



INVESTMENT OFFERING



FIRST COMMUNITY PLAZA

6900 SOUTH 900 EAST, MIDVALE, UTAH 84047

HIGHLIGHTS INCLUDE

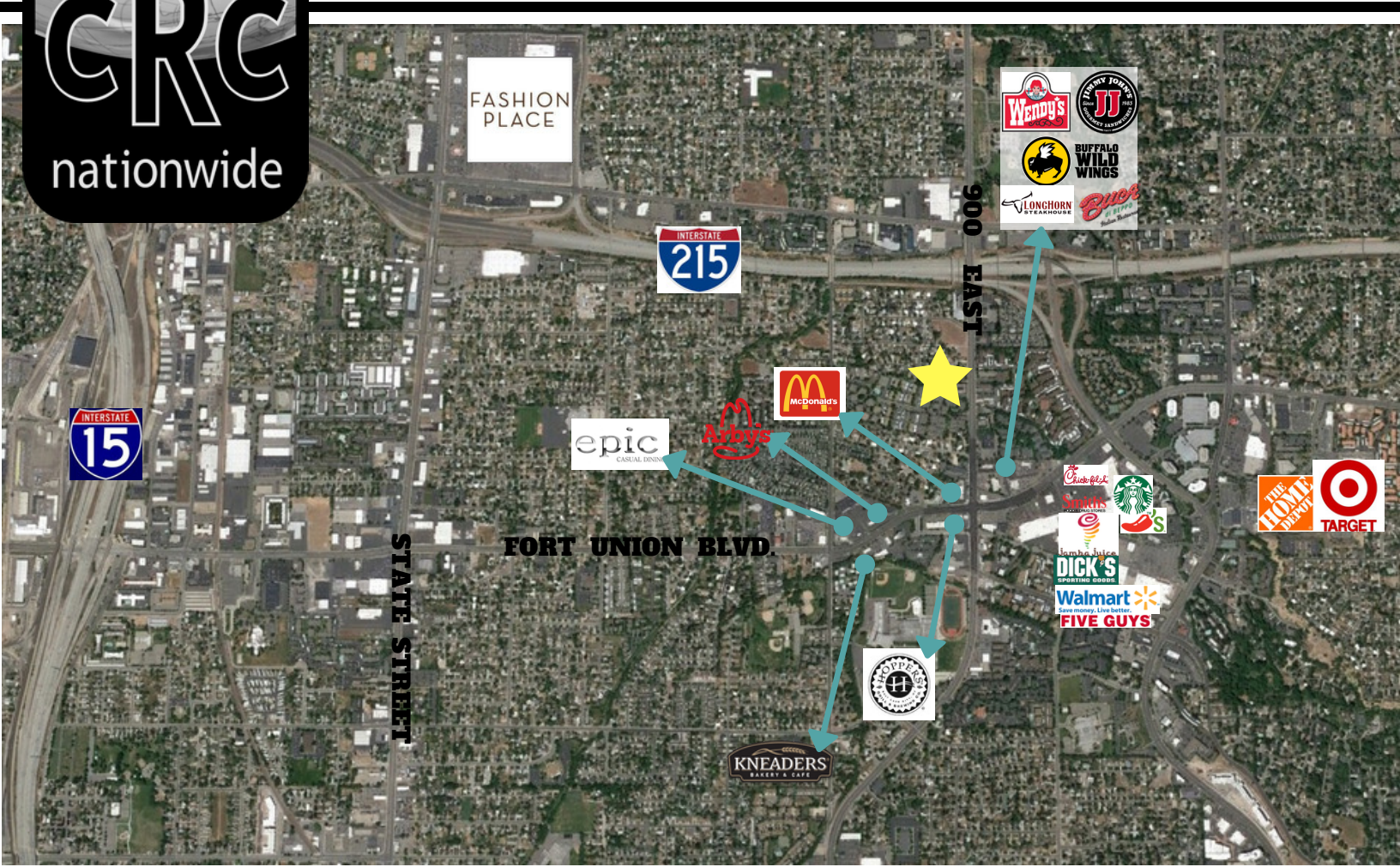
- ▶ Class A Architecture
- ▶ Steel Building with Heavy Wood Beam, Stucco and Rock Facade Construction
 - ▶ 100% Occupied
 - ▶ 5/1,000 SF Parking Ratio
 - ▶ High Tenant Retention History
- ▶ Well Staggered Lease Expiration Dates
 - ▶ Central Location to Labor Force
 - ▶ Excellent Access to I-15 and I-215

PROPERTY INFORMATION

Building Size: 23,239 SF
Site Size: 1.50 Acres
Year Built: 2000
Number of Tenants: 6
Occupancy: 100%
Sales Price: \$4,383,318.00
CAP Rate: 6.85%
NOI: \$300,257.32

