

OFFICE PROPERTIES

Available Office Investment Properties in Utah



Last Updated
1/25/2014

Total Value Available
\$141,874,214

Avg. Cap Rate
8.26%

Total SF on Market
1,503,607

Total # of Properties
36

Average Price/SF
\$94.36

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
	01/07/14	222 South Main	222 South Main Street, Salt Lake City, UT 84111		426,980		Unpriced	Under Contract -Anchored by a world-renowned investment grade tenant on a long-term lease • 85% leased to a high-quality deep credit rent roll Average remaining lease term of 9.7 years
	08/01/12	Sorenson Communications Building	4192 South Riverboat Road, Taylorsville, UT 84123	8.00%	99,184	\$206.69	\$20,500,000	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.
	11/02/13	Layton, Utah Call Center	2195 North University Park Blvd., Layton, UT 84041	11.50%	81,525	\$104.26	\$8,500,000	currently the home to General Dynamics, a strong National tenant
	08/01/12	Teleperformance	2250 Grant Avenue, Ogden, UT 84401	8.00%	58,500	\$132.48	\$7,750,000	As a national tenant, Teleperformance is one of the leading CRM Contract Center Outsourcers. They have 39 contact centers in the U.S. Ogden City Lot 1
	01/12/13	Parkway Towers	10542 S. Jordan Gateway, South Jordan, Ut 84095	7.50%	50,028	\$140.00	\$7,000,000	23.3 Vacancy Rate
	03/21/13	PLAZA 2000	7138 SOUTH HIGHLAND DR, COTTONWOOD HEIGHTS, UT 84047	7.21%	36,289	\$176.09	\$6,390,000	92% Occupied, Price Reduced From \$6,950,000
	New	State of Utah DDS Headquarters Office	210 W. Harris Avenue, Salt Lake City, UT 84115	8.00%	27,300	\$219.37	\$5,988,688	The State of Utah DDS Headquarters Office is occupied under a new 7-year lease term, which was renewed in 2013
	08/10/12	Independence Sq.	111-161 East 5600 South, Salt Lake City, UT	7.50%	44,306	\$132.04	\$5,850,000	Was listed for \$15143200. ExistingDebtAssumable: \$2,800,000@6.64%
	01/19/13	East Bay Office Investment	1600 South 235 East, Provo, UT 84601	8.00%	48,037	\$111.79	\$5,370,000	The building is fully occupied with three distinguished tenants(The Results Company, ZipLocal and Chrysalis) and receives additional income off leasing the additional parking spaces to the East of the building. Year 1 Total Return: 9.70% 10yr IRR: 15.42%
No Picture	12/12/13	SPORTS PARK PLAZA PROFESSIONAL BUILDING	5353 South 960 East Murray, Utah	7.58%	37,905	\$123.86	\$4,695,000	
	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.

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	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.
	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
	08/01/12	Everest College	3280 West 3500 South, West Valley City, UT 84119	9.28%	30,164	\$141.73	\$4,275,000	National credit tenant in a location that is undergoing significant redevelopment. Everest College, tenant, is owned and operated by Corinthian College, Inc.
	05/28/13	Draper Corporate Park 7	12244 South Business Park Drive, Draper, UT 84020	7.85%	34,284	\$122.51	\$4,200,000	100% of fees paid on execution.
	08/14/12	2363 South Foothill	2363 South Foothill Drive, Salt Lake City, UT 84113	10.40%	46,533	\$96.70	\$3,950,000	100% occupied by iFreedom Direct, (www.ifreedomdirect.com), iFreedom recently renewed through 12/31/2015. iFreedom Direct currently pays \$41,826.75 per month. Immediate access to I-80 and I-215.
	09/13/13	Multi-Tenant Medical Investment	4400 South 700 East Salt Lake City, Utah	7.50%	26,643	\$145.55	\$3,878,000	7 Units, 2 Vacancies
	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	
	New	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	596 W 750 S, Woods Cross, UT 84087	8.60%	22,335	\$121.56	\$2,715,000	
	09/24/13	Brighton Pointe Office Building	7910-7938 South 3500 East, Cottonwood Heights, UT 84121	8.50%	22,334	\$111.94	\$2,500,000	
No Picture	New	The Elevator Company	847 W North Pointe Circle, North Salt Lake, Ut 84054		21,850	\$100.69	\$2,200,000	
No Picture	08/21/13	Comcast BLDG	5152 South 1500 West, Riverdale, UT	18.73%	30,000	\$73.33	\$2,200,000	5% to Procuring Broker

