

CARRIAGE CROSSING

3648 W 9800 S • South Jordan, UT

OFFERING MEMORANDUM



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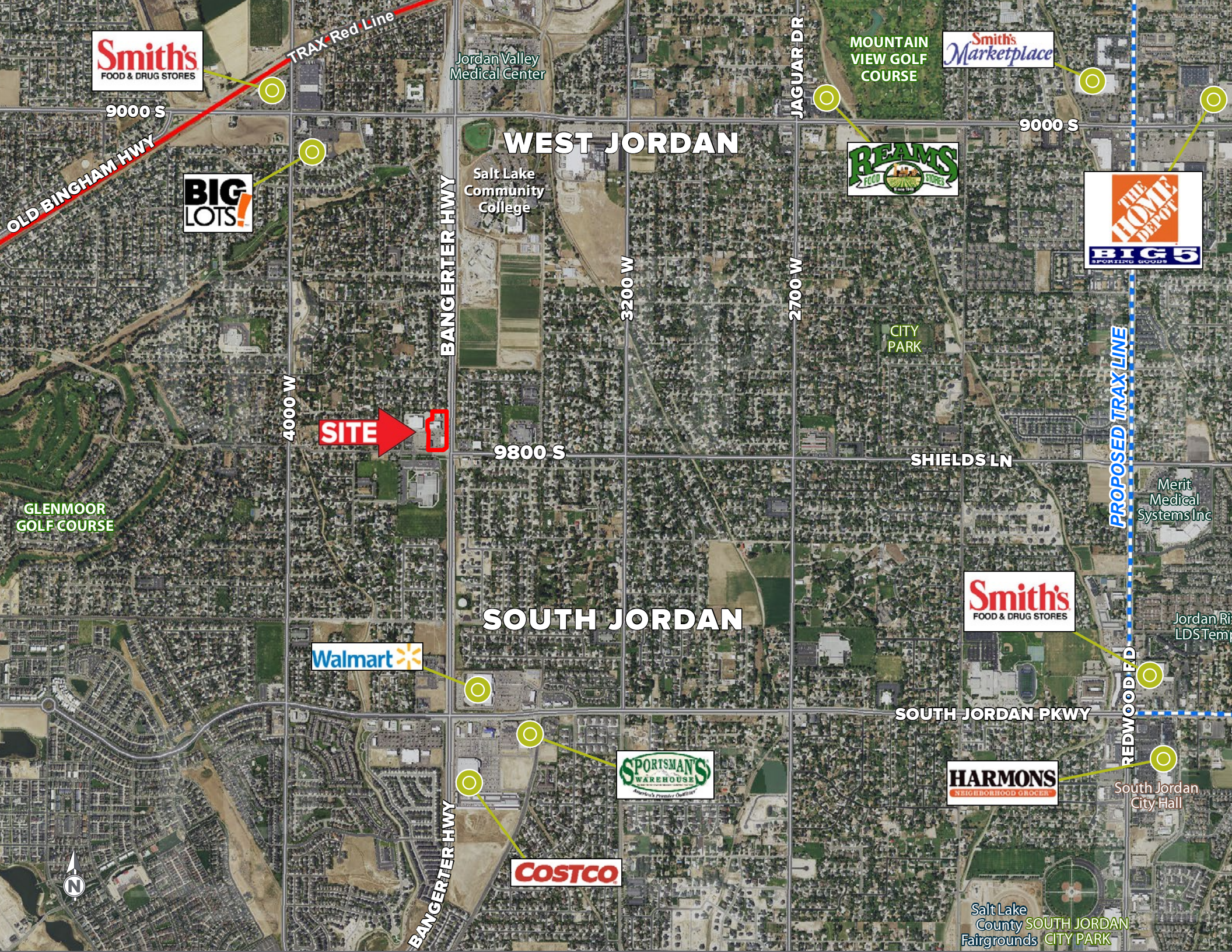
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LEGEND
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Smith's
FOOD & DRUG STORES

9000 S

TRAX Red Line

Jordan Valley
Medical Center

MOUNTAIN
VIEW GOLF
COURSE

Smith's
Marketplace

9000 S

OLD BINGHAM HWY

BIG
LOTS!

