



185 South State Street • Orem, UT 84057



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LEGEND
PARTNERS ■■■■



KeyBank



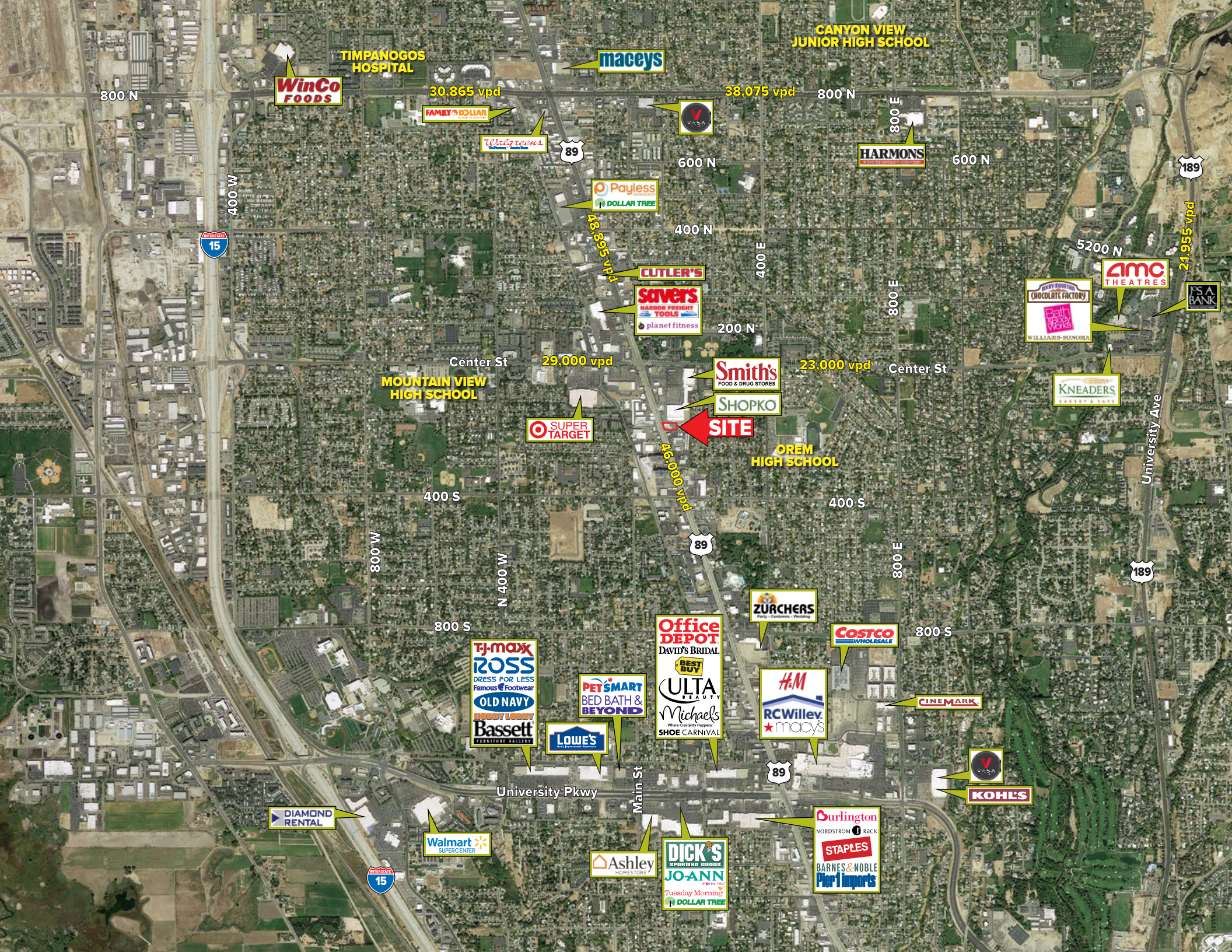
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THE OFFERING

Legend Investments Group is pleased to present to investors the rare opportunity to acquire the KeyBank in Orem Utah. The property has 3 tenants including KeyBank which has 6+ years remaining on a Triple Net Lease (NNN).

