

# NEW PROPERTIES

Available Investment Properties In Utah



New Since:  
7/7/2014

Last Updated:  
7/25/2014

PROVIDED BY ELI MILLS & TUCKER WHITE OF THE CBRE PRIVATE CAPITAL GROUP

Photo	Date	Name of Property	Address	Cap Rate	Sq. Ft.	Price/SF	Price	Comments
<u>Office</u>								
No Pic	New	Union Heights	7730 South 1300 East, Salt Lake City, Ut 84047	2.12%	140,988	\$237.61	\$33,500,000	
No Pic	New	Sixth South Comm Park	513 W 600 S, Salt Lake City, UT84101	6.30%	39,040	\$279.20	\$10,900,000	
<u>Industrial</u>								
<u>Retail</u>								
	New	Herriman Plaza	13228-13292 South 5600 West, Herriman, UT 84096	800.00%	41,385	\$86.99	\$3,600,000	
	New	The Hotel	155 West 200 South, Salt Lake City, UT 84101	8.00%	18,087	\$163.10	\$2,950,000	
No Pic	New	Layton NNN Investment	512 West Antelope Drive, Layton, UT 84041	600.00%	4,756	\$573.51	\$272,600	
	New	High ROI California Ave. 7-11	1881 W. California Ave., Salt Lake City, UT 84104	24.00%	5,000	\$400.00	\$2,000,000	100 % Occupied
No Pic	New	North Ogden Commons	2357 North Washington Blvd. Ogden, ut 84201	7.25%	5,500	\$200.00	\$1,100,000	

Continue to scroll for Available Office Properties

# OFFICE PROPERTIES

Available Office Investment Properties in Utah

PROVIDED BY ELI MILLS & TUCKER WHITE OF THE CBRE PRIVATE CAPITAL GROUP

Last Updated  
7/25/2014

Total Value Available  
\$214,373,013

Avg. Cap Rate  
8.03%

Total SF on Market  
1,321,296

Total # of Properties  
41

Average Price/SF  
\$162.24

Photo	Date	Name of Property	Address	Cap Rate	Sq. Ft.	Price/SF	Price	Comments
No Pic	New	Union Heights	7730 South 1300 East, Salt Lake City, UT 84047	2.12%	140,988	\$237.61	\$33,500,000	
	07/07/14	Lone Peak Center	11747 S Lone Peak Parkway, Draper, UT 84020	6.51%	87,785	\$279.09	\$24,500,000	Easily accessible from I-15 and 12300 South. Local amenities nearby. High-tech energy management system. Multiple fiber providers.
	08/01/12	Sorenson Communications Building	4192 South Riverboat Road, Taylorsville, UT 84123	8.00%	99,184	\$176.44	\$17,500,000	Price reduced from \$19MM. NNN leased, single-tenant, surrounded by numerous amenities including restaurants, a golf course and abundant retail shopping locations. The I-15 freeway is just a few blocks east and the I-215 belt route is just a few blocks west. Price Reduced from \$ 20,500,000
	06/15/14	Jordan Gateway III	10519 South Jordan Gateway South Jordan, UT 84095	7.40%	88,590	\$186.96	\$16,750,000	Under Contract. 100% leased, great location off freeway exit and 3 blocks from frontrunner transit stop.
No Pic	New	Sixth South Comm Park	513 W 600 S, Salt Lake City, UT84101	6.30%	39,040	\$279.20	\$10,900,000	
	04/22/14	Lincoln Plaza	1300 South 145 East, Salt Lake City, UT 84115	7.50%	60,318	\$145.73	\$8,790,000	100% Occupied, Strong Key tenant
	06/15/14	Parkway Towers	10542 S. Jordan Gateway, South Jordan, UT 84095	7.50%	50,000	\$140.00	\$7,000,000	77% occupied. Parking 5.7 / 1,1000 Great location near many South Towne amenities. Fantastic Views of the valley.
	05/23/14	331 Rio Grande Building	331 S Rio Grande St., Salt Lake City, UT 841014	6.25%	47,000		\$6,500,000	100% occupied, various tenant mix, next to Homewood Suites.
	01/25/14	State of Utah DDS Headquarters Office	210 W. Harris Avenue, Salt Lake City, UT 84115	8.50%	27,300	\$219.37	\$5,636,412	Price reduced from \$5,898,688 The State of Utah DDS Headquarters Office is occupied under a 5/23/2014 7-year lease term, which was re5/23/2014ed in 2013
	01/07/14	Newdawn	843 S 100 W, Logan, UT 84321	9.00%	30,743	\$146.37	\$4,500,000	NNN Investment property with strong, local tenant. Very high tech building with advanced security system and back-up generator.
	04/12/13	Response Marketing	260 South 1200 West, Orem, UT 84058	7.56%	26,184	\$171.86	\$4,500,000	10 year Absolute netLease. Seller is current tenant. Single Tenant.