BANGERTER HWY

WEST JORDAN

Salt Lake
Community
College

BEAMS
FOOD STORES

THE HOME
DEPOT
BIG 5
SPORTING GOODS

4000 W

SITE

9800 S

3200 W

2700 W

CITY PARK

PROPOSED TRAX LINE

GLENMOOR
GOLF COURSE

SHIELDS LN

Merit
Medical
Systems Inc

SOUTH JORDAN

Walmart

Smith's
FOOD & DRUG STORES

Jordan Ri
LDS Temp

SOUTH JORDAN PKWY

South Jordan
City Hall

HARMONS
NEIGHBORHOOD GROCER

SPORTSMAN'S
WAREHOUSE
America's premier Outfitter

COSTCO

Salt Lake
County SOUTH JORDAN
Fairgrounds CITY PARK



HIGHLIGHTS

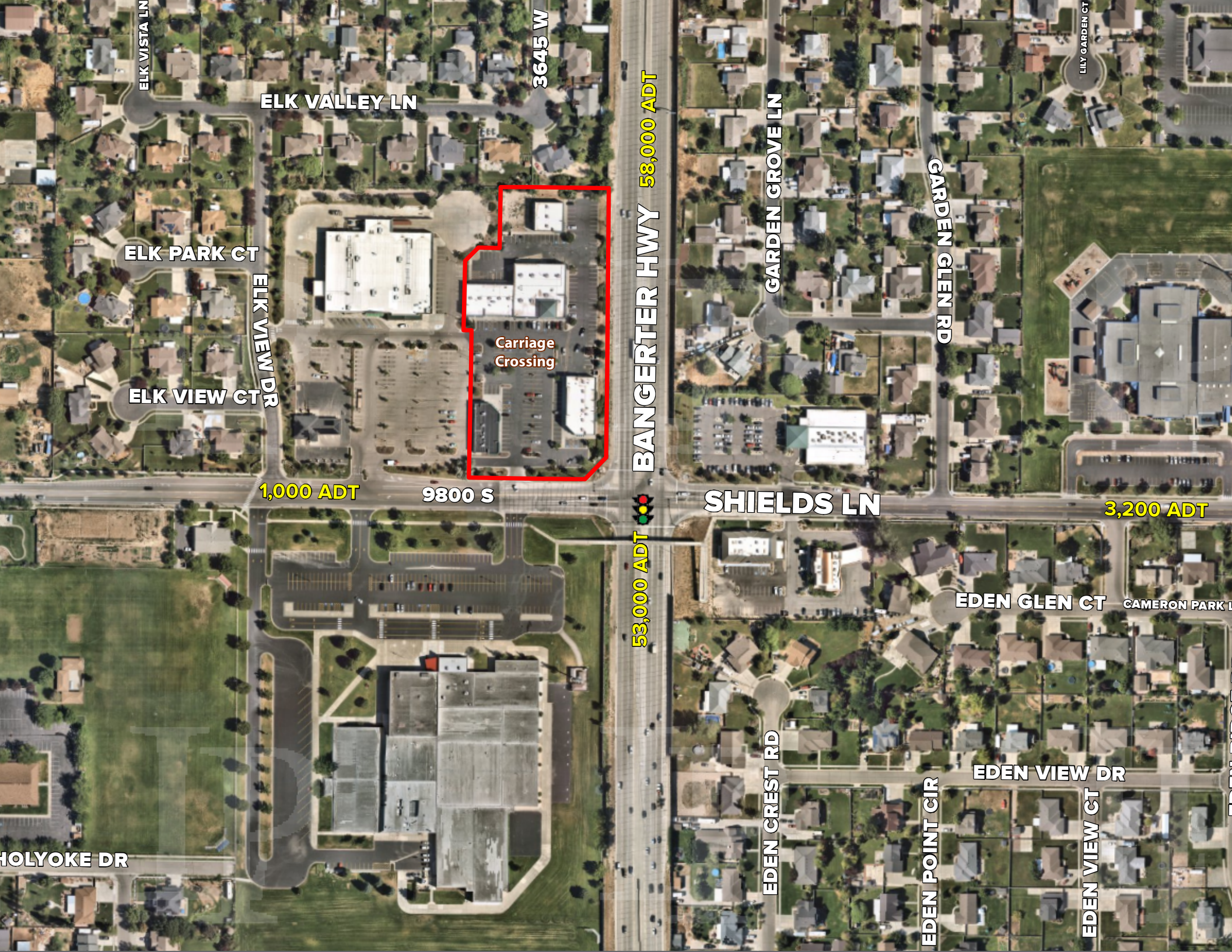
IDEAL LOCATION

- Light Anchored Corner Location with Great Visibility
- High Traffic Counts: 58,000+ AADT on Bangerter Highway
- Dense Population: 290,000+ Population within 5 Mile Radius
- Surrounded by 5 Different Schools within 1 Mile: Salt Lake Community College, Elk Ridge Middle School, Elk Meadows Elementary School, Jordan Ridge Elementary School, Welby Elementary School
- Surrounding Retails Include Costco, Walmart Supercenter, Vasa Fitness, Sportsman Warehouse, Autozone, Jiffy Lube, Burger King and many more

