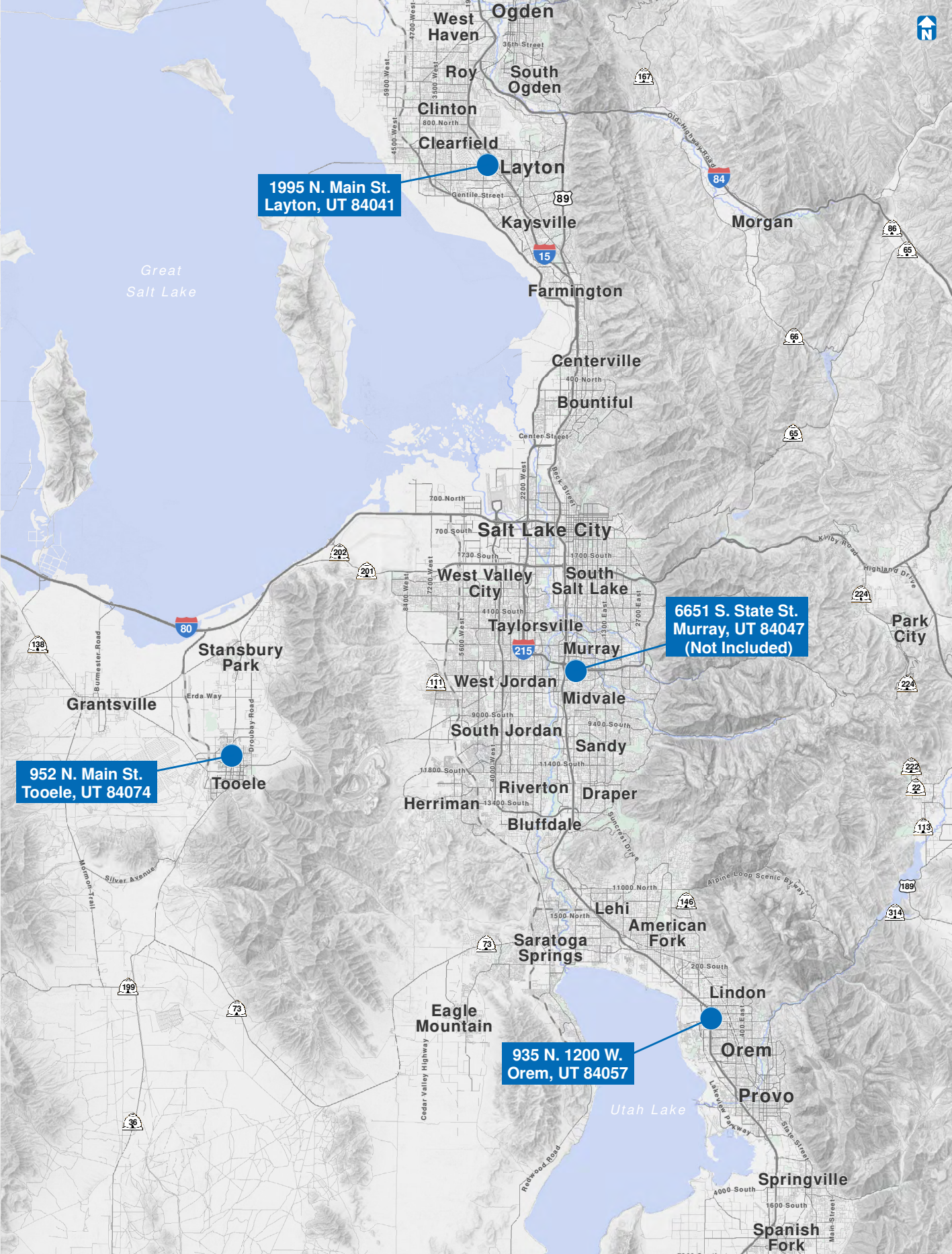
- Sale Price: \$3,480,000
- NOI: \$235,200
- CAP Rate: 6.75%
- Square Feet: 11,000

# Layton

- Sale Price: \$2,770,000
- NOI: \$187,200
- CAP Rate: 6.75%
- Square Feet: 9,000

## Tooele

- Sale Price \$1,640,000
- NOI: \$110,400
- CAP Rate: 6.75%
- Square Feet: 5,100





# Financial Analysis

RENT ROLL							
TENANT	SF	\$ PSF	MONTHLY	ANNUAL	LED	Escalations	Comments
LAYTON PROPERTY - 1995 MAIN STREET							
Get Some Guns & Ammo	9,000	\$20.80	\$15,600	\$187,200	10 Years	-3% Annually	NNN
TOOELE PROPERTY - 952 NORTH MAIN STREET							
Get Some Guns & Ammo	5,100	\$21.65	\$9,200	\$110,400	10 Years	-3% Annually	NNN
OREM PROPERTY - 935 N. 1200 W.							
Get Some Guns & Ammo	11,000	\$21.38	\$19,600	\$235,200	10 Years	-3% Annually	NNN
Total	25,100	\$21.23	\$44,400	\$532,800			