Photo	Date	Name of Property	Address	Cap Rate	Sq. Ft.	Price/SF	Price	Comments
	07/06/13	Government Leased Investment	345 East Riverside Drive, Saint George, UT 84790	7.00%	29,423	\$149.03	\$4,385,000	"Build to Suit" US Government facility continuously occupied by the BLM since 1997. 100% leased to the US Government. It is a mission critical facility. It is home to BLM-Arizona Strip Field Offices
	05/28/13	Draper Corporate Park 7	12244 South Business Park Drive, Draper, UT 84020	8.00%	34,284	\$121.05	\$4,150,000	Price reduced from \$4,200,000 100% of fees paid on execution.
	07/07/14	Clear Satellite	135 South Mountain Way Dr., Orem, UT	7.50%	42,731	\$97.00	\$4,145,000	12 Yr. Absolute Net Lease w/ 2% annual increases. New interior renovations and improvements. Excellent Freeway Visibility with Electronic Signage.
	04/22/14	West Grove Plaza	2436 West 700 South, Pleasant Grove, UT 84062	8.50%	21,120	\$174.86	\$3,693,043	Single tenant lease expires 11/1/2015, 100% Occupied With 3% increases per annum
	07/07/14	Spring Pines Office Plaza	4885 South 865 East, Salt Lake City, UT	7.75%	40,290	\$90.59	\$3,650,000	Densely populated area. 5 building property has averaged 90% occupancy over the past 10 yrs. Well maintained.
	05/23/14	Towers at 45th III (Clock Tower)	308 E 4500 South, Murray, UT 84107	10.62%	28,500	\$115.79	\$3,300,000	
	11/02/13	Mountain Point Office Plaza	2940 West Maple Loop Drive, Lehi, UT 84043	7.90%	18,765	\$174.79	\$3,280,000	
	08/01/12	Pinehurst Office	504 West 800 North, Orem, UT 84057	8.45%	16,236	\$145.00	\$3,247,200	9/21/12 Previous Price : \$ 2,354,220 Class A office. Furniture included in Suite 504 Close I - 15 Access. Previous Price @2,419,164
	12/02/13	415 Medical Drive	415 Medical Drive, Bountiful, UT 84010	6.00%	30,488	\$103.98	\$3,170,000	Medical Office Building adjacent to Lake View Hospital in Bountiful, UT. New exterior and interior.
	02/11/14	Sorenson Genomics	2511 S West Temple, Salt Lake City, UT 84115	8.00%	31,742	\$99.24	\$3,150,000	
	03/04/14	Nicolson Building	950 West 150 North, Lindon, UT 84042	7.00%	19,720	\$153.96	\$3,036,000	Seller Will Leaseback The Property With 2% Annual Increases Over a Minimum of Five Years And Pay All Additional NNN Fees. Seller Will Sign an Absolute Net Lease.
	06/15/14	South Harrison Plaza	1752 East Combe Rd. , Ogden, UT 84403	13.47%	32,000	\$89.06	\$2,850,000	
	01/25/14	Jordan Landing Offices	7611 South Jordan Landing Blvd, West Jordan, UT 84084	7.60%	14,716	\$186.17	\$2,750,000	
	03/29/13	Consulmed Building, Interstate Business Park	596 W 750 S, Woods Cross, UT 84087	8.60%	22,335	\$121.56	\$2,715,000	

Photo	Date	Name of Property	Address	Cap Rate	Sq. Ft.	Price/SF	Price	Comments
	05/23/14	2230 University Parkway, Provo, UT 84604	2230 University Parkway, Provo, UT 84604	8.00%	13,688	\$188.44	\$2,579,400	100% leased. Property could be restaurant, retail, or office. Has 223' frontage on University Pkwy and backs Provo River with a park-like setting. 300 yards west of BYU stadium.
	06/15/14	Comcast BLDG	5152 South 1500 West, Riverdale, UT	18.73%	30,000	\$73.33	\$2,200,000	18,000 sq. ft. Office, 11,100 Sq. Ft. Warehouse. 18' clear height. Can be converted to call center. Easy freeway access.
	04/22/14	5132 N. 300 W.	5132 N. 300 W., Provo, UT 84604	7.50%	10,781	\$195.00	\$2,102,295	Located in the Riverwoods Office Park., 100 % Occupied
	07/07/14	Toll Creek Office Bldg. #1	3070 Rasmussen Road, Park City, UT 84098	8.60%	13,400	\$156.72	\$2,100,000	Built in 2002. 81% occupied. 1.21 acres. Multi-tenant
	05/23/14	Southwood Office Plaza	870 E 9400 S, Sandy, UT 84094	9.00%	25,992	\$76.18	\$1,980,000	5/23/2014ly remodeled professional building with 5/23/2014 common area restrooms, lobbies, 5/23/2014 roof, 5/23/2014 carpet and paint in suites. Ample parking. Located near shopping and dining.
	07/07/14	Legacy Business Park	120 North Redwood Road, North Salt Lake, UT 84054	7.53%	13,939	\$138.10	\$1,925,000	Fully occupied Year built: 2007 Zoned MD- Manufacturing Distribution Additional 1.56 acres land available: \$6.00/SF
	05/23/14	Woods Cross Office Investment	763 West 700 South, Woods Cross, UT 84087	9.10%	11,103	\$162.03	\$1,799,000	Investor or Owner User. State of Utah current tenant, 3,100 for lease. Perfect medical, dental, office, call center. Easy I-15 access. Plenty of parking.
	2/116/13	Fiddlers Plaza	1760 North Main Street, Cedar City, UT 84721	8.00%	19,427	\$87.51	\$1,700,000	Price Reduced from \$1,800,000
	06/15/14	Metro Business Park C	1515 West 2200 South Salt Lake City, Utah	8.00%	18,954	\$72.00	\$1,611,000	18,000 Sq. Ft. Office, 954 Sq. Ft. Warehouse. 62% occupancy. Priced below replacement cost.
	12/12/13	MISSION HEALTH BUILDING	7879 SOUTH 1530 WEST, WEST JORDAN, UT 84088	9.00%	21,980	\$82.17	\$1,566,000	Previously priced at \$1.806MM GREAT TRIPLE NET OFFICE INVESTMENT* 4 TENANTS - 100% LEASED* SPACES RANGE FROM 1,189 SF - 9,871 SF* HIGH TRAFFIC WEST JORDAN LOCATION ON 7800 SOUTH* CLOSE TO UTA TRAX
	12/02/13	3895 W. 7800 S.	3895 W. 7800 S., West Jordan, UT 84088	7.00%	8,220	\$180.29	\$1,482,000	Priced Reduced from \$1,500,00
	08/01/12	700 East Office Building	131 South 700 East, American Fork, UT 84003	7.07%	11,736	\$102.32	\$1,200,815	Built in 2007 - 2008. Class "A" interior finishes with three good Tenants on the main floor. Has great frontage and visibility along State Street.
	09/11/12	189 East Fort Union	189 East Fort Union Boulevard, Midvale, UT 84047	4.13%	16,094	\$74.25	\$1,195,000	Property is 31% vacant.
	05/23/14	Utah Division of Motor Vehicles	2447 Lincoln Ave, Ogden, UT 84401	7.26%	7,800	\$147.44	\$1,150,000	Built in 1927, renovated in 1991. DMV has leased by DMV for over 20 years and recently re5/23/2014ed for another 5 years. Federal, state, and local offices within blocks.