INVESTMENT

- Four Separate Buildings (Fee Simple)
- Good Mix of Both National and Local Tenants
- Long Operating History for Most Tenants
- Annual Increases
- NNN Leases





ELK VISTA LN

ELK VALLEY LN

3645 W

ELK PARK CT

ELK VIEW DR

ELK VIEW CT

Carriage Crossing

1,000 ADT

9800 S

BANGERTER HWY 58,000 ADT

53,000 ADT

SHIELDS LN

GARDEN GROVE LN

GARDEN GLEN RD

LILY GARDEN CT

3,200 ADT

EDEN GLEN CT

CAMERON PARK LN

HOLYOKE DR

EDEN CREST RD

EDEN POINT CIR

EDEN VIEW DR

EDEN VIEW CT



PROPERTY SUMMARY

NAME	Carriage Crossing
ADDRESS	3648 W 9800 S South Jordan, UT
RENTABLE BUILDING AREA	34,041 SF
LAND AREA	3.87 AC

INVESTMENT SUMMARY



PRICE	\$7,250,000
CAP	6.72%



RENT ROLL

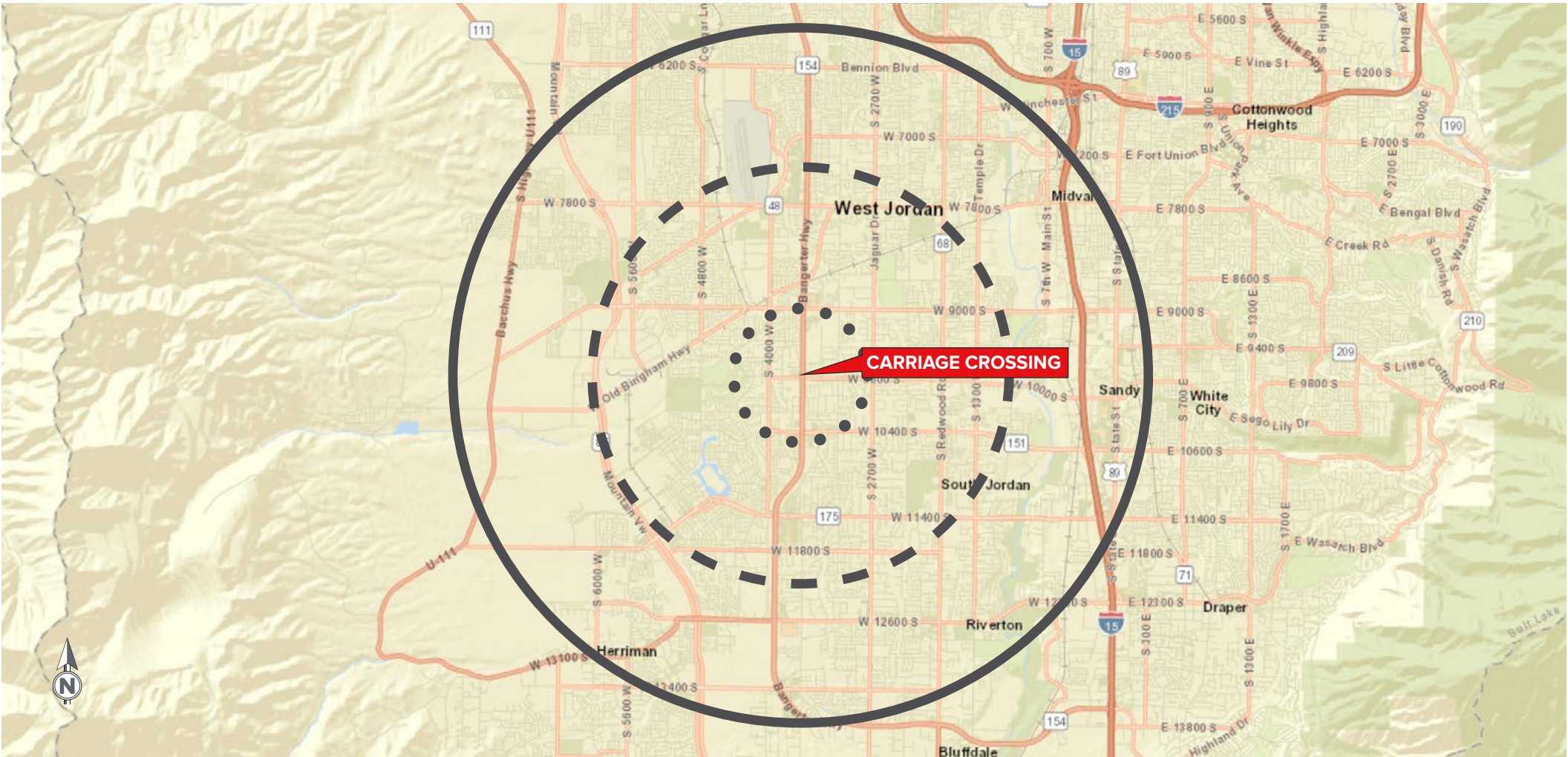
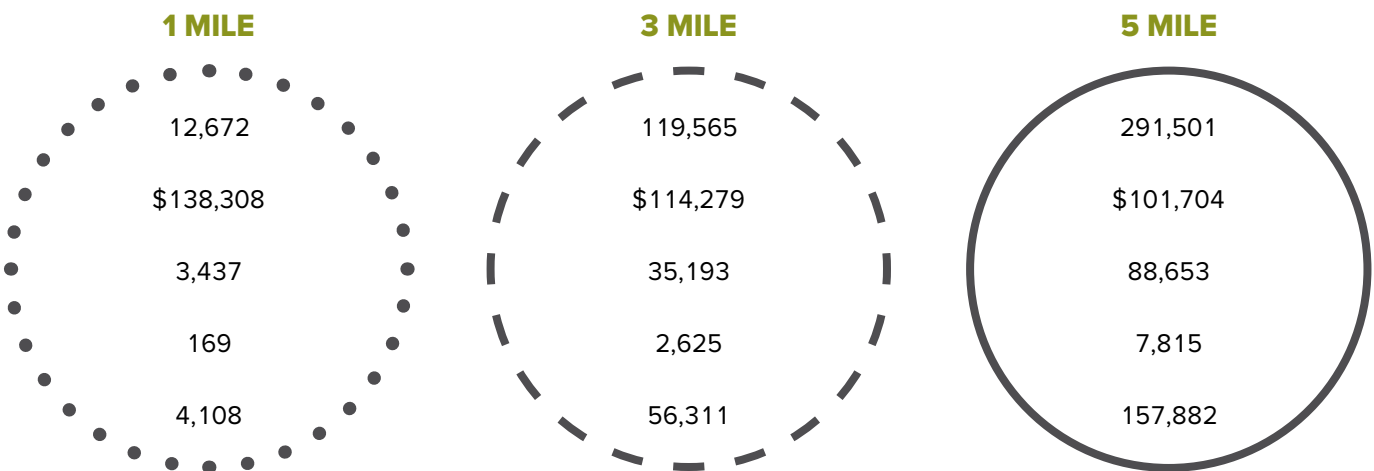
TENANT	SQ. FT.	PRO-RATA SHARE	ANNUAL BASE RENT	ANNUAL CAM	MONTHLY BASE RENT	MONTHLY CAM	RENT/SF	CAM/SF	LEASE TYPE	LEASE EXPIRATION
Professional Dental	2105	6.18%	\$46,980.00	\$13,151.51	\$3,915.00	\$1,043.90	\$22.32	\$6.25	NNN	11/30/2020
Rice King	1200	3.53%	\$25,956.00	\$7,497.30	\$2,163.00	\$595.31	\$21.63	\$6.25	NNN	12/31/2022
USSD Mark Diaz	1200	3.53%	\$24,506.76	\$7,497.30	\$2,042.23	\$595.31	\$20.42	\$6.25	NNN	6/30/2023
Bonneville Tattoo	1100	3.23%	\$24,504.00	\$6,872.52	\$2,042.00	\$544.96	\$22.28	\$6.25	NNN	11/1/2021