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	04/23/13	Metro Business Park F	1385 W. 2200 South , Salt Lake City, UT 84119	10.95%	31,634	\$67.00	\$2,119,478	
	12/12/13	The Geo Group	1585 W 2100 S, Salt Lake City, UT 84119	6.85%	12,630	\$161.55	\$2,040,336	NNN Lease expires on 12/31/2015 with one five-year renewal option. Annual increases at 3%. GEO has occupied the building since 1995. Government requires contracts not to be over five years; therefore, the option terms.
	12/12/13	MISSION HEALTH BUILDING	7879 SOUTH 1530 WEST, WEST JORDAN, UT 84088	8.00%	21,980	\$82.17	\$1,806,000	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
	2/11/13	Fiddlers Plaza	1760 N. Main, Cedar City, UT 84721	8.00%	19,427	\$115.82	\$1,800,000	Price Reduced from \$2,250,000
	09/24/13	7084 SOUTH 2300 EAST	7084 SOUTH 2300 EAST, SALT LAKE CITY, UT 84121	8.00%	12,764	\$132.40	\$1,690,000	
	01/21/13	VRI BUILDING	1521 East 3900 South Salt Lake City, Utah	9.01% Proforma, 7.45% In-Place	20,193	\$91.61	\$1,690,000	The architecturally distinctive building is home to Vacation Resorts International, which occupies 80% of the building with its lease in place through 9/30/2018.
	02/05/13	Broadstone Square	826 East 340 South, American Fork 84003	9.00%	30,000	\$50.42	\$1,512,697	
	08/07/13	Ogden DMV	2447 Lincoln, Ogden, UT 84401	6.00%	8,012	\$190.46	\$1,526,000	5 years left on lease with the DMV, has resigned lease for the last 20 years
	12/02/13	3895 W. 7800 S.	3895 W. 7800 S., West Jordan, UT 84088	7.00%	8,385	\$178.89	\$1,500,000	
	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.

Continue to Scroll for Available Industrial Properties

INDUSTRIAL PROPERTIES

Available Industrial Investment Properties in Utah

Last Updated
1/25/2014

Total Value Available
\$80,221,813








Avg. Cap Rate
7.62%

Total SF on Market
1,234,913

Total # of Properties
28

Average Price/SF
\$64.96

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Photo	Date	Name of Property	Address	Cap Rate	Sq. Ft.	Price/SF	Price	Comments
	10/16/13	Vivint Industrial Complex	500 South 500 West, Lindon, UT 84042	8.00%	366,710	\$56.31	\$20,650,000	The investment features a roster of strong tenants highlighted by Vivint, all of which have significant remaining lease terms and generous annual rental increases
	10/15/13	Levolor Building Investment	1330 W 3300 S, Ogden, UT 84201	7.50%	188,568	\$40.25	\$7,590,000	Long Term NNN Lease, site plan allows for additional 100,000 sf
	12/02/13	BC Technical	7172 S Airport Road, West Jordan, UT 84084	7.00%	49,234	\$126.44	\$6,225,000	
	08/07/13	Wadman Industrial	2735-2380 S Wadman Dr, Ogden, UT 84401	7.50%	86,550	\$60.69	\$5,252,974	
	12/02/13	Sunbelt Rentals	1555 W 2100 S, Salt Lake City, UT 84119	6.50%	16,666	\$252.31	\$4,205,080	
	New	Quail Hollow Industrial Park	6200 South 300 West, Salt Lake City, UT 84107	7.87%	30,860	\$87.49	\$2,700,000	
	01/07/14	Wadman Building #2	2830 South Wadman Drive, Ogden, UT 84401	7.50%	52,500	\$49.38	\$2,592,225	
	10/23/12	Midwestern Fabricators	1235 South Pioneer Road (2700 West), Salt Lake City, UT 84104	8.60%	34,548	\$72.36	\$2,400,000	18' to 28' Clear Height 480 Volt / 3 Phase Power Multiple Cranes in Facility. Price reduced from 2,500,000
	11/02/13	Wasatch Auto Group Investment	847 West North Pointe Circle, North Salt Lake, UT 84054	7.50%	19,471	\$112.99	\$2,200,000	
	12/12/13	Credit Multi-Tenant Net Leased Investment Sale	1422 S. Redwood Road, Salt Lake City, UT 84104	8.50%	59,000	\$35.59	\$2,100,000	Main Tenant: High Mountain Forest Products (www.highmountainforest.com) A+ Better Business Bureau Rating
	07/17/13	VOLVO RENTS	4231 SOUTH STATE STREET, MURRAY, UT 84107	7.20%	23,650	\$80.34	\$1,800,000	
	10/01/13	IFA Commercial	521 W 200 N, American Fork, UT 84003	7.00%	12,000	\$150.00	\$1,800,000	They will sell with a lease back for 1 to 3 years while they are building at the new location, Closing subject to Seller closing on their land.

