

PRICE REDUCED

# BANK BRANCH BUILDING

## Multi-Tenant Office Investment Opportunity

### HIGHLIGHTS INCLUDE:

- **Sale & Partial Leaseback:** Bank Tenant to leaseback 5,226 sf for 7 years
- **Occupancy & WALT:** Fully occupied following Bank Tenant's proposed leaseback and features 3.84 years of WALT
- **Credit Tenant:** Bank Tenant National Association is rated A+
- **Location:** Prime visibility and strategically located on Hill Field Road
- **Strong Area Demographics:** Within a 3-mile radius, there are 33,519 households featuring average annual income of \$121,995 with daytime population of 106,033

### INVESTMENT SUMMARY

|                 |                                               |
|-----------------|-----------------------------------------------|
| Address:        | 849 West Hill Field Road<br>Layton, Utah      |
| Building Size:  | 13,186 sq. ft. (Buyer to verify)              |
| Occupancy:      | 100% (Bank tenant to Lease back<br>5,226 sf)  |
| Site Size:      | 1.08 acres                                    |
| Parcel Numbers: | 100670049                                     |
| Age:            | 1992                                          |
| Zoning:         | Commercial                                    |
| Parking:        | 51 spaces (3.87/1,000 sf ratio)               |
| Sales Price:    | \$1,700,000 (\$128.92 psf)                    |
| Cap Rate:       | 6.91%<br>(In-place income/estimated expenses) |

### Exclusive Advisors

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| Demographics             | 1 Mile   | 3 miles   | 5 miles   |
|--------------------------|----------|-----------|-----------|
| <b>Population</b>        |          |           |           |
| 2025 Estimated           | 12,019   | 103,431   | 192,797   |
| 2030 Projected           | 12,957   | 109,264   | 202,496   |
| <b>Households</b>        |          |           |           |
| 2025 Estimated           | 4,424    | 33,519    | 60,517    |
| 2030 Projected           | 4,845    | 35,949    | 64,558    |
| <b>Income</b>            |          |           |           |
| Average Household Income | \$85,716 | \$121,995 | \$131,784 |
| Median Household Income  | \$72,011 | \$100,747 | \$108,264 |
| Per Capita Income        | \$31,133 | \$39,568  | \$41,348  |

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