



FOR SALE | OFFICE

BESST REALTY BLDG

2120 N 400 E | Ogden, UT 84414



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PROPERTY HIGHLIGHTS

- 100% Occupied Office Building
- 10 Years Remaining on the Master-Lease with Major Tenants
- All Operating Expenses Covered by Master-Tenant
- Recently Remodeled-2016
- Ample Parking
- Corner Lot on Washington Boulevard





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BESST REALTY BLDG | 14,951 SF | OGDEN, UT

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TABLE OF CONTENTS

BESST REALTY BLDG | 14,951 SF | OGDEN, UT

1. PROPERTY INFORMATION	4
Executive Summary	5
Complete Highlights	6
Property Overview	7
2. LOCATION INFORMATION	8
Location Maps	9
3. FINANCIAL ANALYSIS	10
Financial Summary	11
Income & Expenses	12
Rent Roll	13
4. DEMOGRAPHICS	14
Demographics Report	15
Demographics Map	16
Rent Comps Summary	17
Rent Comps Map	18
5. ADDITIONAL INFORMATION	19
Additional Photos	20



1 | PROPERTY INFORMATION



Executive Summary



SALE OVERVIEW

SALE PRICE:	\$3,100,000.00
CAP RATE:	6.0%
NOI:	\$186,000
LOT SIZE:	0.91 Acres
BUILDING SIZE:	14,951 SF
BUILDING CLASS:	B
YEAR BUILT:	1998
RENOVATED:	2016
ZONING:	C2
MARKET:	Salt Lake
SUB MARKET:	Weber County
CROSS STREETS:	400 E 2100 N

PROPERTY DESCRIPTION

SVN | ALTA COMMERCIAL is pleased to present the premier multi-tenant office building in North Ogden. The offering is 100% occupied with Besst Realty and RW Custom Homes offering a sale leaseback, signing a master lease and occupying the largest spaces in the building. Stability in the asset is ensured by the master lease with rates below market values. Upon closing, the conceptualized master lease will have a 10 year term; however, the terms are negotiable.

Remodeled in 2016, the property was converted from a class C office building into an exceptionally attractive multi-tenant building where any business locating in North Ogden would be proud to move into. A great sense of style is apparent throughout the space, featuring glass paneling, interior exposed brick and other modern office motifs.

Please contact the brokers for more information on this exciting offering.

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Complete Highlights

PROPERTY HIGHLIGHTS

- 100% Occupied Office Building
- 10 Years Remaining on the Master-Lease with Major Tenants
- All Operating Expenses Covered by Master-Tenant
- Recently Remodeled in 2016 with modern and sleek features.
- Ample Parking
- Corner Lot on Washington Boulevard with great visibility





Property Overview

Physical Description

Property Name:	Besst Realty Building
Type of Ownership:	Fee Simple
Property Type:	Office
APN:	17-069-0039
Lot Size:	0.91 AC
Building Size:	14,951 SF
Rentable SF:	SF
Building Class:	B
Zoning:	C2
Parking Spaces:	50
Parking Ratio:	4.6/1,000
Building Frontage:	
Cross Streets:	400 E 2100 N

Construction

Year Built:	1998
Construction Type:	Masonry Block
Number of Stories:	3
Average Floor Size:	6,342 SF
Foundation:	Reinforced Concrete
Parking Type:	Street Level
Number of Units:	6
Roof:	Standing Seem Slope

