

Layton Village Shopping Center

±8,240 SF

For Sale

**743 N. King Street
Layton, Utah 84041**



2036 Lincoln Ave.,
STE 101B
Ogden, Utah 84401
www.mtncityco.com

James M. Hendershot
President, CCIM, CPM
801.821.0890 Mobile
801.394.2299 Office
jim@mtncityco.com

Brett Hendershot
Sales Agent
801.645.1606 Mobile
555.555.5555 Office
Brett@mtncityco.com

FOR SALE

± 8,240 SF Retail Building for Sale



FOR SALE:

8,240 Square foot Retail Center

USES:

Retail, Office, Restaurant

SALES RATE:

\$400/ PSF, NNN

TENANTS:

Smart Staffing, Springleaf Financial Services, Neville & Anderson Dental , Cutbop

LOCATION:

Property located in a prime Layton location right off of Main Street and Hill Field Rd. shadow anchored by Wal-Mart and Sam's Club.

SUMMARY:

The Property an incredible investment opportunity, beautiful building with strong long term tenants.



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PROPERTY PHOTOS



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TENANT PROFILES



Smart Staffing specializes in developing and executing customized staffing strategies for employers with more than twenty contingent staffing employees.



One Main Financial a trusted loan company for over 100 years. Specializing in simple and convenient personal loans online, or through specialists on location or over the phone.

Neville & Anderson Dental

Neville & Anderson Dental Specializes in General Denistry.



Cupbop a new trend Korean style take-out food. Cupbop serves Korean BBQs, with rice and veggies, & other seasonal menus. .



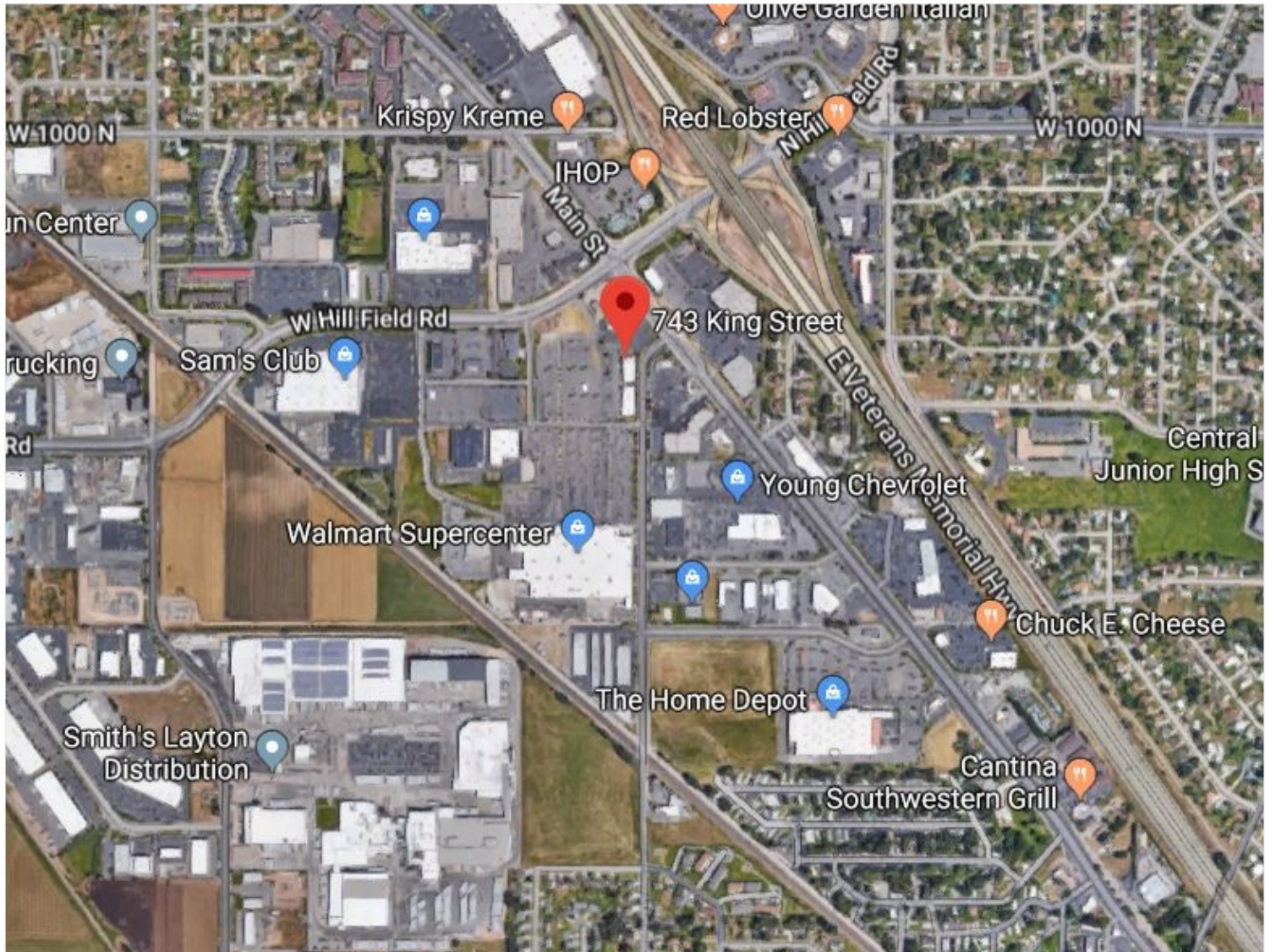
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AERIAL MAP