PROFORMA	
RENT INCOME	\$532,800
NET OPERATING INCOME	\$532,800
CAP RATE	6.75%
PURCHASE PRICE	\$7,890,000

# Tenant Overview

## "GET SOME" GUNS & AMMO

Year Established: 2003

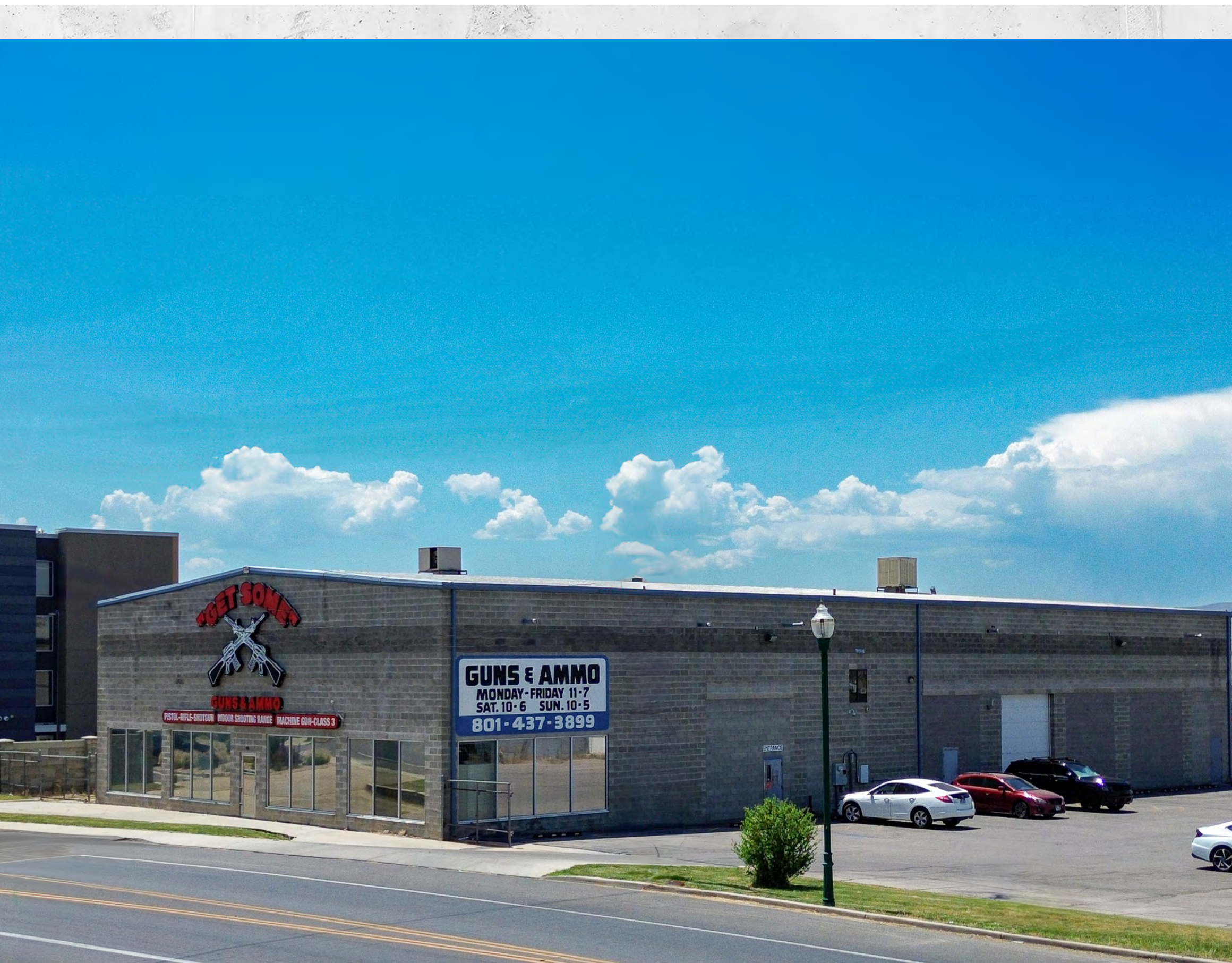
Number of Employees: 43

Website: [www.getsomeguns.com](http://www.getsomeguns.com)

Get Some Guns & Ammo is a premier retailer of all types of firearms, ammunition, and accessories with four convenient locations across the Wasatch Front. They have earned the reputation as the place to go for a great selection of pistols and rifles as well as full range of quality accessory products and knowledgeable, experienced employees. All locations have indoor pistol and rifle ranges. The company has undergone an ownership change, which will add additional horsepower to their sales and long-term profitability.







