



**FOR
SALE**

ANDREW CUPPETT

andrew@c21everest.com

PH: 801.694.7723

UT Lic: #9573234-AB00

**CENTURY 21
COMMERCIAL**

Everest

THE CALVARY CHURCH BUILDING

MULTI-TENANT RETAIL INVESTMENT | AMERICAN FORK, UT

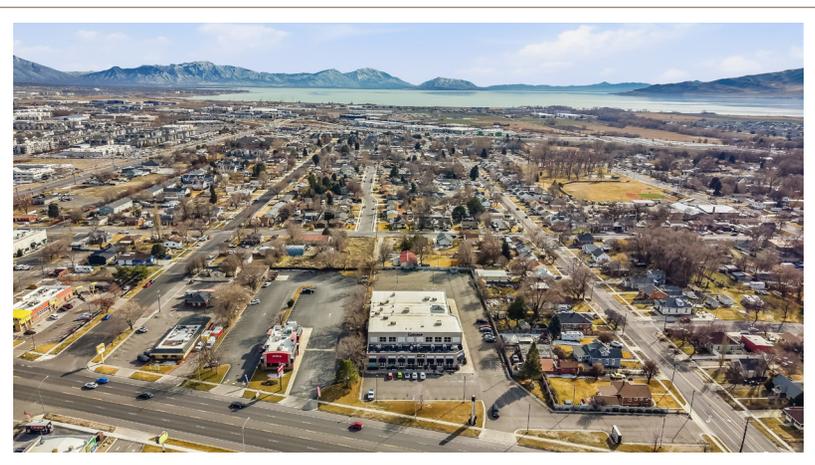
THE CALVARY CHURCH BUILDING

338 E STATE ROAD, AMERICAN FORK, UT 84003

\$7,000,000
PRICE

6.97%
CAP RATE

NOI	\$487,739
# OF TENANTS	5
BUILDING SIZE	36,495
LAND SIZE	2.379 AC



PROPERTY INVESTMENT HIGHLIGHTS

MULTI-TENANT RETAIL INVESTMENT | AMERICAN FORK, UT

THE OFFERING

- Multi-tenant retail building
- Leases feature 2-3% annual rental increases

THE CALVARY CHURCH BUILDING

- Ideally positioned on State Road
- 36,495 Sq Ft - 100% occupied

MARKET HIGHLIGHTS

- Dense residential population - 163,788 residents within 5-mile radius of the subject property
- Affluent demographics - \$101,484 average household incomes within a 5-mile radius of the subject property
- Located less than 1.5 miles to I-15
- Traffic counts 35,000 (AADT)



PROPERTY INCOME & EXPENSES

MULTI-TENANT RETAIL INVESTMENT | AMERICAN FORK, UT

INCOME & EXPENSES

CURRENT

PRICE **\$7,000,000**

CAPITALIZATION RATE **6.97%**

TOTAL LEASE (SF) 100.00%

TOTAL VACANT (SF) 0.00%

TOTAL RENTABLE AREA (SF) 100.00%

INCOME

EFFECTIVE GROSS INCOME **\$561,852.00**

EXPENSE

PROPERTY TAXES (\$50,366.53)

INSURANCE (\$8,260.00)

UTILITIES (\$8,058.00)

RECYCLING/TRASH (\$5,400.00)

LANDSCAPING (\$1,728.00)

SNOW REMOVAL (\$300.00)

TOTAL OPERATING EXPENSES **(\$74,112.53)**

NET OPERATING INCOME **\$487,739.47**



TENANT OVERVIEW

MULTI-TENANT RETAIL INVESTMENT | AMERICAN FORK, UT



Charis Pregnancy Clinic provides options and support for unplanned pregnancies in Salt Lake City and American Fork.

2 Locations in Utah.

<https://www.charisclinic.org/>



Since 1989, Gandolfo's Deli has brought the authentic deli experience to communities where quality and tradition matter most.

12 locations in multiple states.

<https://gandolfosdeli.com/>

Bonsai Bai Me

Bonsai Bai Me is located in northern Utah and western Washington the Bonsai Bai Me experience is the perfect night out. Aside from the bonsai experience, they also provide trees and pots available to purchase for Bonsai enthusiasts looking to grow their collection.

3 locations in two states.

<https://www.bonsaibaime.com/>



Yummy Ice Cream Emporium has more options than any other ice cream shop in Utah. They have 32 flavors of hard scoop ice cream that include sorbet and sherbet with free arcade games.

2 Locations in Utah County

<https://www.yummyutah.com/>



The first Calvary Chapel was started in Costa Mesa, California, in the 1960's, as a small nondenominational church of 25 members, pastored by Chuck Smith. The Lord blessed that small group, and now Calvary Chapel Costa Mesa is home to 30,000 believers and has planted 850 churches in North America and almost 200 churches in South America, Europe, Africa, Asia and Australia.

This location has been in American Fork since 2004.

<https://www.calvarymv.com/>

AERIAL MAP

MULTI-TENANT RETAIL INVESTMENT | AMERICAN FORK, UT





CONTACT OUR TEAM

ANDREW CUPPETT

andrew@c21everest.com

PH: 801.694.7723

UT Lic: #9573234-AB00

**CENTURY 21
COMMERCIAL**
Everest

This document and the information herein (the "Offering Memorandum") have been prepared by Century 21 Everest to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, Century 21 Everest makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. Century 21 Everest does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. Century 21 Everest strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering memorandum you agree to release Century 21 Everest and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.