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	08/06/12	Parvus Corp.	3222 South Washington Street (240 West), South Salt Lake, UT 84115	7.50%	16,128	\$99.21	\$1,670,000	Across the street from UTA Trax Station Easy access to I-15
	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
	01/07/14	Centerpoint Business Park, Bldg. 1	14575 South Centerpoint Way, Bluffdale, UT 84065	7.89%	19,886	\$82.97	\$1,650,000	
	01/07/14	Wadman Building 3	2790 South Wadman Drive, Ogden, UT 84201	7.50%	20,169	\$78.13	\$1,575,901	
	12/12/13	Unique Seller Lease-Back Opportunity	1187 N 1200 WEST, Orem, UT 84057	7.00%	24,000	\$55.42	\$1,330,000	
No Picture	08/21/13	GSA Building	1860 Alexander St. West Valley, UT	8.10%	10,590	\$121.81	\$1,290,000	
	03/21/13	Painted Landscape	7238 Airport Road, West Jordan, Utah	7.00%	14,400	\$87.52	\$1,260,285	Net Operating Income \$ 88,220
	01/04/14	Adwear Investment - 8% Cap	3338 West Parkway Blvd, West Valley City, UT 84119	8.00%	16,267	\$77.15	\$1,255,000	
	06/20/13	Intermountain Farmers Association	650 North 300 West, Cedar City, UT 84720	3.00%	14,428	\$86.64	\$1,250,000	
	08/07/13	2700 West	2445 South 2700 West, West Valley City, UT 84120	8.00%	24,000	\$50.00	\$1,200,000	
	12/12/13	Ridgeway	250 W 500 S, Spanish Fork, UT 84660	8.12%	16,766	\$68.59	\$1,150,000	
	09/13/13	Artic Air Bldg #1	775 North Main Street	10.80%	14,554	\$75.58	\$1,100,000	
	01/07/14	Wadman Building 5	2735 South Wadman Dr., Ogden, UT 84201	7.50%	9,894	\$109.65	\$1,084,848	
No Picture	08/21/13	FIB Building	1605-1615 West 2100 South, Salt Lake City, UT	9.00%	30,060	\$35.89	\$1,079,000	

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	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
	02/05/13	229 West Harris Avenue	229 West Harris Avenue, Salt Lake City, UT 84115	6.53%	18,114	\$55.21	\$1,000,000	