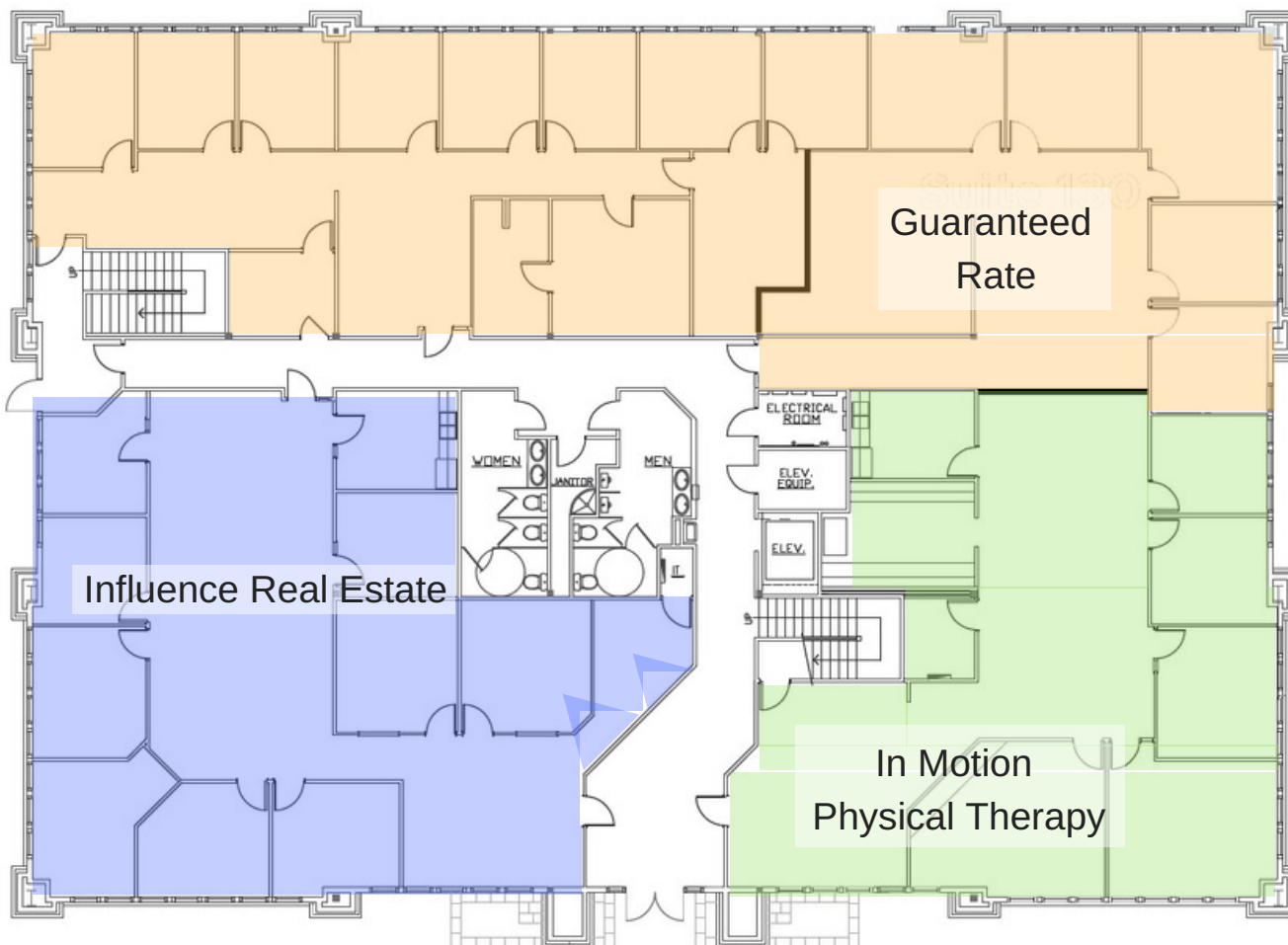


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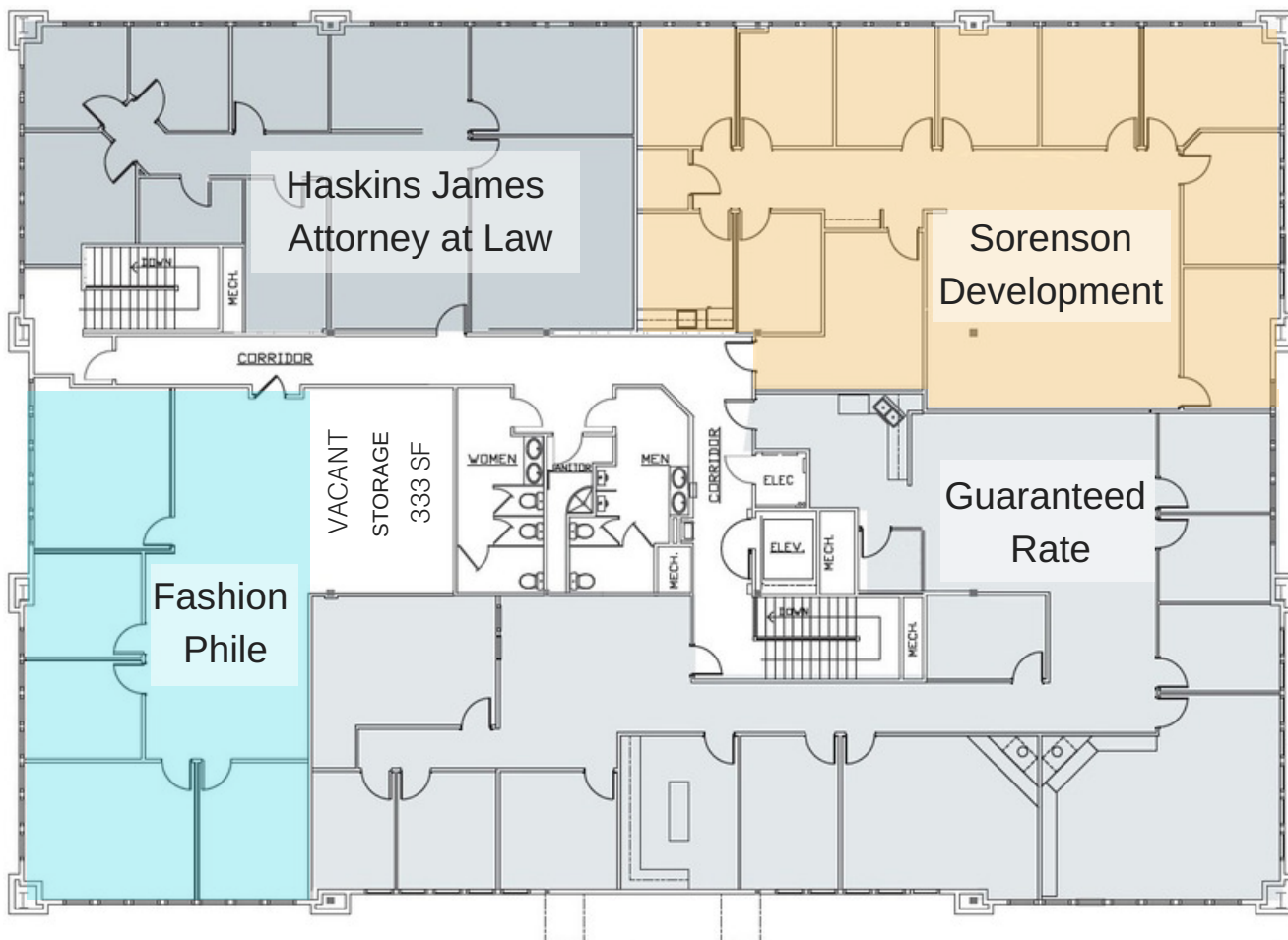


FIRST COMMUNITY PLAZA

FIRST FLOOR



SECOND FLOOR



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Tenant	Suite	Lease Start	Lease Exp	RSF	Gross Monthly Rent	Gross Annual Rent
In Motion Physical Therapy	100	7/1/2015	9/30/2020	3,104	\$5,571.00	\$66,852.00
Influence Real Estate	120	11/1/2011	11/30/2023	3,301	\$5,226.58	\$62,719.00
Guaranteed Rate	150	1/1/2012	9/30/2020	5,057	\$8,171.27	\$98,055.24
Guaranteed Rate	200	7/1/2013	9/30/2020	4,447	\$7,185.61	\$86,227.32
Sorenson Development	230	5/1/2017	7/31/2023	2,982	\$4,922.87	\$59,074.44
Haskin James LLC	240	12/1/2012	11/30/2017	2,149	\$3,354.23	\$40,250.76
FashionPhile	250	10/1/2015	9/30/2020	1,866	\$4,626.13	\$55,513.56
Vacant Storage*Potential				333	\$280.00	\$3,360.00
				23,239		

Gross Annual Rent	\$472,052.32
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Less Operating Costs	\$171,795.00
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Net Income	\$300,257.32
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801.617.1710

Greg McDonald

greg.mcdonald@crcnationwide.com