02

OREM





## Orem Property

935 N. 1200 W.  
OREM, UT 84057

**\$3,480,000**  
SALE PRICE

**\$235,200**  
NOI

**6.75%**  
CAP RATE

### PROPERTY HIGHLIGHTS

- Freestanding building with signage visibility on I15
- 11,000 SF
- 1.19 acres
- High Traffic Count: 207,000 Cars per day on I-15
- Showroom, retail counter, indoor shooting range
- 45 parking stalls
- Zoned HS (Highway Services Zone)

## Nearby Retail



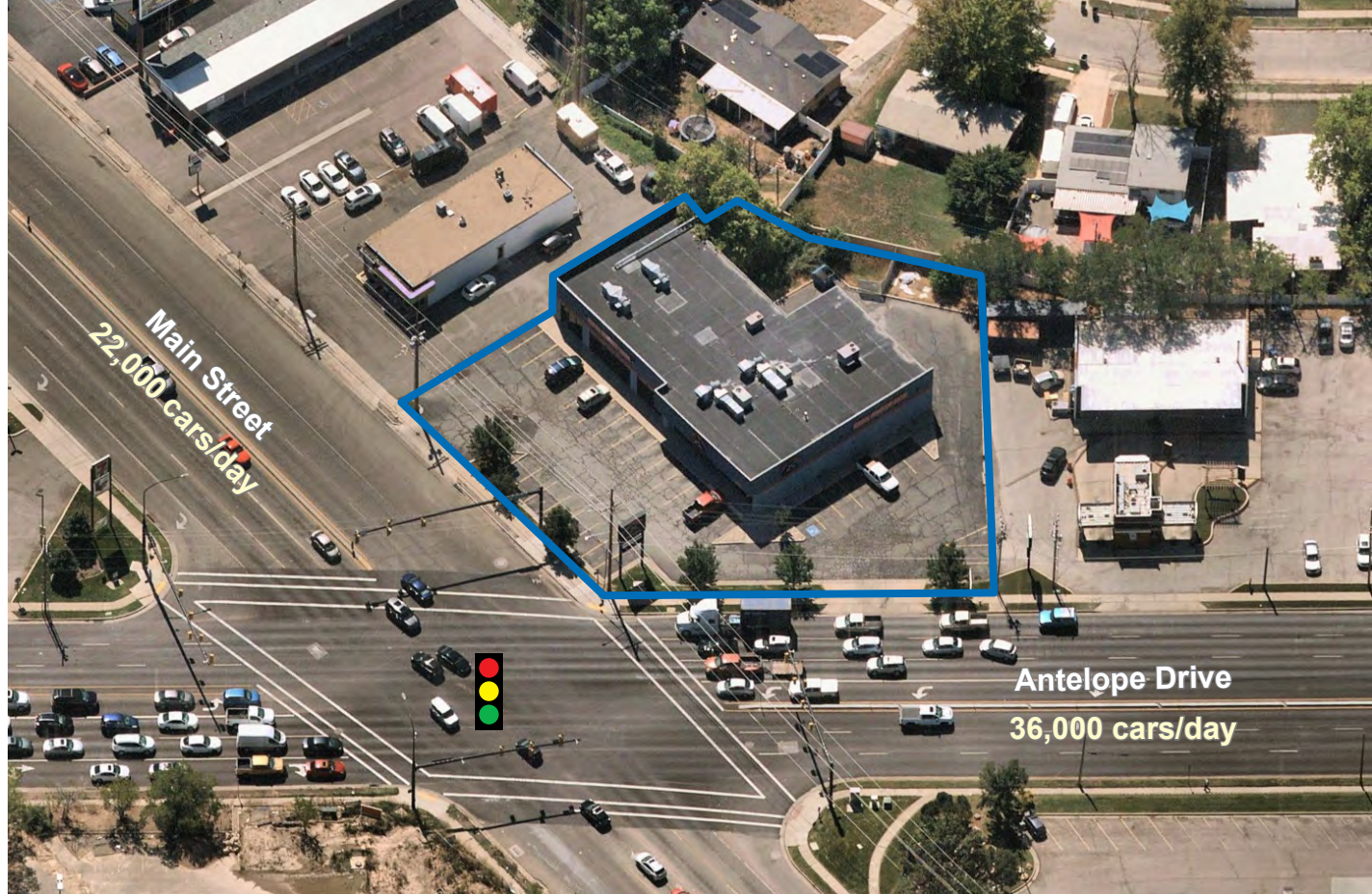




03

LAYTON





## Layton Property

1995 N. MAIN ST.  
LAYTON, UT 84041

**\$2,770,000**  
SALE PRICE

**\$187,200**  
NOI

**6.75%**  
CAP RATE

### PROPERTY HIGHLIGHTS

- Freestanding hard corner retail in the heart of Layton on Main Street and Antelope Drive
- 9,000 SF
- .60 acres
- High Traffic Count: 36,000 Cars per day on Antelope Drive
- Showroom, retail counter, indoor shooting range
- 30 parking stalls
- Zoned CH (Highway Commercial)

## Nearby Retail







04

TOOELE





## Tooele Property

952 N. MAIN ST.  
TOOELE, UT 84074

**\$1,640,000**  
SALE PRICE

**\$110,400**  
NOI

**6.75%**  
CAP RATE

### PROPERTY HIGHLIGHTS

- Freestanding retail anchored by Macey's and Harbor Freight
- 5,100 SF
- .53 acres
- High Traffic Count: 30,000 Cars Per Day on Main Street
- Showroom, retail counter, conference room, offices, heated warehouse with grade level door, indoor shooting range
- 32 parking stalls
- Zoned GC (General Commercial)

## Nearby Retail







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