

233 FRONT ST
Evanston, WY 82930

OFFERING MEMORANDUM



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LEGEND
PARTNERS



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HIGHLIGHTS

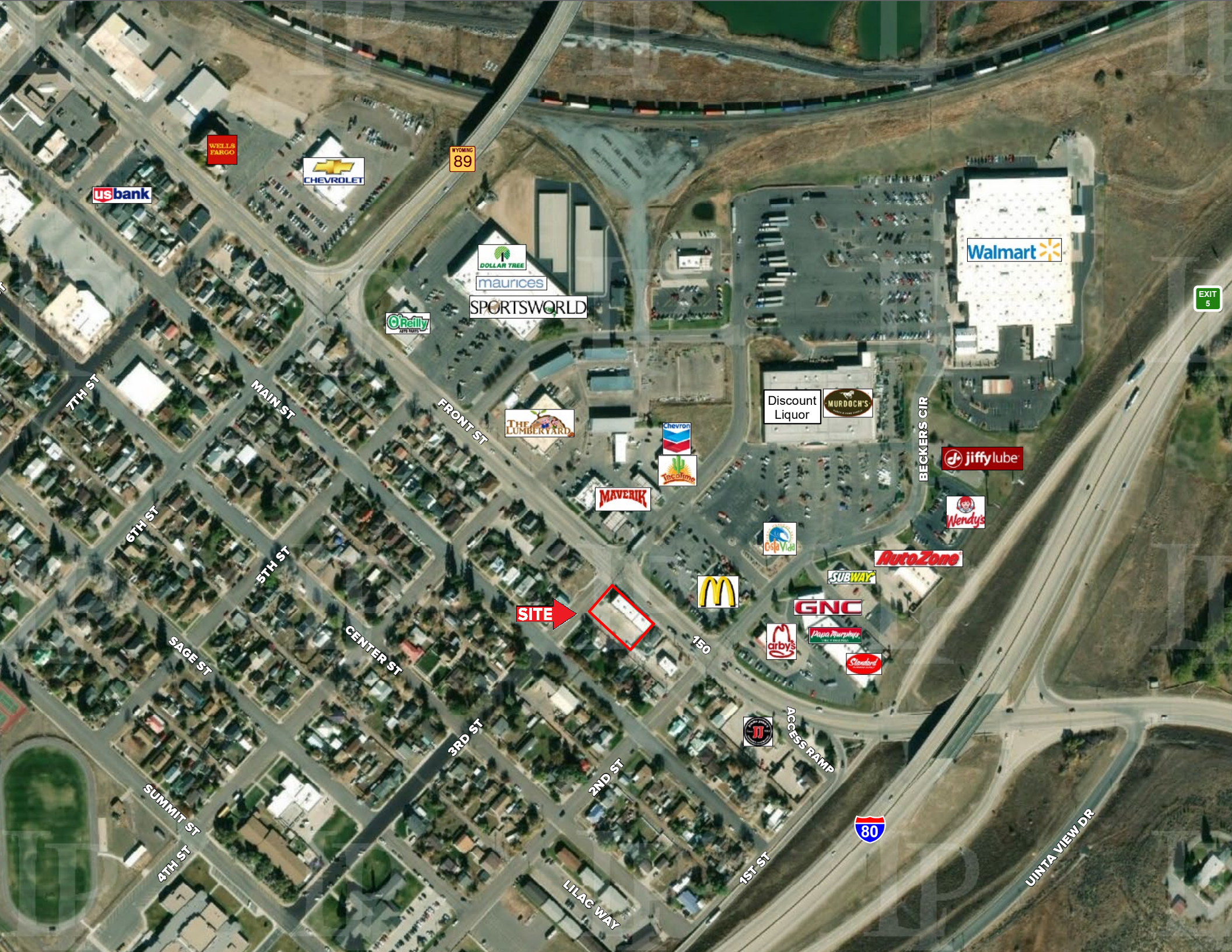
IDEAL LOCATION

- Located on Light Anchored Corner on Busiest Street in Evanston
- Evanston is the First City You Encounter in Wyoming When Coming from Utah
- Directly Across from Walmart and Discount Liquor
- Front Street is the Main Offramp from I-80 for the City of Evanston
- High Traffic Counts: 16,000+ AADT on Front St