Photo	Date	Name of Property	Address	Cap Rate	Sq. Ft.	Price/SF	Price	Comments
No photo	07/07/14	North Ogden Commons	2357 North Washington Blvd., Ogden, UT 84201	7.25%	8,800	\$125.00	\$1,100,000	Assumable and seller financing available.
No photo	05/23/14	Wadman #5	2735 S Wadman Drive, Ogden, UT 84201	10.00%	9,900	\$109.58	\$1,084,848	1 Tenant. Sold alone or together as Wadman 2,3,5. Total of 86,550 SF for \$5,252,974

Continue to scroll for Available Industrial Properties



# INDUSTRIAL PROPERTIES

Available Industrial Investment Properties in Utah

Last Updated  
7/25/2014

Total Value Available  
\$106,157,651












Avg. Cap Rate  
7.54%

Total SF on Market  
1,690,094















Total # of Properties  
27

Average Price/SF  
\$62.81

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Photo	Date	Name of Property	Address	Cap Rate	Sq. Ft.	Price/SF	Price	Comments
	5/23/2014	Vivint Industrial Complex	500 South 500 West, Lindon, UT 84042	8.00%	366710	56.31	\$ 20,650,000	Priced well below replacement cost, multi-tenant, with significant remaining lease terms. Excellent freeway access to I-15
	5/23/2014	Decker Business Center	2321-2351 & 2355 S. Decker Lake Blvd, West Valley, City, UT 84119	6.01%	191,270	57.51	\$ 11,000,000	Multi-Tenant, 2 buildings, 80% occupied with 12 tenants including the USPS, American Envelope, Comtempo Tile and Lastar.
No Photo	05/23/14	Sixth South Common Park	513 West 600 South, Salt Lake City, UT 84101	6.30%	268,915	\$40.53	\$10,900,000	85% occupied. Entire park is for sale.
	5/23/2014	3Form Building	2300 S. Decker Lake Blvd., West Valley City, UT 84119	7.07%	150,154	54.61	\$ 8,200,000	Previously Under Contract. Currently available.
	06/15/14	Empire Storage	12367 S 4000 W, Riverton, UT	6.00%	44,430	\$126.38	\$5,615,000	Built in 2001. Leased office w/ on-site apartment. Consistently operated w/ below market vacancy. 94.4% occupied.
	06/15/14	Sorenson Bioscience	6507 S 400 W, Murray, UT 84107	9.15%	70,775	\$64.85	\$4,590,000	Sorenson Bioscience lease exp 11/26/2014 w/ (1) one year extension
	05/23/14	542-556 W Confluence Ave	556 W Confluence Ave, Salt Lake City, UT	8.00%	46,478	\$95.38	\$4,433,230	2 building sale. 542 W Confluence is 21,178 SF, 556 W Confluence is 25,300 SF (46,478 total).
	07/07/14	Dynatronics Corp	7030 South Park Centre Dr. Cottonwood Heights, UT	8.50%	37,286	\$116.40	\$4,340,000	Class A Industrial Office + Warehouse. 1.98 acres, built in 1993, 10 yr. sale leaseback, 2% annual inc. absolute net.
	02/11/14	North Springs Business Park	3560 North Main Street, Spanish Fork, UT 84660	8.00%	39,690	\$93.50	\$3,710,947	Occupancy:100%
	07/07/14	2001 N Warm Springs	2001 N Warm Springs Road, Salt Lake City, UT 84116	9.16%	62,198	\$60.29	\$3,750,000	33,688 SF available to user. Seller willing to do a lease back.
	05/23/14	Nicolson Building	950 West 150 North, Lindon, UT 84042	7.00%	19,720	\$153.96	\$3,036,000	100% occupied, single tenant. Seller Leaseback available.
	05/23/14	Metro Annex #11-12	1105 W 2400 South, Salt Lake City, UT	8.60%	31,000	\$87.10	\$2,700,000	100% occupied.
	01/07/14	Wadman Building #2, Ferguson/Fastkart Building	2830 South Wadman Drive, Ogden, UT 84401	7.50%	52,500	\$49.38	\$2,592,225	