Interior Finish

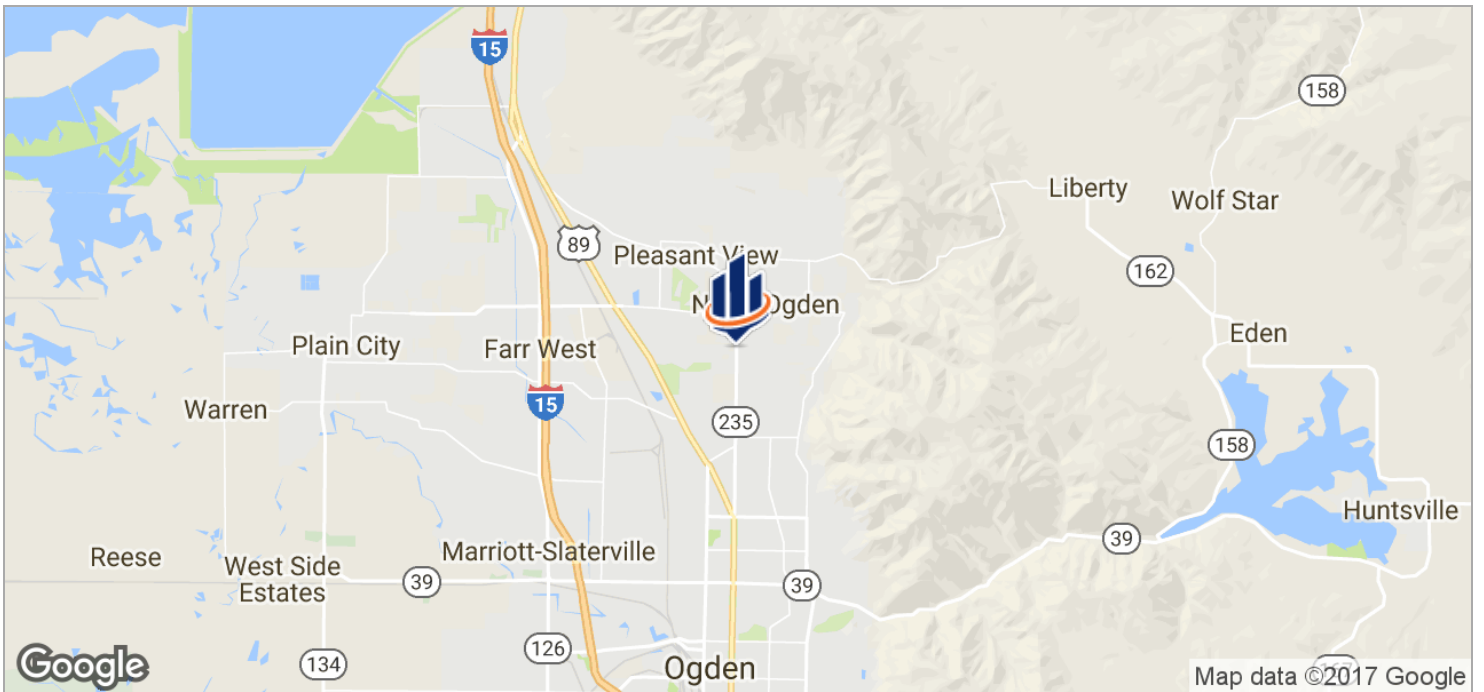
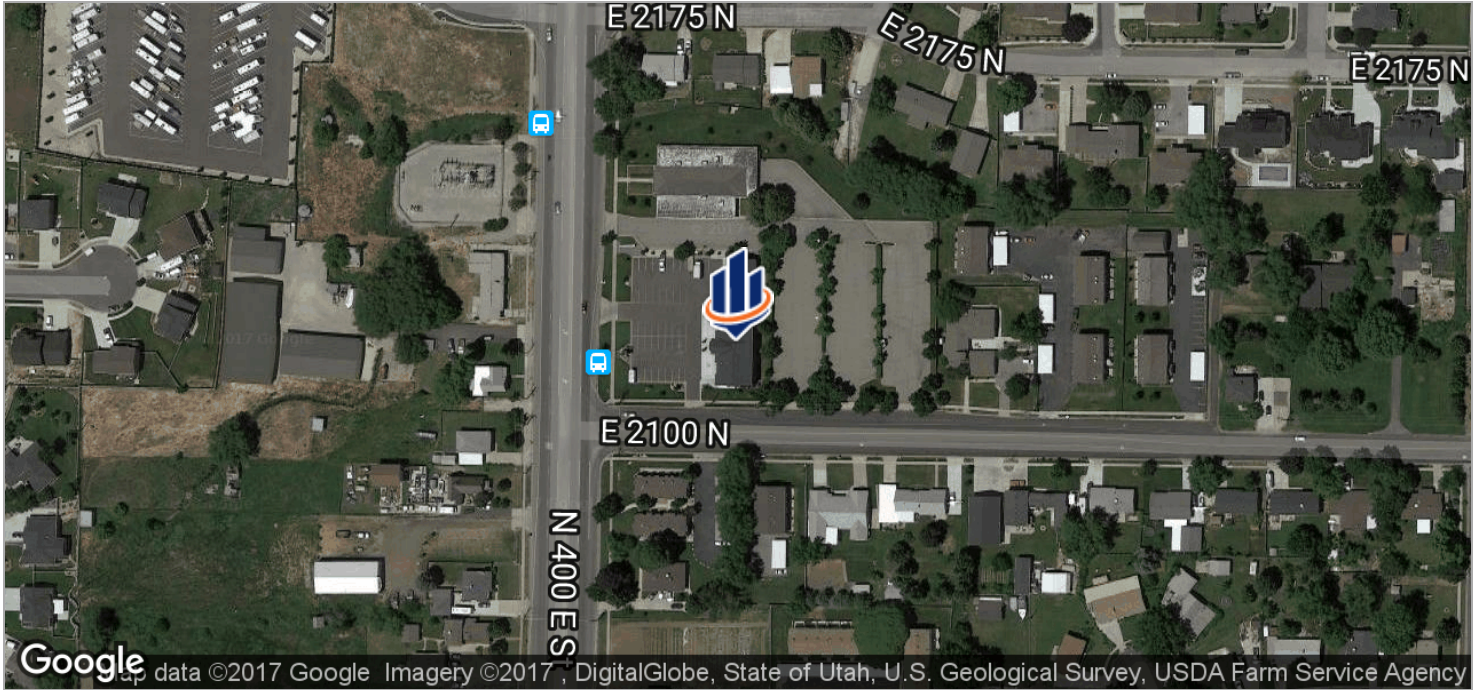
Walls:	Dry Wall, Brick, Hard Wood, Glass
Ceilings:	Dry Wall
Floor Coverings:	Tile, Carpet
Restrooms:	4 Unisex Restrooms