Big Daddy Pizza	1297	3.81%	\$26,219.16	\$8,103.33	\$2,184.93	\$642.55	\$20.22	\$6.25	NNN	7/31/2021
A Gentle Vet	2196	6.45%	\$41,201.57	\$13,720.05	\$3,433.46	\$1,087.93	\$18.76	\$6.25	NNN	3/31/2022
Vacant	1201	3.53%	\$20,799.96	\$7,503.54	\$1,733.33	\$544.96	\$17.32	\$6.25	NNN	
Vacant	558	1.64%	\$7,851.96	\$3,486.24	\$654.33	\$276.44	\$14.07	\$6.25	NNN	
DEFY Tumbling	1434	4.21%	\$25,109.34	\$8,959.27	\$2,092.45	\$711.68	\$17.51	\$6.25	NNN	5/31/2023
Local Motion Dance	3907	11.48%	\$51,067.08	\$24,409.95	\$4,255.59	\$1,937.72	\$13.07	\$6.25	NNN	5/31/2023
Sassy Nails	1200	3.53%	\$24,121.00	\$7,497.30	\$2,010.08	\$595.31	\$20.10	\$6.25	NNN	11/30/2020
Willpower Fitness	1824	5.36%	\$35,016.00	\$11,395.89	\$2,918.00	\$903.93	\$19.20	\$6.25	NNN	6/30/2022
Dollar Tree	10159	29.84%	\$101,589.96	\$63,470.86	\$8,465.83	\$3,792.07	\$10.00	\$6.25	NNN	9/30/2022
Northridge Learning Center	1400	4.11%	\$9,737.70	\$8,746.85	\$811.48	\$693.58	\$6.96	\$6.25	NNN	11/30/2020
Medi-Weight Loss	2192	6.44%	\$36,575.71	\$13,695.06	\$3,136.39	\$1,085.95	\$16.69	\$6.25	NNN	9/1/2027
Awash & Grooming Pet Services	1068	3.14%	\$20,885.93	\$6,672.59	\$1,740.49	\$529.10	\$19.56	\$6.25	NNN	1/31/2022
Verizon Cell Tower	200		\$4,800.00		\$400.00		\$24.00	\$0.00	NNN	
Total	34041	100.00%	\$526,922.13	\$212,679.54	\$43,998.59	\$15,580.70	\$15.48	\$6.25		

