



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



# OFFERING MEMORANDUM



Triple Net (NNN) Lease  
Investment Opportunity

361 Second Street  
Ogden, UT 84404

JDS Real Estate Services, Inc.  
UT Lic. # 8485414-PB00





## SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

In Cooperation with JDS Real Estate Services, Inc.  
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OFFERING SUMMARY

PRICE	\$1,920,000
CAP	5.00%
NOI	\$96,000
PRICE PER SF	\$633.04
YEARS REMAINING	18+ Years
LEASE GUARANTY	60-Unit Guarantee

PROPERTY SUMMARY

ADDRESS	361 Second Street Ogden, UT 84404
COUNTY	Weber
BUILDING AREA	3,033 SF
LAND AREA	0.46 AC
BUILT	1985



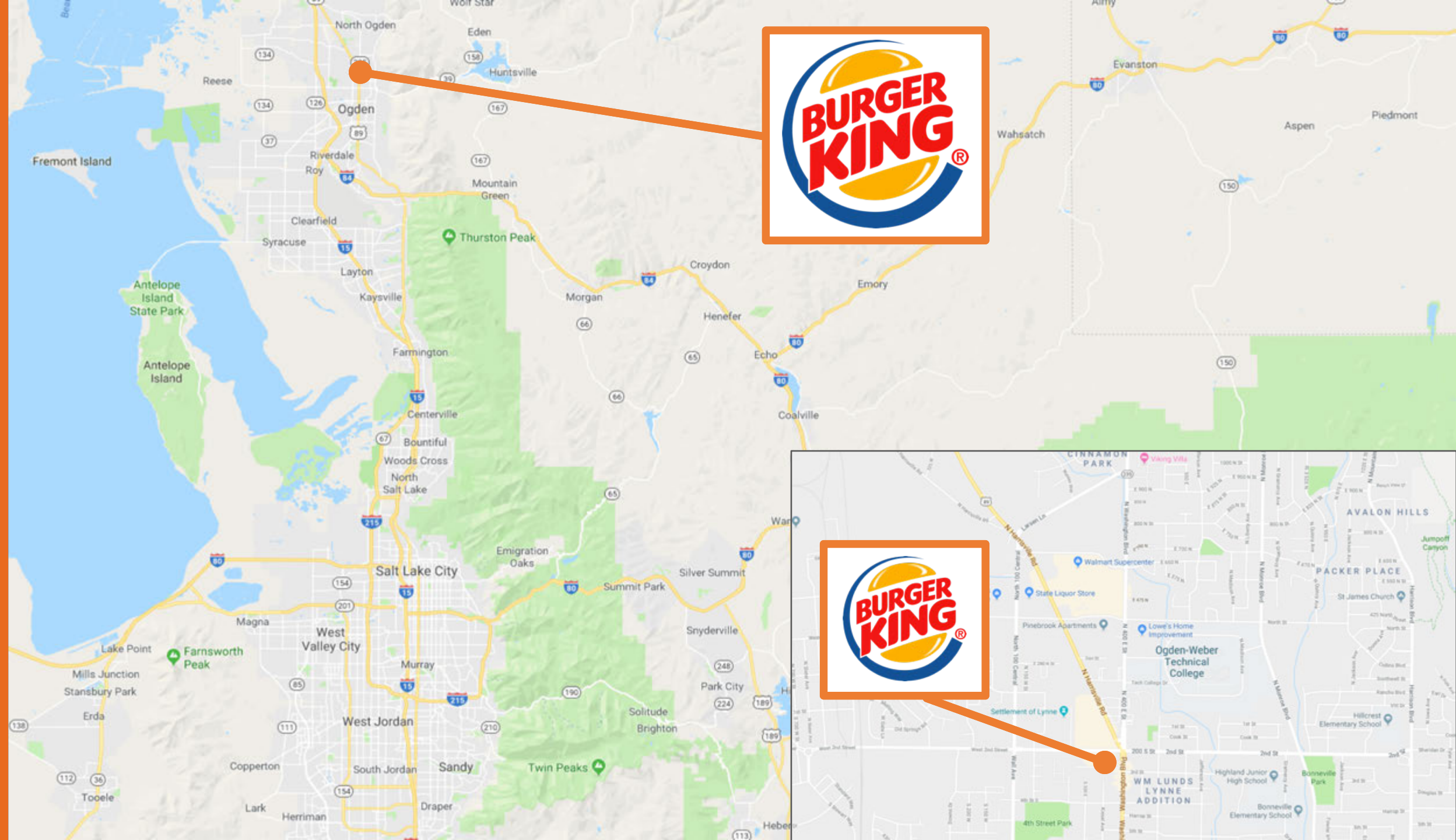
Actual Property Image





Actual Property Image

- 18+ Years Remaining on this Long-Term Triple Net (NNN) Lease with Zero Landlord Responsibilities
- 60-Unit Guaranty
- Population of Over 71,118 with an Average Household Income of Over \$57,629 Within a 3-Mile Radius
- 3 Minutes South of the Walmart Supercenter, Lowe's and Dollar Tree
- Minutes From Ogden-Weber Technical College Which Serves Over 3,000 Student and Staff
- Off Hwy 89 Which Merges with I-15 That Runs South into Salt Lake City
- Ogden is a Gateway to Ski Resorts Like Snowbasin, Powder Mountain and Nordic Valley
- Nearby Tenants: Planet Fitness, Dollar Tree, O'Reilly Auto Parts, USPS, Midas, Pizza Hut, H&R Block and Redbox





THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS

 **DOLLAR TREE**

 **RadioShack.**

**HARBOR  
FREIGHT**  
Quality Tools at Remarkably Low Prices

 **planet  
fitness**

**HARMONS**  
NEIGHBORHOOD GROCER

 **LIBERTY  
TAX  
SERVICE**  
**KeyBank** 

 **O'Reilly**

 **ANAYA'S MARKET**

 **QUICK  
CLEAN**

**WELLS  
FARGO**

**WASHINGTON  
PARK APARTMENTS**

Washington Blvd