Continue to Scroll for Available Retail Properties

RETAIL PROPERTIES

Available Retail Investment Properties in Utah



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

Last Updated
1/25/2014


Avg. Cap Rate
7.59%

Total # of Properties
56

Total Value Available
\$214,250,194

Total SF on Market
1,445,247

Average Price/SF
\$148.24

Photo	Date	Name of Property	Address	Cap Rate	Sq. Ft.	Price/SF	Price	Comments
No Pic	12/12/13	LOWE'S HOME IMPROVEMENT Ground Lease	350 North 545 West West Bountiful, Utah	5.50%	141,680	\$179.66	\$25,455,000	
	06/11/13	Kohl's Department Store	102 North Marketplace Drive, Salt Lake City (Centerville), UT 84014	6.63%	89,911	\$199.09	\$17,900,000	20 Year Corporate Lease - BBB+ Credit Rating by Standard & Poors Part of Centerville Marketplace Rent Increases Every 5 Years - 7.29% CAP on 2018 Income
	08/03/12	Independence Square	NWC 7800 South Redwood Road, West Jordan, UT 84084	8.27%	97,243	\$153.53	\$14,930,000	97,243 square foot Walgreens anchored, neighborhood retail center.
	07/17/13	UNION HEIGHTS RETAIL CENTER	7650 Union Park Avenue Sandy, Utah	8.23%	87,388	\$122.93	\$10,743,000	Multi tenant retail project anchored by Century Theaters. Union Heights was foreclosed upon by the lender in August of 2012. The property can be acquired below construction replacement cost. Theater ground lease.
	12/12/13	QUARRY VILLAGE	3126-3156 QUARRY ROAD, PARK CITY, UT 84098	8.75%	69,293	\$128.44	\$8,900,000	
	09/27/12	Golds Gym	44 East 800 North, Orem, UT 84058	8.00%	57,325	\$136.07	\$7,800,000	5% Vacancy
	08/03/12	Wyndom Square Shopping Center	1320 E Highway 193, Layton, UT 84040	9.75%	55,606	\$140.11	\$7,791,000	The center is shadow anchored by Wal-Mart Neighborhood Market. Also anchoring Wyndom Square is Ace Hardware, Chase Bank and Wendy's.
	08/03/12	Fairfield Plaza	70 South Fairfield Road, Layton, UT 84041	8.70%	45,837	\$128.72	\$6,250,000	Anchor Tenant recently signed 10 year lease; significant rent steps over the next 5 years.
	08/03/12	Clinton Town Center	2062 West 1800 North, Clinton, UT 84015	7.30%	34,186	\$176.04	\$6,018,036	
	08/14/13	PIERPONT BUILDING	122-132 West Pierpont Avenue Salt Lake City, Utah	9.82%	53,187	\$84.61	\$4,950,000	75% occupied. The Pierpont Building was foreclosed upon by the lender in February of 2012
	01/07/14	Brand new CVS GL - across from BYU. 24 hr. store!!	1275 N. University Ave., Provo, UT 84604	5.05%	15,300	\$316.99	\$4,850,000	Brand new 25 year ground lease w/ four 5 yr extension options.
	01/21/13	BANGERTER COMMERCIAL CENTER	3816 West 13400 South Riverton, Utah	7.20%	12,928	\$319.00	\$4,125,000	Occupancy: 100% Tenants: Wingers, Allstate, House of Hukas, The mutual Fund Store & Infinite Cycles

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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
	09/18/13	33rd Street Station	3300 South State Street, Salt Lake City, UT 84115	7.36%	8,089	\$426.51	\$3,450,000	
	01/07/14	NEW CVS Ground Lease w/Option RENT BUMPS!	13400 S. Monarch Meadows Pkwy, Herriman, UT 84096	5.05%	15,300	\$213.53	\$3,267,000	Brand new 25 year ground lease w/ four 5 yr extension options.
	05/02/13	Southgate Shopping Center	3702 SOUTH STATE STREET, SOUTH SALT LAKE, UT 84115	8.00%	55,730	\$73.41	\$3,155,000	Includes Family Dollar Stores and AutoZone. Currently 86% occupied, the center has historically boasted high occupancy and provides the ability to improve cash flow through the leasing of the currently vacant space. Was listed for \$4,091,000
	12/12/13	HIGHLAND SQUARE	3640 SOUTH HIGHLAND DRIVE, SALT LAKE CITY, UT 84106	7.80%	35,441	\$87.47	\$3,100,000	
	08/03/12	Kindercare Farmington	Higway 89 and Shepherd Lane, Farmington, UT 84025	7.00%	8,500	\$352.94	\$3,000,000	Great location at the entrance to a large new residential development. Kindercare has been open since September 2008. Great area. Fast growing demographic.
	New	586 Main Street	586 Main Street, Park City, UT 84060	4.00%	3,845	\$778.93	\$2,995,000	
	08/03/12	Ogden City Plaza - 2	2250 Grant Avenue, Ogden, UT 84401	9.00%	33,244	\$88.74	\$2,950,000	Two great tenants anchor this property--Paul Mitchell The School and Cinema Burger (a movie grill). Both are strong destination locations.
	08/01/12	Cooper-Martin & Uranium Buildings (2 buildings)	5 & 11 North Main, Moab, UT 84532	8.00%	23,000	\$128.26	\$2,950,000	Mixed use (Office, Retail and Apartments)
	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	01/15/13	150 West 400 South, Salt Lake City, UT	180 West 400 South, Salt Lake City, UT	8.00%	8,340	\$335.03	\$2,794,213	Net Operating Income: \$223,537, Vacancy Rate: 5%, Abundant on site parking
No Pic	01/07/14	Ditolla Plaza	1405 South 300 West, Salt Lake City, UT		9,862	\$259.60	\$2,560,000	

