

# Oak Park Place

Permanent home. Predictable costs. Real equity.

*Class-A office condos – purchase one unit, control your future.*



**CENTURY 21**

Everest

**Kurt Matz**

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6925 South Union Park Center #120

Midvale, UT 84047

## **Maximize Your Investment Savings!**

*Complete a Cost Segregation study on your unit to potentially save up to \$70,000 on your federal tax bill. This strategic financial approach can accelerate depreciation and improve your cash flow.*

*Your Investment. Your Savings. Let's Talk*

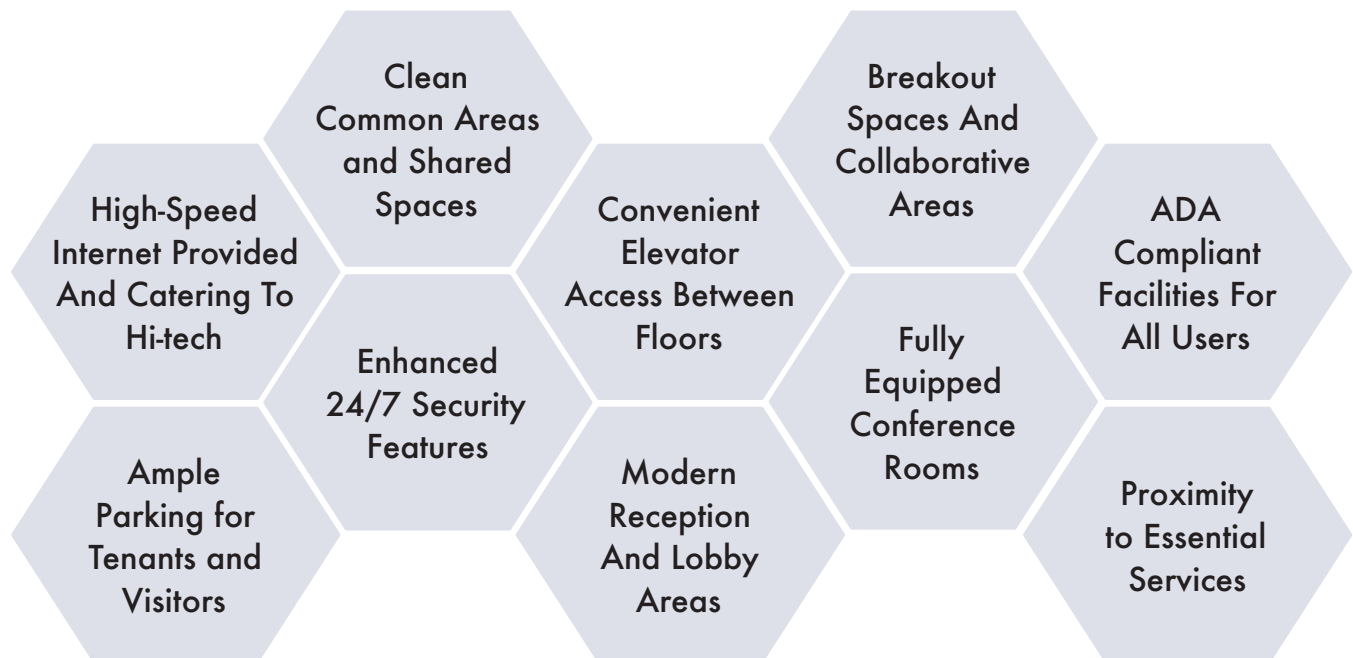
## Why Own?

Many businesses today face a common challenge—the desire to own their space while struggling to find properties that truly meet professional standards. Too often, available offices are outdated, poorly maintained, or lack the modern amenities needed to support productivity, client experience, and long-term growth. Oak Park Place offers a compelling alternative with Class-A office condos designed for today’s business owner—combining upscale finishes, thoughtful design, and modern infrastructure in a professional, high-quality environment. With pricing often comparable to or even below traditional lease rates, ownership allows businesses to reduce long-term occupancy costs, gain predictability, and build equity—transforming overhead into a strategic investment.