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RENT ROLL

Tenant Name	Unit	Sq Ft	Pro Rata Share	Lease Start	Lease End	Last Rent Increase	Rent Charges	Annual Rent Sq Ft	Operation Charges	Annual Operation Sq Ft	Total Charges	Annual Charges Sq Ft
Cupbop, Lay-ton	Sutie 400	3,120	37.86	06/01/19	05/31/25		5,200	15.38	1,622.40	6.24	5,622.40	21.62
Charge Escalations												
			Charge Type	From Date	To Date	Monthly Rent	Amt	Sq Ft				
			RC	12/01/19	5/31/20	5,200.00		20.00				
			RC	06/01/20	05/31/21	5,460.00		21.00				
			RC	06/01/21	05/31/22	5,624.00		21.63				
			RC	06/01/22	05/31/23	5,793.00		22.78				
			RC	06/01/23	05/31/24	5,966.00		22.94				
			RC	06/01/24	05/31/25	6,145.00		23.63				
Neville & Anderson Dental	Sutie 300	2,640	32.04	07/01/14	5/31/21		5,280.00	24.00	1,372.80	6.24	6,652.80	30.24
Spring Leaf Financial	Sutie 200	1,280	15.53	8/01/19	07/31/24		2,560.00	24.00	665.60	6.24	3,225.60	30.24
Smart Staffing	Sutie 100	1,200	14.56	06/01/18	05/31/21		1,800.00	18.00	936.00	6.24	2,736.00	27.36
Totals		8,240					14,840.00	19.86	4,596.80	6.24	18,236.80	26.65



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FINANCIAL SUMMARY

Purchase Price	\$ 3,200,000
*Acquisition Costs	\$ 0
*Total Purchase Price	\$ 3,200,000
Financing	\$ 0
Equity (Based on the Purchase Price)	\$ 3,200,000 (100.00%)
Loan to Value Ratio	0%
Commercial Rentable Area (Sq. Ft)	8,240
Price per Sq. Ft	\$ 388

	Actual	Forecasted
Capitalization Rate (Using Purchase Price)	5.62%	5.66%
Potential Gross Income Multiplier (PGIM)	13.58234295	13.4522173
Effective Gross Income Multiplier (EGIM)	13.58234295	13.4522173
Net Income Multiplier (NIM)	17.78765981	17.66004415
Return on Equity (ROE)	5.62%	5.66%
Default Ratio or Break-even (Using PGI)	23.64%	23.83%
Default Ratio or Break-even (Using EGI)	23.64%	23.83%
Debt Service Ratio	N/A	N/A
Income per Sq. Ft per Year (Using PGI)	\$ 28.59	\$ 28.87
Income per Sq. Ft per Month (Using PGI)	\$ 2.38	\$ 2.41
Operating Expense Ratio (Using PGI)	23.64%	23.83%
Operating Expense Ratio (Using EGI)	23.64%	23.83%
Operating Cost per Sq. Ft per Year	\$ 6.76	\$ 6.88
Operating Cost per Sq. Ft per Month	\$ 0.56	\$ 0.57