FINANCIALS

Income		Expenses	2020 Est 3% Inc	PSF
Scheduled Base Income	\$526,922.13	Management Fee 3%	\$23,000.00	\$0.68
Expense Reimbursements	\$212,679.54	Gas & Electric	\$7,864.23	\$0.23
Effective Gross Income	\$739,601.67	Water & Sewer	\$12,530.76	\$0.37
Vacancy Actual	-\$39,641.71	Garbage/Disposal/Refuse	\$14,693.42	\$0.43
Gross Effective Income	\$699,959.96	HVAC Maintenance	\$15,246.38	\$0.45
Total Operating Expenses	-\$212,679.54	Landscaping (Maintenance)	\$10,310.82	\$0.30
Net Operating Income	\$487,280.42	Parking Lot Sweeping	\$2,187.72	\$0.06
		Insurance - Building Coverage	\$7,166.74	\$0.21
		Landscaping (planting/repairs)	\$628.30	\$0.02
		Plumbing Repairs	\$2,032.19	\$0.06
		Irrigation Repairs	\$505.73	\$0.01
		Repairs & Maintenance - Other	\$18,000.00	\$0.53
		Roof Repairs	\$1,014.04	\$0.03
		Security - Fire Sprinklers	\$9,331.54	\$0.27
		Snow Removal	\$7,594.71	\$0.22
		Real Estate Tax	\$78,512.97	\$2.31
		Pest Control	\$2,060.00	\$0.06
		Total Cost	\$212,679.54	\$6.25

DEMOGRAPHICS

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



UTAH

In 2013, the U.S. Census Bureau estimated that Utah had the second fastest-growing population of any state. St. George was the fastest-growing metropolitan area in the United States from 2000 to 2005. Utah also has the 14th highest median average income and the least income inequality of any U.S. state. A 2012 Gallup national survey found Utah overall to be the “best state to live in” based on 13 forward-looking measurements including various economic, lifestyle, and health-related outlook metrics. Approximately 62% of Utahns are reported to be members of The Church of Jesus Christ of Latter-day Saints or LDS (Mormons), which greatly influences Utahn culture and daily life. The LDS Church’s world headquarters is located in Salt Lake City. Utah is the only state with a majority population belonging to a single church.

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