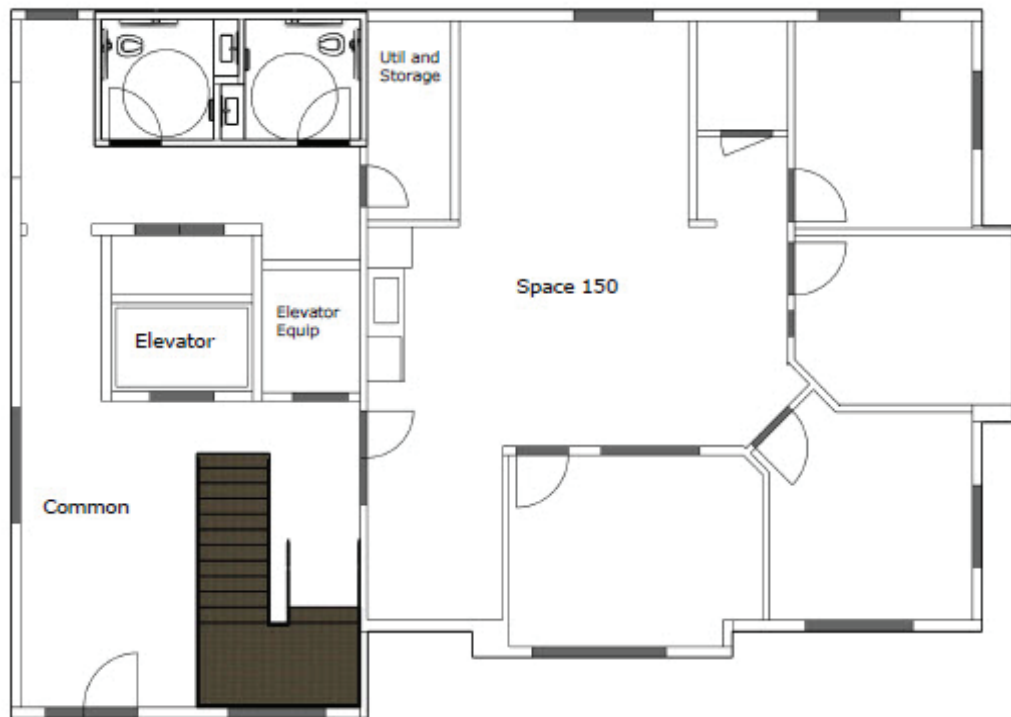
- Prime Location — Easy access to downtown, major arterials, and transit corridors for clients and employees
- Predictable Costs — Stable ownership with fixed common expenses and no unexpected rent increases
- Build Equity — Turn monthly occupancy costs into long-term asset value and financial stability
- Modern Infrastructure — Gigabit high-speed internet supports video conferencing, cloud systems, daily operations
- Designed for Productivity — Clean, professional spaces with quality finishes that enhance workflow and client experience
- Comfort & Efficiency — Independent HVAC and efficient systems help control costs and improve comfort
- Security & Convenience — Controlled access, shared amenities, and a well-maintained environment

## Executive Summary

- Location: 8777 South Redwood Road, West Jordan, Utah 84094
- Sale Price: \$580,000
- Unit Size: 7,200 Sq Ft Building. Each Condo is 1,800 Sq Ft Total (with common area)



## West Jordan's Premiere Professional Office Park



		Year 1	Year 5
<b>Transaction Structure</b>	Estimated Value	735,000	881,550
	Purchase Price	580,000	
	Investment <i>(Downpayment)</i>	145,000	
	First Loan	435,000	383,849
	Term: 6.00%                      30 Year		
		Year 5	
<b>Cost to Own</b>			
<b>Cost to Own</b>	Payment <i>(Monthly)</i>	2,608	2,608
	Operating Expenses <i>(taxes, HOA, repairs)</i>	377	400
	Utilities	350	400
	<b>Total</b>	<b>3,335</b>	<b>3,408</b>
		Year 5	
<b>Cost to Rent *</b>			
<b>Cost to Rent</b>	Payment <i>(Monthly)</i>	3,100	3,489
	Utilities	350	394
	<b>Total</b>	<b>3,450</b>	<b>3,883</b>

\*A Cost Segregation study could save you \$70,000 on your next tax bill. Let's talk about how this can benefit your investment!

# Class A Finishes



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