The subject property is located right off State st in the heart of the Orem retail thoroughfare.



WinCo
FOODS

TIMPANOGOS
HOSPITAL

maceys

CANYON VIEW
JUNIOR HIGH SCHOOL

FAMILY DOLLAR

Walgreens

89

VASA

600 N

HARMONS

600 N

Payless
DOLLAR TREE

400 N

CUTLER'S

savers

planet fitness

Smith's
FOOD & DRUG STORES

SHOPKO

SITE

SUPER
TARGET

MOUNTAIN VIEW
HIGH SCHOOL

OREM
HIGH SCHOOL

ROCKY MOUNTAIN
(CHOCOLATE FACTORY)

Bath
Body
Works

WILLIAMS-SONOMA

amc
THEATRES

KNEADERS
BREAD & BUTTER

USA
BANK

University Ave

189

Center St

Center St

400 S

400 S

800 S

800 S

TJ-maxx
ROSS
DRESS FOR LESS
Famous Footwear
OLD NAVY
Hobby Lobby
Bassett
FURNITURE GALLERY

PETSMART
BED BATH &
BEYOND

LOWE'S

Office
DEPOT
DAVID'S BRIDAL
BEST
BUY
ULTA
BEAUTY
Michaels
Where Creativity Happens
SHOE CARNIVAL

ZURCHERS
Event Catering & Banquet

COSTCO
WHOLESALE

H&M
RC Willey
macy's

CINEMARK

VASA

KOHL'S

DIAMOND
RENTAL

Walmart
SUPERCENTER

Ashley
HOMESTORE

DICK'S
SPORTING GOODS
JO-ANN
FABRICS LTD
Tuesday Morning
DOLLAR TREE

Burlington
NORDSTROM RACK
STAPLES
BARNES & NOBLE
Pier Imports

15

89

HIGHLIGHTS

IDEAL LOCATION

- Located Directly Off State Street in Orem, Utah
- High Traffic Counts: 55,000 + AADT on State St and 30,000 + AADT on Center Street
- Less Than 2 Miles From Utah Valley University (Largest University Enrollment in Utah)
- Main Retail Thoroughfare in Orem, Utah
- Surrounding Retailors Include Target, Smiths Grocery, Ridleys, Ace Hardware, Harbor Freight, Planet Fitness, McDonalds, Burger King, Taco Bell, Panda Express, 7-11 and Many More.

KEY BANK

- Corporately Backed Lease
- KeyBank Lease Expires in June of 2025
- Triple Net (NNN) Lease
- Well Below Market Rents
- \$33 Million + in Deposits - Highest KeyBank Deposits in Utah County



TENANT SUMMARY



KeyBank, the primary subsidiary of KeyCorp, is a regional bank headquartered in Cleveland, Ohio, and is the only major bank based in Cleveland. KeyBank is on the list of largest banks in the United States.



www.key.com



LOCATIONS | 1,200+



STOCK SYMBOL (NYSE) | **KEY**

INVESTMENT SUMMARY



**PRICE
CAP**

**\$2,230,000
5.10%**

BUILDING GLA

8,298 SF

LEASE EXPIRATION

JUNE 15, 2025

LEASE TYPE

TRIPLE NET (NNN)

RENT INCREASES

2.0% ANNUALLY



RENT ROLL

TENANT	S.F.	AVG. BASE RATE	AVG. MONTHLY	ANNUAL	LED	COMMENTS
KEY BANK	6,388	\$13.41	\$7,136.94	\$85,643	15-Jun-25	2% annual increases
JOHNSON REALTY	1,025	\$14.63	\$1,250.00	\$15,000	MTM	
RED ROCK FINANCIAL	885	\$14.92	\$1,100.00	\$13,200	MTM	
TOTAL	8,298	\$14.32	\$9,487	\$113,843		