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Photo	Date	Name of Property	Address	Cap Rate	Sq. Ft.	Price/SF	Price	Comments
	04/25/14	Leased Investment - The Blind Man	750 North 2800 West, Lindon, UT 84042	7.30%	30,500	\$70.49	\$2,150,000	
	06/15/14	Multi-Tenant Net Lease Investment Sale	1422 S. Redwood Road, Salt Lake City, UT 84104	9.00%	60,000	\$33.33	\$2,000,000	480-277 Volt, 208-120 Power, 2 Dock High Doors, 1 Rail Spur Door, Fire Sprinkled, 12' Ceiling Height, Rail Service, Great Exposure with High Traffic Counts
	07/17/13	VOLVO RENTS	4231 SOUTH STATE STREET, MURRAY, UT 84107	7.20%	23,650	\$80.34	\$1,800,000	
	07/23/13	870 WEST ROBINSON DRIVE	870 WEST ROBINSON DRIVE, C, NORTH SALT LAKE, UT 84054	7.00%	18,900	\$94.47	\$1,785,500	CLEAR SPAN
	10/01/13	IFA Commercial	521 W 200 N, American Fork, UT 84003	7.00%	12,000	\$150.00	\$1,600,000	They will sell with a lease back for 1 to 3 years while they are building at the 5/23/2014 location, Closing subject to Seller closing on their land. Price reduced from \$1,800,000
	01/07/14	Wadman Building 3, Ferguson Building	2790 South Wadman Drive, Ogden, UT 84201	7.50%	20,169	\$78.13	\$1,575,901	
	06/15/14	Wadman Bulding 4	2785 South Wadman Drive, Ogden, UT 84201	7.50%	16,000	\$91.25	\$1,460,000	Single Tenant, Goodman Distribution, leased 1/12/2009 - 2/11/2019. NNN
	07/07/14	Metro C	1515 West 2200 South, Salt Lake City, UT 84119	8.00%	18,954	\$72.49	\$1,374,000	
	04/25/14	Net Leased Industrial Building	2113 W 850 N, Cedar City, UT 84720	8.00%	8,907	\$145.84	\$1,299,000	Previously priced at \$1,500,000 Sale/lease-back with a monthly NNN payment of \$8,667. Absolute net lease. Ten year minimum term with 10% rent increases every 5 years. Hobby rocket manufacturing facility has been in business for 32 years. DO NOT DISTURB TENANT.
	06/20/13	Intermountain Farmers Association	650 North 300 West, Cedar City, UT 84720	3.00%	14,428	\$86.64	\$1,250,000	
	12/12/13	Ridgeway	250 W 500 S, Spanish Fork, UT 84660	8.12%	16,766	\$68.59	\$1,150,000	
	04/25/14	Ogden Industrial Park	950 West Kershaw Street, Ogden, UT 84401	7.26%	31,800	\$34.12	\$1,085,000	11 of the 12 units are currently occupied with current income in place.
	01/07/14	Wadman Building #5	2735 South Wadman Dr., Ogden, UT 84201	7.50%	9,894	\$109.65	\$1,084,848	
	08/06/12	Logan Pines	430-480 West 1400 North, Logan, UT 84341	10.00%	27,000	\$38.00	\$1,026,000	Multi-tenant incubator units

Continue to scroll for Available Retail Properties



# RETAIL PROPERTIES

Available Retail Investment Properties in Utah

Last Updated  
7/25/2014

Total Value Available  
\$204,622,834

Avg. Cap Rate  
7.58%

Total SF on Market  
1,561,868

Total # of Properties  
57

Average Price/SF  
\$131.01

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Photo	Date	Name of Property	Address	Cap Rate	Sq. Ft.	Price/SF	Price	Comments
	5/23/2014	Interpointe Shopping Center	291 W 2100 S, South Salt Lake, UT 84115	7.55%	100,007	\$179.99	\$ 18,000,000	93% occupied with multiple tenants. Investment grade anchors (Best Buy, Office Depot), at the Intersection of I-15 & I-80
	6/15/2014	Family Center at Riverdale-North	1050-1096 West Riverdale Rd. Riverdale, UT		224,060	\$79.89	\$ 17,900,000	Under Contract. Located at the intersection of I-15 and I-84, has great visibility and traffic access. Includes a former 115,583 sf Macy's Dept. Store (vacant). Remaining space is 87% occupied.
	08/03/12	Independence Square	NWC 7800 South Redwood Road, West Jordan, UT 84084	8.27%	97,243	\$153.53	\$14,750,000	Price reduced from \$14,930,000 97,243 square foot Walgreens anchored, neighborhood retail center.
	06/15/14	I-15 Marketplace	389 West 1830 South, Salt Lake City, UT 84115	9.00%	129,542	\$70.58	\$9,143,000	Co-tenants: Petsmart, Zurchers, David's Bridal, Dollar Tree
	7/7/2014	Walgreens	850 South State Street, Orem, UT	5.00%	14,820	\$537.11	\$7,960,000	Built in 2008. ±10 yrs. left on lease.
	09/27/12	Golds Gym	44 East 800 North, Orem, UT 84058	8.00%	57,325	\$136.07	\$7,800,000	5% Vacancy
	06/15/14	Zurcher's Building	800 South State Street, Orem, UT 84097	8.40%	47,819	\$159.77	\$7,640,000	82% occupied. High traffic corner. Upside w/ 2 undeveloped pad sites
	08/03/12	Wyndom Square Shopping Center	1320 E Highway 193, Layton, UT 84040	9.75%	55,606	\$140.11	\$7,462,000	The center is shadow anchored by Wal-Mart Neighborhood Market. Also anchoring Wyndom Square is Ace Hardware, Chase Bank and Wendy's. Priced Reduced from \$7,791,000
	06/15/14	River Pointe Plaza	1585 W 9000 S, West Jordan, UT 84088	7.50%	51,339	\$138.84	\$7,128,000	High Traffic corner, stabilized multi-tenant anchored retail investment. Excellent ingress, egress. 91% occupied.
	03/04/14	Briarwood Plaza	1530 West 7800 South, West Jordan, UT 84088	8.40%	43,935	\$155.34	\$6,825,000	Previously priced at \$6,500,000.
	06/15/14	Clinton Town Center	2062 West 1800 North, Clinton, UT 84015	7.30%	34,186	\$176.04	\$6,018,036	