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	04/23/13	Park's Sportman	644 NORTH STATE STREET, OREM, UT 84057	9.00%	25,673	\$101.08	\$2,595,000	10 year lease term.
	12/12/13	Chili's-West Valley	3403 Decker Lake Dr., West Valley City, UT 84119	6.75%	5,600	\$449.26	\$2,516,000	
	08/21/13	Canyon Plaza Shopping Center	2064 Harrison BLVD, Ogden, UT 84401	7.20%	74,690	\$34.12	\$2,555,000	
	07/17/13	Foothill Point	1442 South Foothill Drive, Salt Lake City, UT 84108	6.40%	14,021	\$178.30	\$2,500,000	
	New	Starbucks Multi-Tenant Investment	1000 North Main Street, Tooele, UT 84074	6.50%	6,323	\$395.38	\$2,500,000	
	New	Portofino Center	845 North 100 West, Orem, UT 84057	7.25%	19,843	\$122.21	\$2,425,000	
	06/20/13	7 Eleven Corporate Lease	800 N Main Street, Orem, UT 84057	5.50%	3,040	\$747.70	\$2,273,000	Primary Lease Term: 10 Years Under Construction Anticipated Commencement Date: June 15, 2013 Expiration Date: June 14, 2023 Price was \$2,163,000
	10/16/13	Wasatch Auto Group Investment	847 Northpointe Circle, North Salt Lake, UT 84054	7.50%	19,471	\$112.99	\$2,200,000	Great 4 Tenant Investment with Excess Land. Long Remaining Lease in Place
	12/12/13	7 Eleven Corporate Lease	800 North Main Street, Orem, UT 84057	5.50%	3,040	\$711.51	\$2,163,000	
	10/16/13	Layton Utah Del Taco	737 N Main Street, Layton, UT 84041	6.25%	3,181	\$660.17	\$2,100,000	16 years remaining on the lease
	12/12/13	Highbury Shoppes	2739 South 5600 West, West Valley City, UT 84120	8.00%	11,708	\$172.53	\$2,020,000	High growth area.
	01/07/14	Great NNN Investment	8737 South 700 East, Sandy, UT 84070	7.50%	13,240	\$148.01	\$1,959,612	
	11/02/12	Retail Space	916 7th Street, Ogden, UT 84404	8.90%	23,800	\$81.93	\$1,875,000	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: New HVAC, Electrical, Roof and Exterior. ***This is a Quiet Listing - Please Do Not Disturb Tenants** Price was \$ 1,950,000






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	12/12/13	ARCTIC CIRCLE NET LEASED INVESTMENT	8339 WEST 3500 SOUTH, MAGNA, UT 84047	6.50%	3,518	\$524.73	\$1,846,000	
	08/03/12	Walmart Retail Anchored	550 North State Street, Lindon, UT 84042	7.75%	10,684	\$168.48	\$1,800,000	Excellent Visibility Walmart Supercenter Entry Way Current Tenants: The Clique, Saratoga Jewelry, Bobby Lawrence Karate, Lindon Professional Dental, and Karve Studio. Was listed for \$2,017,556
	01/07/14	IFA Commercial	521 W 200 N, American Fork, UT 84003	7.50%	12,500	\$144.00	\$1,800,000	
No Picture	01/07/14	Jordan Village	2629 West 7800 South, West Jordan, UT 84088		20,064	\$89.46	\$1,795,000	
	06/11/13	Big 5 Sporting Goods Center	716-720 East Main Street, Price, UT 84501	9.00%	20,640	\$75.10	\$1,550,000	10 % vacancy
	06/04/13	Good Clean Fun Car Wash	3576 South 8400 West, Magna, UT 84044	9.61%	4,050	\$379.26	\$1,536,000	Single Tenant
	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. New heating and A/C in office and display area.
	05/28/13	Harley-Davidson, Single Tenant- Logan	2359 North Main Street, Logan, UT 84321	8.00%	14,872	\$100.86	\$1,500,000	
No Picture	08/21/13	3915-3925	3915-3925 South State Street, Salt Lake City, UT 84107	8.25%	1,300	\$63.55	\$1,490,000	
No Picture	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.
	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
	10/12/12	Family Dollar New in Enterprise, UT	785 E Main Street, Enterprise, UT 84725	8.00%	8,000	\$132.81	\$1,133,333	Family Dollar Corporation is traded publicly on the NYSE under the symbol FDO and was the best performing stock in the S&P 500 for the years 2008 - 2010.