PROPERTY SUMMARY

ADDRESS 185 South State Street, Orem, Utah

BLDG. AREA 8,298 SF

LOT SIZE 0.94 AC

LEASE TYPE Triple Net (NNN)

OPTIONS Key Bank; 1 - 5 Year Option



SHOPKO

State Street

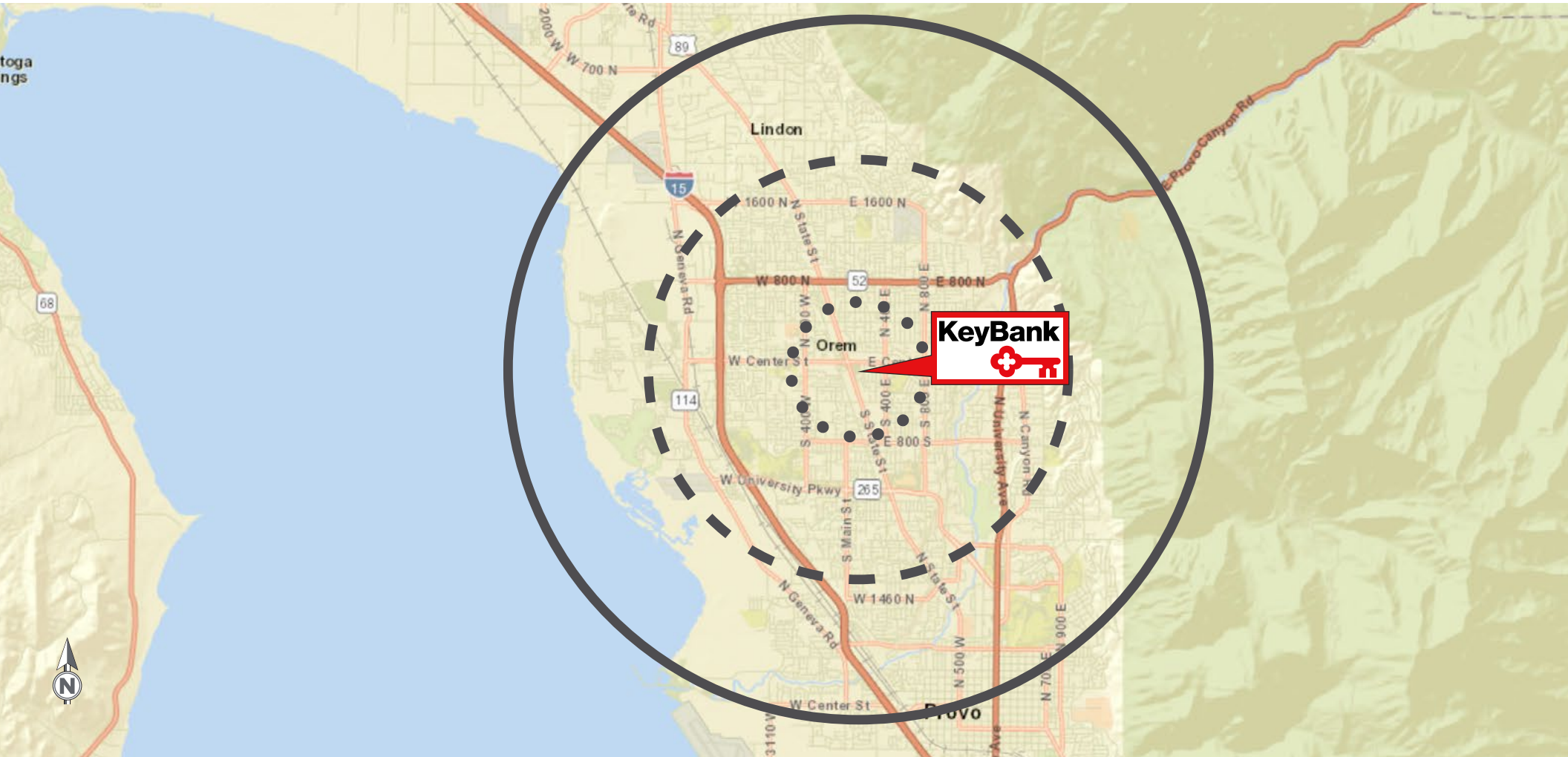
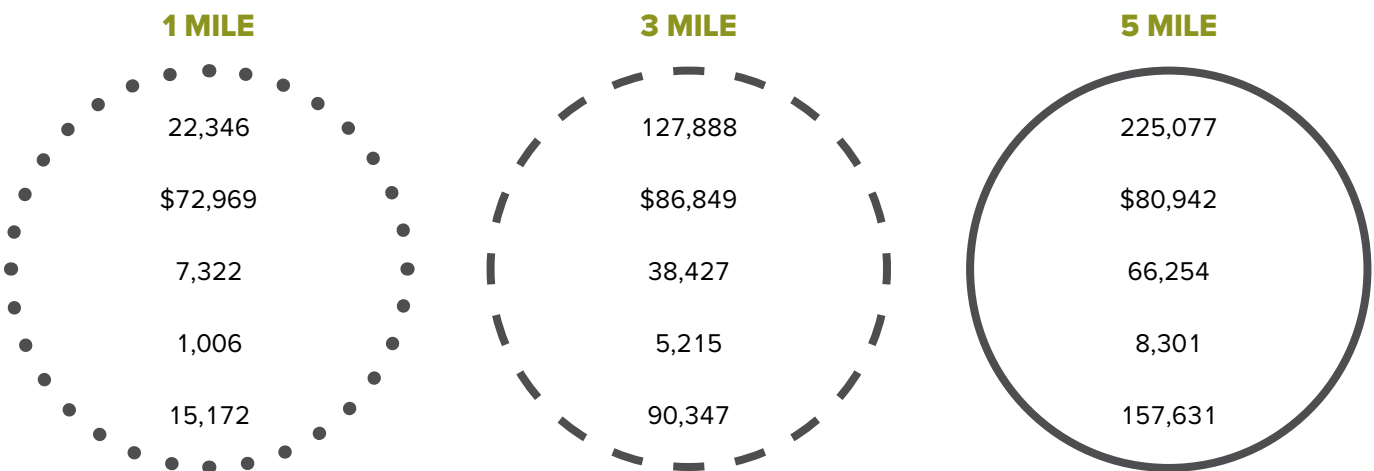
4,600 vpd