* The Financial Measure calculations:

- a) Uses the Purchase Price not the Total Purchase Price which includes the Acquisition costs
- b) Excludes Income and Expenses not included in the Net Operating Income



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COMMUNITY OVERVIEW

Layton has direct access to Salt Lake City, Ogden, Salt Lake City International Airport, Antelope Island, and the FrontRunner commuter rail. Layton City is a leader in economic development for the region, with immediate adjacency to Hill Air Force Base, a large hospitality district (1,000+ hotel beds) and conference center, the Layton Hills Mall, multiple nationally recognized retail and food chains, the East Gate Business Park, and the Weber State University-Davis campus.

Layton is the second largest market north of Salt Lake City and seventh largest in Utah

DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	12,063	90,305	178,066	376,132	93,170
5 Yr Growth	8.6%	8.5%	8.2%	7.8%	7.0%
Median Age	30	30	30	31	30
5 Yr Forecast	32	32	32	32	32
White / Black / Hispanic	90% / 2% / 19%	90% / 3% / 15%	92% / 2% / 11%	92% / 2% / 13%	90% / 2% / 15%
5 Yr Forecast	89% / 2% / 20%	89% / 3% / 16%	91% / 2% / 12%	91% / 2% / 13%	89% / 2% / 16%
Employment	11,197	33,384	49,926	110,875	43,195
Buying Power	\$240.7 M	\$1.9 B	\$4.1 B	\$8.8 B	\$2.0 B
5 Yr Growth	11.9%	10.9%	10.6%	10.4%	9.6%
College Graduates	22.8%	25.4%	28.5%	27.0%	37.9%
Household					
Households	3,903	28,624	53,660	117,265	30,067
5 Yr Growth	8.6%	8.5%	8.3%	7.7%	7.0%
Median Household Income	\$61,682	\$66,759	\$76,186	\$75,424	\$67,824
5 Yr Forecast	\$63,539	\$68,210	\$77,811	\$77,341	\$69,451
Average Household Income	\$72,016	\$78,806	\$90,727	\$88,764	\$80,839
5 Yr Forecast	\$73,731	\$80,210	\$92,168	\$90,412	\$82,632
% High Income (>\$75k)	39%	43%	51%	50%	44%
Housing					
Median Home Value	\$191,863	\$234,482	\$259,026	\$237,934	\$239,582
Median Year Built	1987	1991	1992	1990	1989
Owner / Renter Occupied	65% / 35%	66% / 34%	75% / 25%	77% / 23%	64% / 36%



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COMPANY SUMMARY

Mountain City Commercial is a full service real estate management company whose main goal is to provide professional and effective commercial real estate services that enable property owners and investors to protect their investments and maximize their profits in alignment with their goals and objectives.

At the heart of everything we do are the core values that define our commitment to our clients:

- Experience
- Strength
- Integrity

These Values are not just words to us; they guide all our decisions.

We are dedicated to our clients and committed to their success. In essence, your success becomes our success and that is what drives us to provide excellent services.



Jim Hendershot

President, CCIM, CPM

jim@mtncityco.com
801.394.2299 Office
801.821.0890 Mobile

Jim Hendershot, has over 30 plus years of experience in commercial real estate. Along with being the president/owner and principal broker for Mountain City Commercial Jim also holds the CCIM and CPM certifications. He is a former president of the Salt Lake City Chapter of the Institute of Real Estate Management. Jim has the experience, education and expertise to help his clients with all their commercial real estate needs.



Brett Hendershot

Sales Agent

Brett@mtncityco.com
801.394.2299 Office
801.645.1606 Mobile

Brett Hendershot started his successful commercial real estate career in 2008. Brett earned his bachelors in professional sales at Weber State University. Brett has excelled in a wide range of areas in the commercial real estate field. Brett's keen understanding of commercial real estate including management, sales and leasing helps him to understand his clients needs and offer solutions that fulfill those needs.