2 | LOCATION INFORMATION



Location Maps





3 | FINANCIAL ANALYSIS



Financial Summary

INVESTMENT OVERVIEW

BESST REALTY BUILDING

Price	\$3,100,000
Price per SF	\$207.34
CAP Rate	6.0%
Cash-on-Cash Return (yr 1)	3 %
Total Return (yr 1)	\$111,154
Debt Coverage Ratio	70%

OPERATING DATA

BESST REALTY BUILDING

Gross Scheduled Income	\$191,755
Other Income	\$0
Total Scheduled Income	\$191,755
Vacancy Cost	\$5,752
Gross Income	\$191,755
Operating Expenses	Covered by Master-Tenant
Net Operating Income	\$186,000
Pre-Tax Cash Flow	\$38,358

FINANCING DATA

BESST REALTY BUILDING

Down Payment	\$929,973
Loan Amount	\$2,030,345
Debt Service	\$147,642
Debt Service Monthly	\$12,303
Principal Reduction (yr 2)	\$138,077



Income & Expenses

INCOME SUMMARY	BESST REALTY BUILDING	PER UNIT
GROSS INCOME	\$191,755	\$31,959

EXPENSE SUMMARY	BESST REALTY BUILDING	PER UNIT
GROSS EXPENSES	-	-
NET OPERATING INCOME	\$186,000	\$31,000



Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	MARKET RENT	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Academy Mortgage Corporation		417	9/1/2015	8/30/2018		\$8,340	2.79	\$20.00
Mountain View Title and Escrow		682	9/8/2015	6/30/2020		\$12,276	4.56	\$18.00
Tate Secrist (Farmers Insurance)		779	5/1/2016	4/30/2019		\$14,796	5.21	\$18.99
Besst Realty		6,535	9/1/2017	9/1/227		\$78,172	43.71	\$11.96
R W Custom Homes		6,535	9/1/2017	9/1/227		\$78,172	43.71	\$11.96
Totals/Averages		14,948			\$0	\$191,756		\$12.83



4 | DEMOGRAPHICS



Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	2,272	17,831	34,972
Total persons per hh	3.1	3.0	2.9
Average hh income	\$66,227	\$66,210	\$61,396
Average house value	\$181,477	\$174,172	\$177,803