Photo	Date	Name of Property	Address	Cap Rate	Sq. Ft.	Price/SF	Price	Comments
	07/06/13	Car Wash For Sale	3685 West 5400 South, Salt Lake City, UT 84119	7.00%	4,529	\$242.88	\$1,100,000	Was Listed for \$1,200,000. Single Tenant
	09/03/13	Multi-Tenant Retail Tooele	915 N. Main St., Tooele, 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.
	02/05/13	Hyland Village Retail/Office Investment Sale	1321 East 3300 South, Salt Lake City, UT 84106	8.00%	9,625	\$103.90	\$1,000,000	Tenants: Favors, Menicanin Design, Blissful Images, Vacant, KDR Ventures, LLC, Royal Touch Cleaning, Evening Ease Retail, CBS Properties, LLC, Paradox Ink Tattoo, Alteration Emporium

Continue to Scroll for Available Property Statistics and Totals

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%
Totals	100	\$764,949,142	8.11%

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%
Totals	109	\$530,630,980	8.52%

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%
Totals	93	\$418,885,927	8.41%

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%
Totals	66	\$242,063,534	8.51%

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%
Totals	60	\$201,659,245	8.41%

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%
Totals	118	\$369,345,785	7.81%

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.

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	Net Absorption	Under Construction
486	31,230,790	5,002,756	16.00%	13.10%	\$20.09	226,544	511,587

CBRE Econometric Advisors Projections for Office Market:

The 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:

4th quarter 2013 reports indicate the lowest vacancies are as follows: Sugarhouse 2.3% Research Park 5.6% Cottonwood 7.0% Sandy South Towne 7.3% The Sandy South Towne area and Central Business District have the most sq. footage under construction. On a year-over-year basis, completed construction was down 64% from 2012 levels. However, sq. footage under construction at year-end 2013 compared to the same time one year ago is up substantially. The suburban market accounts for just 2/3 of the total net rentable area in the office market, but accounts for over 84% of the positive net absorption in 2013.

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	Net Absorption	Under Construction
2,647	120,555,934	9,487,752	7.90%	4.97%	\$0.41	978,837	1,146,429

CBRE Econometric Advisors Projections for Industrial Market:

The 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:

Leasing activity was healthy during 2013, though slightly subdued from prior years. A dip in activity, which is not expected to continue into 2014, occurred during the second half of the year, likely resulting from nationwide economic uncertainty associated with the government shutdown and policy stagnation. A surge of developers new to Salt Lake has increased competitive activity and industrial land is being quickly absorbed. The sale of several parcels indicates new development can be expected in the near future. The submarkets with the lowest vacancies are the following: West Jordan 1.02% Draper 1.07% Sandy 2.49% East Murray 2.60%

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

# of Buildings	Building SF	Total Availability Sq. Ft	% Available	Total Vacancy	Avg. Asking Lease Rate	YTD Absorption	Under Construction
1158	32,599,875	3,031,788	9.30%	6.60%	\$14.85	not available	62,000

CBRE Econometric Advisors Projections for Retail Market:

The short-term forecast calls for an overall increase in the number of workers through year-end 2014. Total net absorption is forecasted to be a positive 537,000 square feet, out-pacing supply during the same period.

Comments:

The good news for retail real estate is that overall vacancies are down to only 6.6%. The submarkets with the lowest vacancies are: Southwest 3.2% Northeast 4.1% Northwest 4.5% There are a number of extremely strong retail pockets throughout the market.

MARKET TOTALS

Available Commercial Real Estate Investment Properties in Utah

Last Updated

1/25/2014

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 Type	# of Deals	Value	Avg. Cap Rate	Average PSF
Office	36	\$141,874,214	8.26%	\$94.36
Industrial	28	\$80,221,813	7.62%	\$64.96
Retail	56	\$214,250,194	7.59%	\$148.24
Totals	120	\$436,346,221	7.82%	

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

The CBRE Private Client Group (PCG) is the market leader in investment advisory and sales in the United States. Below are details regarding the CBRE PCG:

- 287 professionals, 100 investment sales teams in 50 markets across the United States
- Shared active database of 120,000 investors and 35,000 real estate agents
- The entire PCG utilizes a single platform of best in class technology and processes

National 2012 Market Share



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 Pursuing Product
Industrial	7.2	\$1,928,813,441	\$13,887,456,775
Multihousing	9.7	\$3,165,186,128	\$30,702,305,442
Office	7.4	\$4,283,862,297	\$31,700,580,998
Retail	4.5	\$1,213,782,500	\$5,462,021,250
Total		\$10,591,644,366	\$81,752,364,465

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).

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