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	08/03/12	Fairfield Plaza	70 South Fairfield Road, Layton, UT 84041	8.70%	45,837	\$128.72	\$5,900,000	Anchor Tenant recently signed 10 year lease; significant rent steps over the next 5 years.
	06/15/14	Roy Crossing	5600 South 1900 West NWC, Roy, UT 84067	8.70%	39,516	\$106.36	\$4,203,000	
	06/15/14	Herriman Plaza	13228-13292 South 5600 West, Herriman, UT		41,385	\$101.12	\$4,185,000	36% occupied, lender owned
	06/15/14	Clock Tower Center	150 N Main Street Heber, UT 84032	8.49%	30,597	\$134.00	\$4,100,000	
No Pic	10/16/13	Saratoga Springs Plaza	262 Utah 73, Saratoga Springs, UT 84045	7.25%	18,554	\$220.98	\$4,100,000	
	10/01/13	OfficeMax	1240 Washington Blvd, Ogden, UT 84404	8.49%	23,500	\$158.94	\$3,735,000	100 % Leased to OfficeMax
	New	Herriman Plaza	13228-13292 South 5600 West, Herriman, UT 84096	8.00%	41,385	\$86.99	\$3,600,000	
	06/15/14	3300 South State Street	3300 S State Street Salt Lake City, UT 84115	7.06%	13,960	\$217.05	\$3,030,000	
	New	The Hotel	155 West 200 South, Salt Lake City, UT 84101	8.00%	18,087	\$163.10	\$2,950,000	
	08/10/12	Broadview University	1902 West 7800 South, West Jordan, UT 84088	8.00%	17,500	\$177.14	\$2,850,000	Broadview University has occupied the space for over 40 and still has over 8 years remaining on their current lease term.
No Pic	New	Layton NNN Investment	512 West Antelope Drive, Layton, UT 84041	6.00%	4,756	\$573.51	\$272,600	
	01/07/14	Ditolla Plaza	1405 South 300 West, Salt Lake City, UT	8.65%	9,862	\$259.60	\$2,560,000	
	07/17/13	Foothill Point	1442 South Foothill Drive, Salt Lake City, UT 84108	6.40%	14,021	\$178.30	\$2,500,000	
	07/07/14	Riverton Retail Plaza	12600 South 2500 West, Riverton, UT	8.00%	14,836	\$161.00	\$2,400,000	Built in 2009, 1.47 acres. 78.44% occupied.

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	07/07/14	O'Reilly Auto Parts Portfolio	315 W Hwy. 273, Kaysville, UT / Riverton, WY	7.25%	13,600	\$174.40	\$2,371,862	Kaysville location is a tremendous retail location. Nearby tenants include McDonald's, Walgreen's, 7-11, Family Dollar. Great traffic counts. Riverton location is across from a Safeway anchored center. Both siges quality construction.
	6/15/2014	O'Reilly Auto Parts	1914 West 12600 South, Riverton, UT	6.00%	7,000	\$317.66	\$2,223,600	Corporate Lease, Strong Sales
	6/15/2014	The Landing - SS - Aloha	2792 South 5600 West, West Valley City, UT 84128	6.50%	4,674	\$445.07	\$2,080,261	
	6/15/2014	Ogden Wendy's	1170 S Washington Blvd, Ogden, UT	4.75%	3,042	\$690.34	\$2,050,000	Previously priced at \$2,100,000 Corporate ground lease 15 yr initial term w/ 10% bumps every 5 yrs. Rent totals \$100,000 / yr.
	03/14/14	Utah Commercial - Industrial/Retail NNN Investment	1462 S. Redwood Road, Salt Lake City, UT 84119	9.00%	57,476	\$34.80	\$2,000,000	480-277 Volt 208-120 Power " 2 Dock High Doors, Fire Sprinkled, 14' Ceiling Height, UDOT Renovation Plans for Curb Sidewalks, Convenient Access to I-215, Redwood Road: 23330 AADT, California Avenue: 23780 AADT, Lighted Signage on Redwood Road, Rail Service Available
	New	High ROI California Ave. 7-11	1881 W. California Ave., Salt Lake City, UT 84104		5,000	\$400.00	\$2,000,000	100 % Occupied
	11/02/12	Retail Space	916 7th Street, Ogden, UT 84404	8.90%	23,800	\$81.93	\$1,873,000	Fully leased retail space with one national tenant (Dollar General - 4 years left on lease) and one local tenant (Viva Market - 8 years left on lease) Extensive remodels: 5/23/2014 HVAC, Electrical, Roof and Exterior. ***This is a Quiet Listing - Please Do Not Disturb Tenants** Price was \$ 1,950,000
	05/23/14	State Street Retail Investment	2583-2615 South Street, Salt Lake City, UT 84115	8.50%	24,257	\$74.17	\$1,799,156	Anchorless. 92% occupancy. 17 units. Recent capital improvements.
	05/23/14	U.S. Bank West Jordan	7080 South Redwood Rd, West Jordan, UT	4.50%	3,420	\$516.67	\$1,767,000	Pad site to Redwood Village, a community shopping center anchored by several name-brand national and regional tenants.
	7/7/2014	Arby's	1474 South 40 East, Provo, UT	6.00%	2,610	613.03	\$1,600,000	10+ years left on lease. Hard signalized corner. Adjacent to 100+ retail Provo Towne Center
	01/07/14	IFA Commercial	521 W 200 N, American Fork, UT 84003	7.50%	12,500	\$144.00	\$1,600,000	Price reduced from 1,800,000
	04/25/14	West Jordan - Key Bank	1607 West 7000 South, West Jordan, UT 84088	6.33%	4,277	\$362.17	\$1,549,000	Net Lease Investment with 2 yrs left on lease