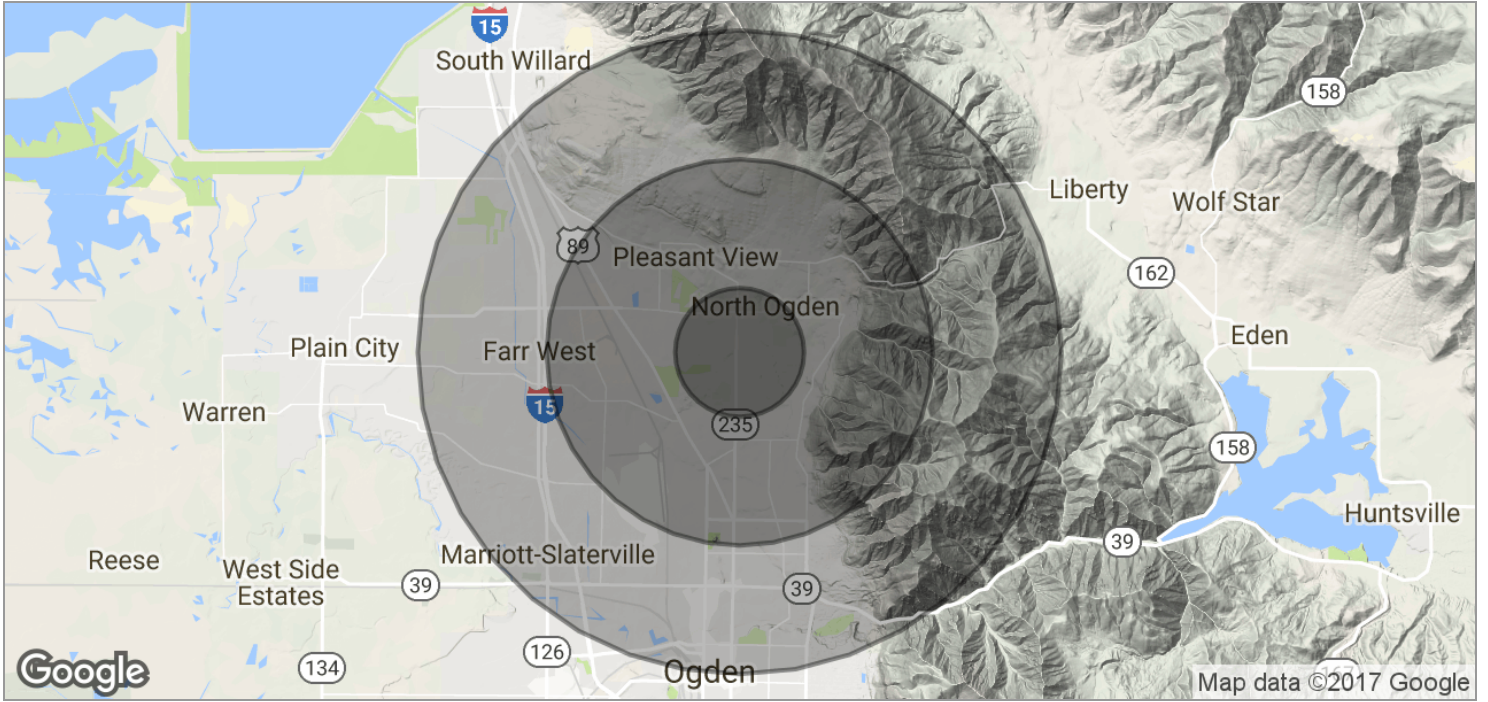
	1 MILE	3 MILES	5 MILES
Total population	6,941	54,269	101,129
Median age	31.2	30.6	31.2
Median age (male)	30.6	29.2	30.3
Median age (female)	30.9	31.5	32.0

* Demographic data derived from 2010 US Census





Demographics Map




POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,941	54,269	101,129
MEDIAN AGE	31.2	30.6	31.2
MEDIAN AGE (MALE)	30.6	29.2	30.3
MEDIAN AGE (FEMALE)	30.9	31.5	32.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,272	17,831	34,972
# OF PERSONS PER HH	3.1	3.0	2.9
AVERAGE HH INCOME	\$66,227	\$66,210	\$61,396
AVERAGE HOUSE VALUE	\$181,477	\$174,172	\$177,803