TENANT LEASES

- Triple Net Leases (NNN)
- 100% Occupied
- 75% of Building are National Tenants





WELLS FARGO

CHEVROLET

89

usbank

DOLLAR TREE

maurices

SPORTSWORLD

O'Reilly

Walmart

EXIT 5

7TH ST

MAIN ST

FRONT ST

Discount Liquor

MURDOCK'S

BECKERS CIR

jiffylube

6TH ST

5TH ST

THE LUMBERYARD

Chevron

locatime

MAVERIK

Costco

Wendy's

SAGE ST

CENTER ST

McDonald's

SUBWAY

AutoZone

SITE

GNC

arby's

Philly Murphys

Standard

SUMMIT ST

3RD ST

2ND ST

150

ACCESS RAMP

80

4TH ST

LILAC WAY

1ST ST

UINTA VIEW DR

INVESTMENT SUMMARY



**PRICE
CAP**

**\$1,469,000
6.75%**

**RENTABLE SF
TERM REMAINING**

4,550 SF
Domino's – 9 Years
Vape Headz – 5 Years
Verizon – 3 Years
Advance America – 1 Year

**LEASE TYPE
NOI**

Triple Net (NNN)
\$99,143





PROPERTY SUMMARY

ADDRESS 233 Front St | Evanston, WY

BLDG. AREA 4,550 SF

LOT SIZE 0.45 AC

YEAR BUILT 2006

LEASE TYPE NNN

RENT ROLL

TENANT	SF	GLA %	BASE RENT PSF (YR)	MONTHLY RENT	ANNUAL RENT	RENT %	LEASE END	CAM
Advance America	960	21.10%	\$25.00	\$2,000.00	\$24,000.00	21.38%	7/31/2020	\$4,608.00
Verizon	945	20.77%	\$29.14	\$2,294.73	\$27,536.76	24.53%	7/28/2022	\$4,536.00
Vape Headz	945	20.77%	\$22.00	\$1,732.50	\$20,790.00	18.52%	11/1/2024	\$4,536.00
Dominos	1,700	37.36%	\$23.50	\$3,329.17	\$39,950.04	35.58%	12/31/2028	\$5,151.00
Total	4,550	100.00%	\$24.91	\$9,356.40	\$112,276.80	100.00%		\$18,831.00

INVESTMENT SUMMARY

Total Gross Rent Revenue \$112,277

CAM Recovery \$18,831

CAM \$(21,860)

Management/Admin \$(4,491)

Vacancy Reserve (5%) \$(5,614)