Photo	Date	Name of Property	Address	Cap Rate	Sq. Ft.	Price/SF	Price	Comments
	02/11/14	Riverton Depot - Multi-Tenant Building	13322 South 3600 West, Riverton, UT 84065	8.50%	7,160	211.59	\$1,515,000	
No Photo	05/23/14	The Garden Building	1811 Sidewinder Drive, Park City, UT	7.80%	9,000	\$166.67	\$1,500,000	5 years remaining on lease, multiple tenants. Free-standing retail.
	03/04/14	Jordan Village III - Retail Center	2650 West 7800 South, West Jordan, UT 84088	8.49%	7,772	\$193.00	\$1,500,000	SELLER FINANCING AVAILABLE
	04/23/13	K & R Interiors	736 W 300 S, Salt Lake City, UT 84104	6.00%	25,304	\$59.28	\$1,500,000	The building is constructed of Class "C" masonry block materials. Interior consist of office area, large display area and larger light mfg.area. 5/23/2014 heating and A/C in office and display area.
	05/23/14	Wallpaper Warehouse/Blinds & Paint West	1602 West 3500 South, West Valley City, UT 84119	8.03%	18,110	\$82.55	\$1,495,000	Previously listed at \$1,748,000 Busy corridor of 3500 South. 3500 South has a traffic count of 27,460 AADT (UDOT 2008).
	07/07/14	Beans & Brews	2335 East 7000 South, Cottonwood Heights, UT 84121	6.50%	2,229	\$584.57	\$1,303,000	
	04/25/14	NNN Investment	9155 S. Redwood Road, West Jordan, UT 84088	6.50%	6,378	\$204.29	\$1,302,949	NNN lease with 8 yrs left on lease
	07/23/13	2100 S. in Sugar house	527-555 E. 2100 S., Salt Lake City, UT 84106	10.00%	12,300	\$97.56	\$1,300,000	Currently leased to very successful exercise businesses. Buyer to verify all info.
	04/23/13	Provo Retail Strip	264 North 100 West, Provo, UT 84601	8.80%	24,627	\$50.76	\$1,250,000	Long Term Tenants. Zero Vacancy. Central Provo Location.
	05/23/14	South Jordan Center (Wendy's pad)	1598 West 10400 South, South Jordan, UT 84095	5.63%	3,229	\$379.37	\$1,225,000	Corporate Wendy's ground lease. 4 yrs left on lease with (5) more f9ve year options. 10% increase each option
	12/15/12	Western Gardens/ Retail Strip	4062 South 4000 West, West Valley City, UT 84120	9.00%	7,840	\$127.55	\$1,200,000	Also listed for \$1,000,000, Western Gardens, listed twice
	05/23/14	Big 5 Sporting Goods Center	716-720 East Main Street, Price, UT 84501	10.24%	20,640	\$56.59	\$1,168,000	62% occupied. Multiple Tenants. One of Two large sporting goods stores in Price. Excellent Location in Retail Corridor with great visibility.
	03/04/14	JUST BRAKES	1680 W. Sunset Blvd, Saint George, UT 84770	7.00%	3,450	\$327.54	\$1,130,000	Net Lease Investment with 10+ years left on lease
No Pic	New	North Ogden Commons	2357 North Washington Blvd. Ogden, ut 84201	7.25%	5,500	\$200.00	\$1,100,000	

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Photo	Date	Name of Property	Address	Cap Rate	Sq. Ft.	Price/SF	Price	Comments
	09/03/13	Multi-Tenant Retail Tooee	915 N. Main St., Tooee, UT 84074	7.25%	14,475	\$74.27	\$1,075,000	Net Operating Income\$77,938
	08/01/12	Wagon Wheel Restaurant	290 E. St George Blvd, Saint George, UT 84770	5.20%	6,500	\$165.38	\$1,075,000	High-rise sign, great exposure, lots of off-street parking.
	03/14/14	Family Dollar	100 North Main Street, Nephi, UT 84648	6.75%	8,000	\$132.30	\$1,058,370	Long-term lease expires December 31, 2023
	05/23/14	Retail Strip Investment	4062 South 4000 West, West Valley City, UT 84120	9.00%	7,840	\$127.55	\$1,000,000	
	06/15/14	Hyland Plaza Retail/Office Investment Sale	1321 East 3300 South, Salt Lake City, UT 84106	8.00%	9,730	\$102.77	\$1,000,000	
	06/15/14	Clinton Retail Center	928 West 1800 North, Clinton, UT	7.00%	10,450	\$95.69	\$1,000,000	Long Term Tenants in place. Property well maintained. High Traffic street. Great visibility.