 **BANK OF UTAH**

 **SPIRIT**

Old Grist Mill  
Bread Co.

Ogden Stamp  
Company

2nd St

Ogden Animal  
Hospital

 **MIDAS**

**Hy & Mike's**

Union Gardens

 **MOUNTAIN AMERICA**

 **Allstate.**  
You're in good hands.

 **Pack 'N Pounce**

 **RED ROCK  
FINANCIAL**

 **INTERMOUNTAIN  
STAFFING**

 **Kwik Kar.**  
WAX & TUNE

 **NAPA**







Harrisville Rd

2nd St

Washington Blvd





Walmart

Harrisville Rd

28,091 VPD

OGDEN-WEBER  
TECHNICAL COLLEGE

WASHINGTON  
PARK APARTMENTS

Normandie  
Apartments

Hillcrest Elementary  
School

2nd St

Highland Jr High  
School

Bonneville Elementary  
School

Ben Lomond High  
School

16,354 VPD

Wall Ave

Washington Blvd

23,370 VPD

SUBJECT PROPERTY DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Population	15,265	71,118	131,100
Average Household Income	\$50,508	\$57,629	\$66,228





OGDEN, UTAH

## ABOUT THE CITY

Ogden is the county seat of Weber County in Utah. The city is approximately 10 miles east of the Great Salt Lake and 40 miles north of Salt Lake City. The estimated population was 86,701 residents in the 2016 census, making Ogden Utah's 7th largest city. The city served as a major railway hub through much of its history, and still handles a great deal of freight rail traffic which makes it a convenient location for manufacturing and commerce. Ogden is also known for its many historic buildings, its proximity to the Wasatch Mountains, and as the location of Weber State University. Ogden is a principal city of the Ogden–Clearfield Metropolitan Statistical Area (MSA), which includes all of Weber, Morgan, Davis, and Box Elder counties. The 2016 estimated Census placed the Metro population at 656,061. In 2010, Forbes rated the Ogden–Clearfield MSA as the 6th best place to raise a family.