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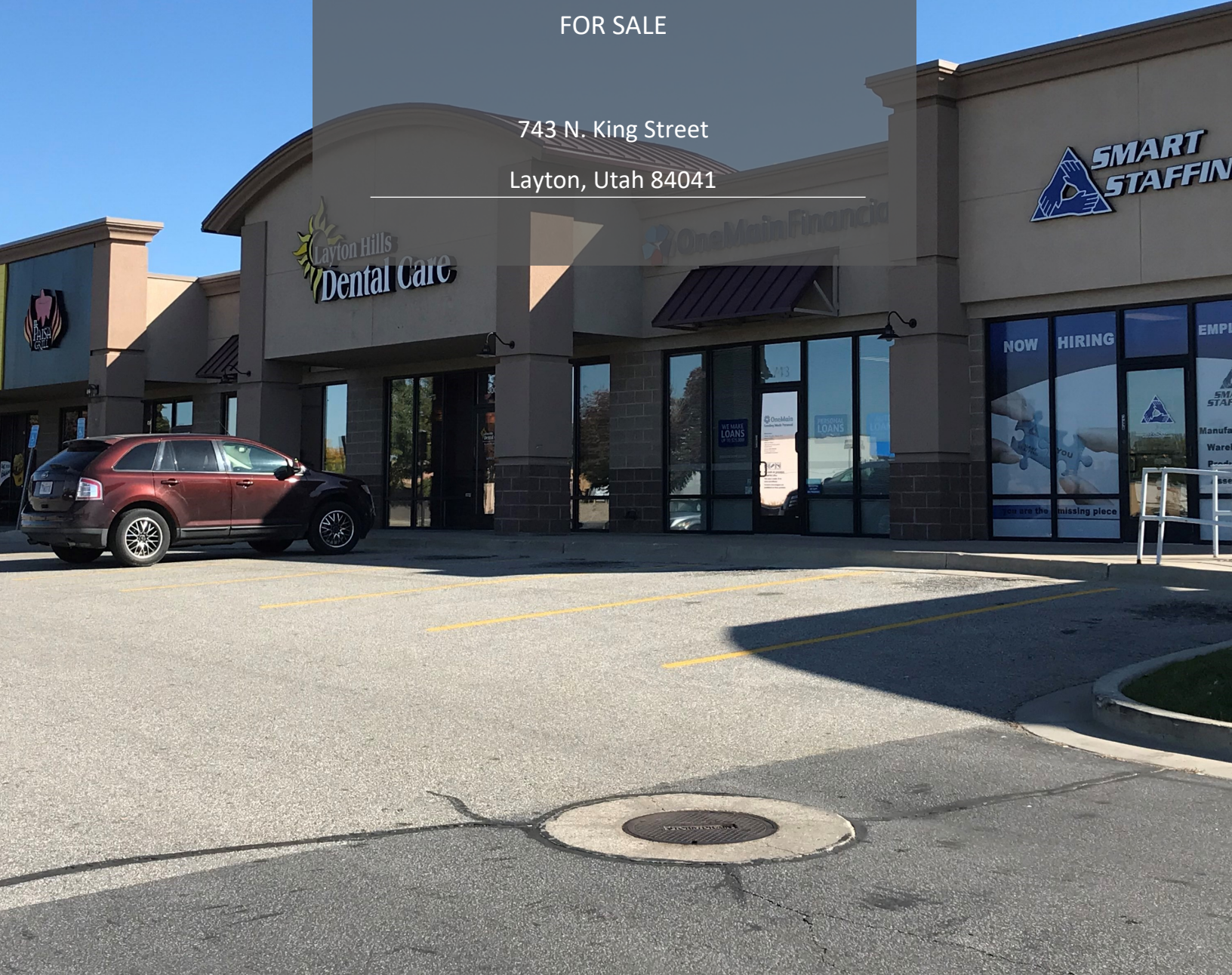
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