Continue to scroll for Available Retail Properties



# MARKET TOTALS

Available Commercial Real Estate Investment Properties in Utah

Last Updated

7/25/2014

PROVIDED BY ELI MILLS & TUCKER WHITE OF THE CBRE PRIVATE CAPITAL GROUP

This file contains a comprehensive list of available investment properties in Utah. Properties listed by CBRE and all other brokerages are compiled in this spreadsheet. This tool takes hundreds of hours to create and update. We provide this tool to you, our valued clients in hopes it help you find the right investment and aid in the process of making informed decisions. By opening this spreadsheet you agree that you won't share this file with other brokerage firms. We ask this is not shared with our competition because some of the information it contains is exclusive to CBRE and we don't share tools that are so time consuming to create with our competition.

This file contains separate tabs for the following: Available Office, Industrial and Retail Properties, Comparable Stats and Lease Market Stats / Projections

## All Available Property Totals

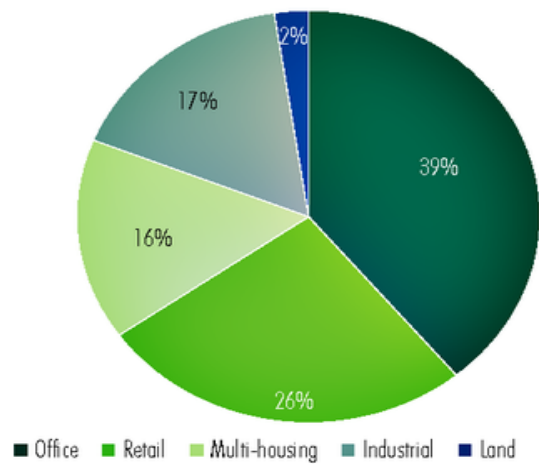
Property	# of Deals	Value	Avg. Cap Rate	Average PSF
Office	41	\$214,373,013	8.03%	\$162.24
Industrial	27	\$106,157,651	7.54%	\$62.81
Retail	57	\$204,622,834	7.58%	\$131.01
<b>Totals</b>	<b>125</b>	<b>\$525,153,498</b>	<b>7.72%</b>	

## Why Work with Eli Mills/Tucker White and the CBRE PCG

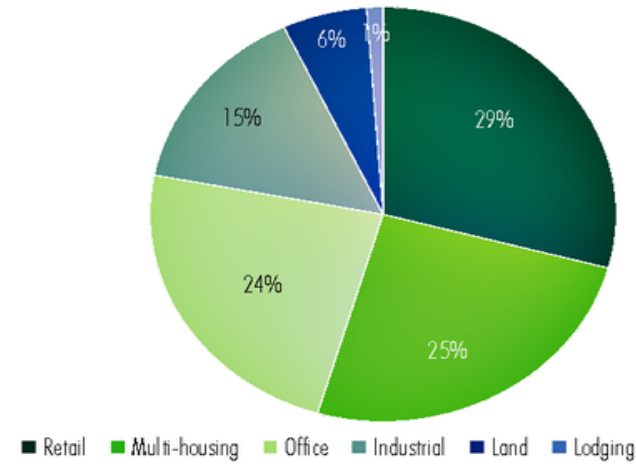
- Over 90 teams in 50 markets across the U.S.
- \$4.54 billion in sales for the first half 2013
- 529 transactions for first half 2013
- 120,000 investors and 35,000 agents profiled in PCG's Proprietary database

### 1H 2013 CBRE PRIVATE CAPITAL GROUP PRODUCTION

\$4.54 BILLION IN SALES VOLUME



529 TRANSACTIONS



Source: CBRE Capital Markets, Private Capital Group

Our Platform and collaboration in the PCG provides us a competitive intelligence advantage over the competition.

## Competitive Intelligence

Asset Type	Avg. Offers Received	Estimated Value	Total Capital Pursing Product
Industrial	7.2	\$1,930,260,758	\$13,897,877,458
Multihousing	6	\$3,396,151,067	\$20,376,906,402
Office	5.6	\$5,801,931,610	\$32,490,817,014
Retail	5.5	\$1,035,455,500	\$5,695,005,250
<b>Total</b>		<b>\$12,163,798,935</b>	<b>\$72,460,606,124</b>

CBRE Group, Inc. (NYSE:CBG), is a fortune 500 and S&P 500 company. It is the world's largest commercial real estate firm. The company has approximately 34,000 employees in more than 300 offices worldwide (excluding affiliates).

Continue to scroll for Stats

Disclaimer: The data and pictures contained herein are received from numerous sources including but not limited to, CBRE, Loopnet, Costar, RCA, ccim.net, NAIOP/CCIM Symposium and the other commercial real estate brokerages. Available properties include those listed by CBRE and other firms as well. The information while deemed to be reliable is not guaranteed by Eli Mills, Tucker White, or CBRE.



# COMPARABLE SALES STATISTICS

Utah Real Estate Investment Market

PROVIDED BY ELI MILLS & TUCKER WHITE OF THE CBRE PRIVATE CAPITAL GROUP

## 2013 Market Statistics

Property Type	# of Deals	Value	Avg. Cap Rate
Office	38	\$445,280,872	8.07%
Industrial	20	\$151,022,000	8.01%
Retail	42	\$168,646,270	8.33%
<b>Totals</b>	<b>100</b>	<b>\$764,949,142</b>	<b>8.11%</b>

## 2012 Market Statistics

Property Type	# of Deals	Value	Avg. Cap Rate
Office	24	\$275,809,775	8.28%
Industrial	39	\$121,595,452	8.83%
Retail	46	\$133,225,753	8.46%
<b>Totals</b>	<b>109</b>	<b>\$530,630,980</b>	<b>8.52%</b>