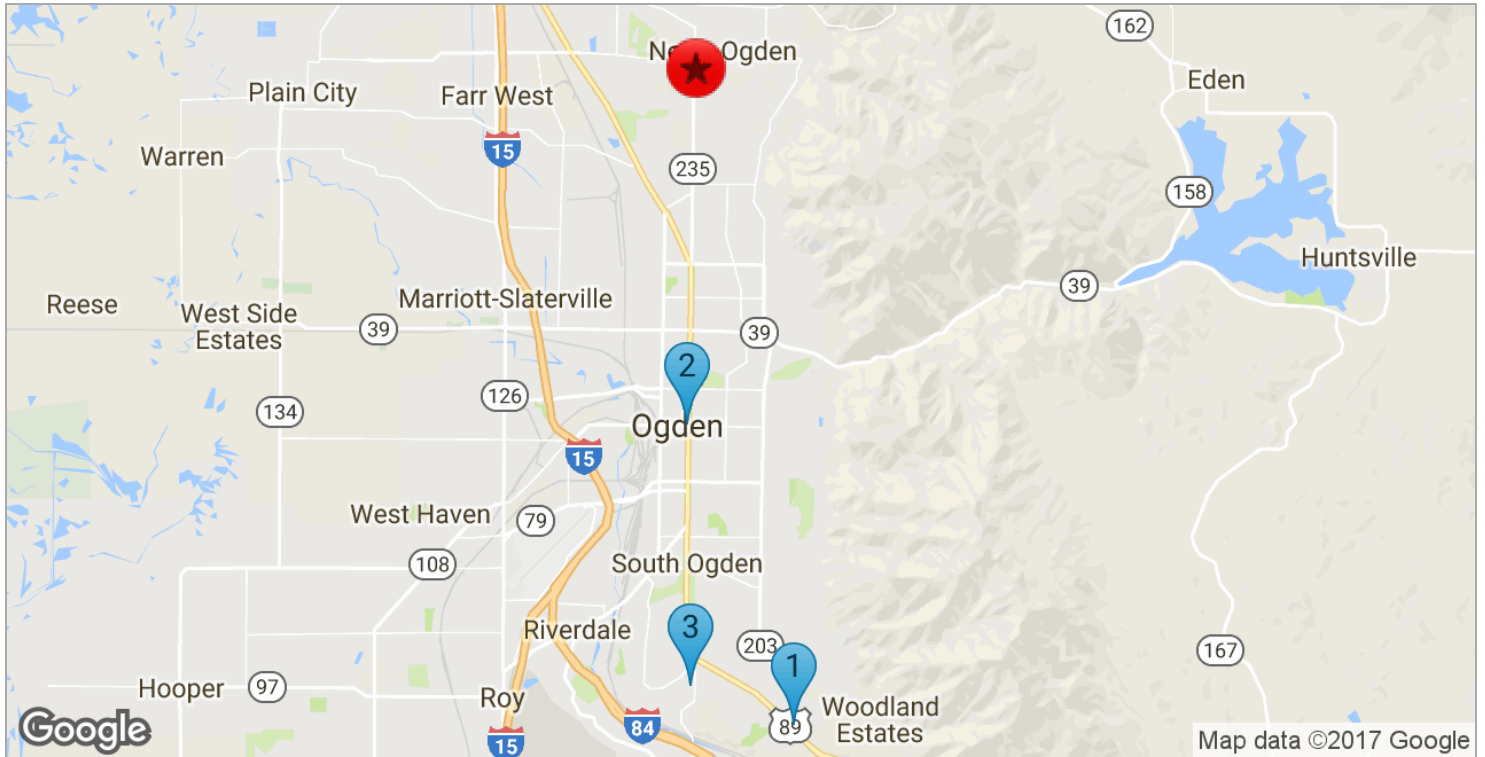


Rent Comps Summary

SUBJECT PROPERTY	PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
 Besst Realty Building 2120 N 400 E Ogden, UT 84414	N/A	4,680 SF	14,951 SF	6	100.0%
RENT COMPS	PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
Fashion Pointe Office					
1 5929 Fashion Point Dr South Ogden, UT 84403	\$20.00	6,000 SF	60,000 SF	15	91.1%
Wells Fargo Building					
2 372 24th Street Ogden, UT 84401	\$20.25	5,585 SF	66,265 SF	14	97.4%
Adams Avenue Office Building					
3 5405 S Adams Avenue Pky South Ogden, UT 84405	\$16.50	6,860 SF	38,000 SF	12	94.4%
TOTALS/AVERAGES	PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	\$18.92	6,148 SF	54,755 SF	13.67	94.3%



Rent Comps Map



★ SUBJECT PROPERTY
2120 N 400 E | Ogden, UT 84414

1 FASHION POINTE OFFICE
5929 Fashion Point Dr
South Ogden, UT 84403

2 WELLS FARGO BUILDING
372 24th Street
Ogden, UT 84401

3 ADAMS AVENUE OFFICE BUILDING
5405 S Adams Avenue Pky
South Ogden, UT 84405





5 | ADDITIONAL INFORMATION



Additional Photos