BANK OF UTAH

## ECONOMY

As the principal city of the 2nd largest MSA in Utah, Ogden serves as an economic hub for the northern part of the state. Much of the central city is occupied by offices of various federal, state, county, and municipal government entities. The Internal Revenue Service has a large regional facility in Ogden and is the city's largest employer with over 5,000 employees. Other large employers include McKay Dee Hospital, Weber State University, Ogden City School District, Autoliv, Fresenius and Convergys. Several industrial areas are found in the western parts of the city. The largest of these is Business Depot Ogden, a former Army depot that was restructured to be a 1,000-plus acre business park. Ogden headquarters Market star, a sales and marketing company; Autoliv, an automotive safety equipment company; the Bank of Utah, a bank founded in Ogden in 1952; and Kadince, a Software services company. In 2013, Ogden ranked No. 16 on Forbes' list of the Best Places for Business and Careers.



SNOWBASIN RESORT

## CULTURE & CONTEMPORARY LIFE

Ogden has a fascinating historic downtown with numerous shopping opportunities, gourmet dining, and an energetic nightlife. The city also includes a community theatre, a local spa, and many other entertaining things to do. Ogden is home to the Snowbasin Resort, which was the 2002 Winter Olympics site. Since 1936 the resort has offered classic ski-resort activities & year-round events. Ogden is also home to the Union Station, which is a train station at the west end of Historic 25th Street. The station was formerly the junction of the Union Pacific and Central Pacific Railroads. The city also includes the Ogden Botanical Gardens, which are an 11-acre, riverside garden featuring Japanese, cottage, and other garden styles. Ogden is also accessible to many foothills and mountains in the area. Mount Ogden is a peak in Weber County with an elevation of 9,579 feet. The peak is popular with hikers, particularly in its three main canyons: Beus, Waterfall, and Taylor Canyons.



Actual Property Image



Founded in 1954, BURGER KING® is the second-largest fast food hamburger chain in the world and the original HOME OF THE WHOPPER®. As of June 2018 it operated over 17,022 locations in 100 countries. Almost 100 percent of BURGER KING® restaurants are owned and operated by independent franchisees, many of them family-owned operations that have been in business for decades.

Every day, more than 11 million guests visit BURGER KING® restaurants around the world. And they do so because our restaurants are known for serving high-quality, great-tasting, and affordable food. Founded in 1954, BURGER KING® is the second largest fast food hamburger chain in the world. The original HOME OF THE WHOPPER®, our commitment to premium ingredients, signature recipes, and family-friendly dining experiences is what has defined our brand for more than 50 successful years.

Burger King’s parent company is Restaurant Brands International Inc. (“RBI”) is one of the world’s largest quick service restaurant companies with more than \$30 billion in system-wide sales and over 24,000 restaurants in more than 100 countries and U.S. territories. RBI owns three of the world’s most prominent and iconic quick service restaurant brands – TIM HORTONS®, BURGER KING®, and POPEYES®. These independently operated brands have been serving their respective guests, franchisees and communities for over 40 years.



COMPANY TYPE  
Subsidiary



HEADQUARTERS  
Miami – Dade County, FL



# OF LOCATIONS  
17,022+



FOUNDED  
1954



WEBSITE  
bk.com



LEASE SUMMARY

TENANT	Burger King
PREMISES	A Building of Approximately 3,033 SF
LEASE COMMENCEMENT	January 1, 2018
LEASE EXPIRATION	November 29, 2036
LEASE TERM	18+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST OFFER	Yes



Actual Property Image



TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT / SF	INCREASE DATES	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Burger King	3,033 SF	100%	\$96,000	\$31.65	Every 5 Years	10%	01/01/2018	11/29/2036	4 x 5 Years



Actual Property Image



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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