E 200 South Street



DEMOGRAPHICS

-  POPULATION
-  AVG. HOUSEHOLD INCOME
-  HOUSEHOLDS
-  BUSINESSES
-  DAYTIME POPULATION



UTAH

In 2013, the U.S. Census Bureau estimated that Utah had the second fastest-growing population of any state. St. George was the fastest-growing metropolitan area in the United States from 2000 to 2005. Utah also has the 14th highest median average income and the least income inequality of any U.S. state. A 2012 Gallup national survey found Utah overall to be the “best state to live in” based on 13 forward-looking measurements including various economic, lifestyle, and health-related outlook metrics. Approximately 62% of Utahns are reported to be members of The Church of Jesus Christ of Latter-day Saints or LDS (Mormons), which greatly influences Utahn culture and daily life. The LDS Church’s world headquarters is located in Salt Lake City. Utah is the only state with a majority population belonging to a single church.

Affiliated Business Disclosure and Confidentiality Agreement

This Offering Memorandum has been prepared by Legend Investment Group (LIG) for use by a limited number of parties and has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it, and make no guarantee, warranty or representation about it. It is your responsibility to confirm, independently, its accuracy and completeness. All projections have been developed by LIG, Owner and designated sources, are based upon assumptions relating to the general economy, competition, and other factors beyond the control of Owner, and therefore are subject to variation. No representation is made by LIG or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, LIG, Owner and their employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors. Owner and LIG each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

This Offering Memorandum and the contents, except such information, which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or LIG and that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the property and you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner or LIG. If you have no interest in the property, please return the Offering Memorandum forthwith.



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