## 2011 Market Statistics

Property Type	# of Deals	Value	Avg. Cap Rate
Office	26	\$121,410,509	8.70%
Industrial	24	\$137,737,709	8.75%
Retail	43	\$159,737,709	8.11%
<b>Totals</b>	<b>93</b>	<b>\$418,885,927</b>	<b>8.41%</b>

## 2010 Market Statistics

Property Type	# of Deals	Value	Avg. Cap Rate
Office	12	\$29,030,771	8.35%
Industrial	25	\$100,066,763	8.71%
Retail	29	\$112,966,000	8.49%
<b>Totals</b>	<b>66</b>	<b>\$242,063,534</b>	<b>8.51%</b>

## 2009 Market Statistics

Property Type	# of Deals	Value	Avg. Cap Rate
Office	17	\$73,201,953	8.03%
Industrial	13	\$58,870,837	8.39%
Retail	30	\$69,586,455	8.82%
<b>Totals</b>	<b>60</b>	<b>\$201,659,245</b>	<b>8.41%</b>

## 2008 Market Statistics

Property Type	# of Deals	Value	Avg. Cap Rate
Office	36	\$128,039,733	7.49%
Industrial	35	\$144,031,049	7.96%
Retail	47	\$97,275,003	8.20%
<b>Totals</b>	<b>118</b>	<b>\$369,345,785</b>	<b>7.81%</b>

Continue to scroll for Lease Market Stats & Projections



# LEASING MARKET STATS & PROJECTIONS

Greater Salt Lake Market

PROVIDED BY ELI MILLS & TUCKER WHITE OF THE CBRE PRIVATE CAPITAL GROUP

## Office Base & Current Market Stats (for properties of 20,000+ SF)

# of Buildings	Building SF	Total Availability Sq. Ft	% Available	Total Vacancy	Avg. Asking Lease Rate	YTD Net Absorption	Under Construction
493	31,955,243	4,858,088	15.20%	13.10%	\$20.03	304,718	697,198

### CBRE Econometric Advisors Projections for Office Market:

The quarter 1 short-term forecast calls for overall positive growth in office workers through year-end 2014. Total net absorption is forecasted to be positive 1.1 million square feet out-pacing supply during the same period. By year-end 2014, the vacancy rate is expected to be 10.4% while rents are forecasted to grow-reaching \$20.35 compared to current rents of \$18.62.

### Comments:

Demand began to pick up in the Salt Lake office market during Q2 2014. The market experienced 304,718 sq. ft. of positive net absorption during Q2 2014, representing a significant increase compared to Q1's net absorption of 90,080 sq. ft. The southern end of the Salt Lake Valley, a fast growing tech industry, is fueling growth. The south valley submarkets of Sandy and Draper accounted for approximately two-thirds of the completed construction in Salt Lake's office market during the first half of 2014. 2nd quarter 2014 reports indicate the lowest vacancies are as follows: Research Park 3.8% Sugarhouse 4.3% Sandy South Towne 6.6% Foothill Corridor 7.4% .

## Industrial Base & Current Market Stats (for multi-tenant properties of 10,000+ SF)

# of Buildings	Building SF	Total Availability Sq. Ft	% Available	Total Vacancy	Avg. Asking Lease Rate	YTD Net Absorption	Under Construction
2,626	122,009,245	10,126,767	8.30%	5.30%	\$0.40	216,446	1,114,689

### CBRE Econometric Advisors Projections for Industrial Market:

The quarter 1 short-term forecast calls for an overall increase in manufacturing and distribution workers. Total net absorption is forecasted to be a positive 3.0 million square feet, out-pacing supply during the same period. By year-end 2014, the availability rate is expected to be 7.5% while rents are forecasted to grow by 3.1%.

### Comments:

Strong demand for industrial space is an identifying feature of Salt Lake's market. Low operating costs, regional access and local economic growth have fueled demand amid limited amounts of space. Q2 2014 has demonstrated how this strong demand and consistent performance has turned Salt Lake into one of the regions' prime hot spots for industrial development. Of the square footage that broke ground, 89% was speculative, big-box space. Recent land acquisitions and permit filings suggest more significant projects being added before year end. The submarkets with the lowest vacancies as of Q2 are: Draper .60% Taylorsville .80% Murray 1.7%.

## Retail Base & Current Market Stats (for properties of 10,000+ SF)

# of Properties	*Building SF	Total Availability Sq. Ft	% Available	Total Vacancy	*Avg. Asking Lease Rate	YTD New construction completed	Under Construction
425	33,728,277	2,597,077	7.70%	5.80%	\$14.75	343,337	381,114

### CBRE Econometric Advisors Projections for Retail Market:

The quarter 1 short-term forecast calls for an overall increase in the number of workers through year-end 2015. Total net absorption is forecasted to be a positive 757,000 square feet, out-pacing supply during the same period. Total retail sales for SLC is estimated at \$17.61 billion, which accounts for .99% of the nation's total sales. Our forecasts show retail sales for SLC will continue to grow 4.7% annually over the next 5 years.

### Comments:

The Salt Lake retail market experienced strong demand in the first half of 2014, particularly for Class A space. Retail categories such as restaurants, grocers, health facilities, and salons are experiencing the most growth since their goods and services cannot easily be obtained online. Developers in Utah have been active in an effort to keep up with demand for Class A space. Newly completed construction in 2014 has already surpassed annual 2013 levels, with over 343,000 sq. ft. completed YTD. The submarkets with the lowest vacancies as of Q2 are: Northeast 2.5% Central East 3.9% Northwest 4.30%

\*Regional Center Avg. Excluding Super Regional Centers \*\*Lease rates have been corrected historically to reflect new weighted average methodology.

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