NOI \$99,143

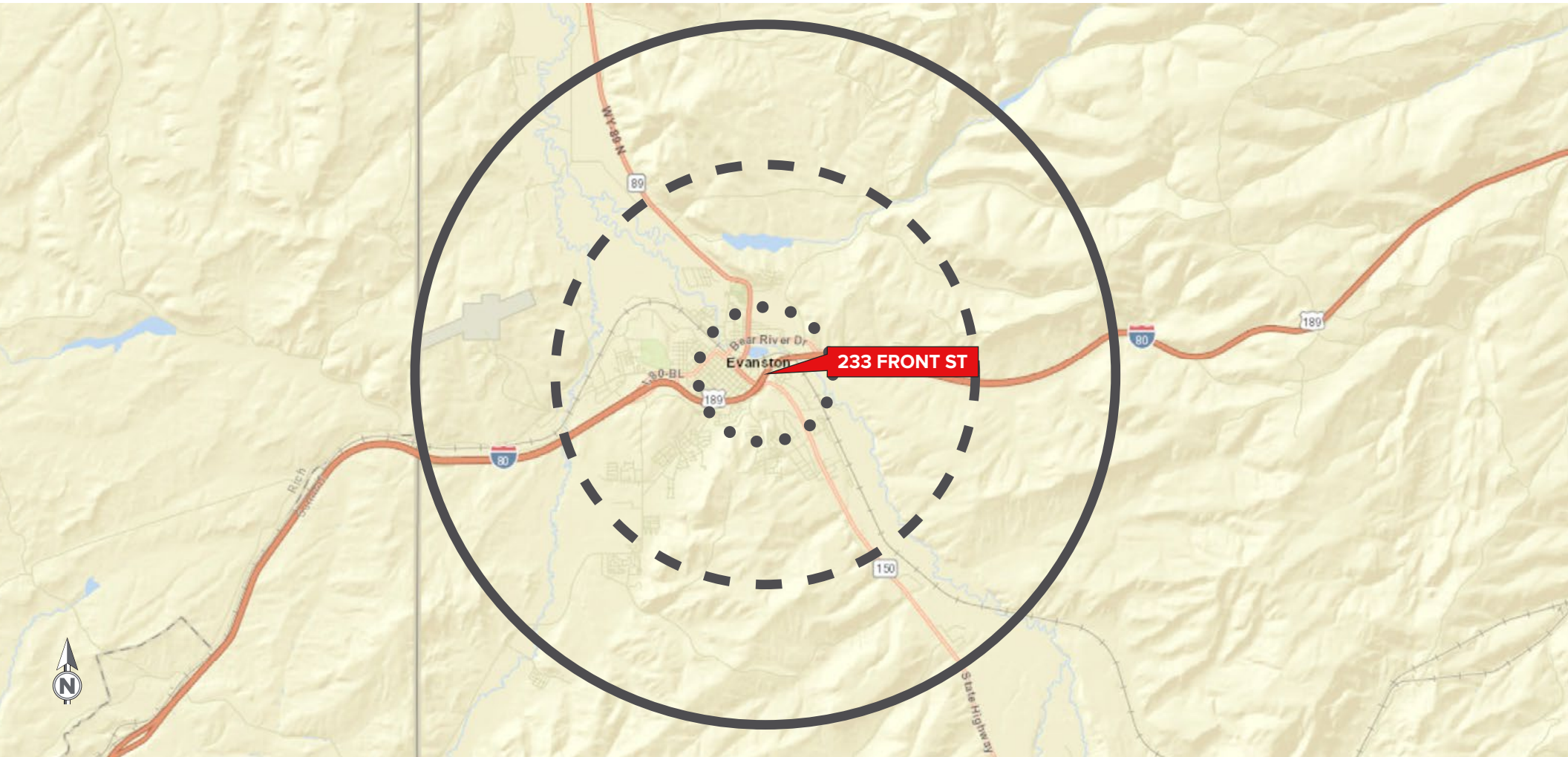
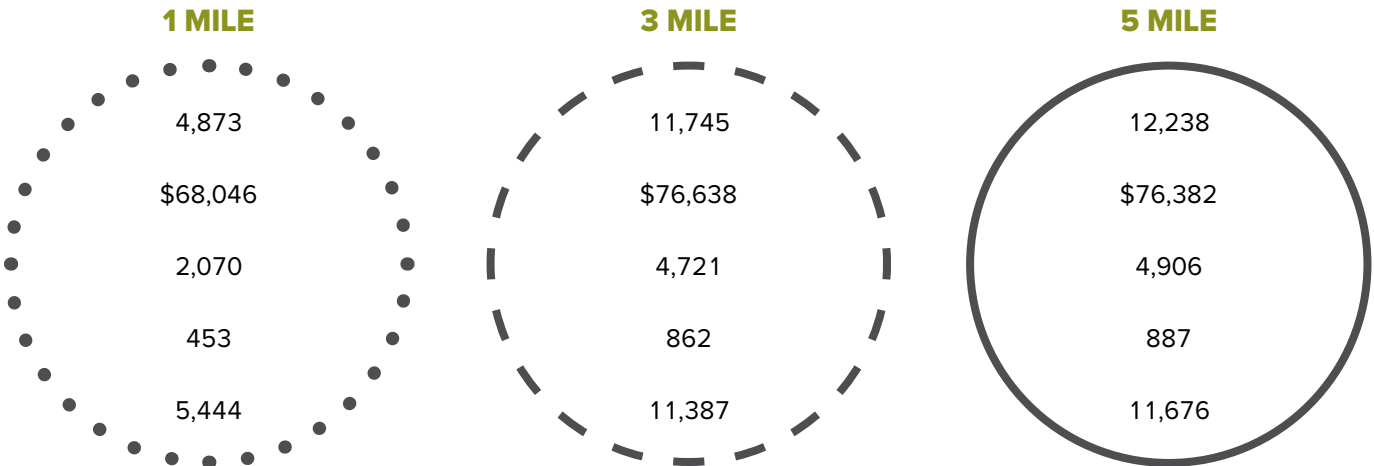
Valuation Cap Rate 6.75%

Valuation \$1,468,784

Price Per SF \$323

DEMOGRAPHICS

-  POPULATION
-  AVG. HOUSEHOLD INCOME
-  HOUSEHOLDS
-  BUSINESSES
-  DAYTIME POPULATION



An aerial photograph of a town in Wyoming, likely Jackson, is shown with a semi-transparent green overlay. The town features a mix of residential houses and commercial buildings, with a prominent sign for 'BAYN & FARGO CO. MERCHANDISE' visible. The background shows rolling hills and sparse vegetation.

WYOMING

Wyoming's economy is different from most states with mineral extraction and tourism comprising major industry sectors. The federal government owns roughly half of the state's landmass. Top tourist attractions include: Grand Teton National Park, Yellowstone National Park and Independence Rock. Yellowstone opened as the world's first national park and attracted 4.1 million visitors in 2017, down 3% from the previous year when it set a record. The Tax Foundation ranks Wyoming first in its analysis of state tax costs on business.

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