

TRIPLE NET PROVO INVESTMENT

1111 W 100 S | PROVO, UTAH

OFFERING MEMORANDUM

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Triple Net, Single Tenant Investment located in Provo Utah directly off the I-15 Center Street Exit. Property consists of a 28,668 sq ft building on 1.66 acres.

This property has a newly executed 10-year Absolute Net lease with Lowes Xtreme Air. An Absolute Net lease has no Landlord obligations. Tenant has made substantial improvements into the property at their own expense. Please do not disturb Tenant.



PROPERTY OVERVIEW	
Building size	28,668 sq ft
Land Area	1.66 Acres
Zoning	Freeway Commercial
Lease Term	10 Years
Occupancy	100%
Purchase Price	\$2,850,000
Cap rate	7.5%
Rent	Year 1 Net Income \$212,772 Lease Expiration: 2029 With several options to renew

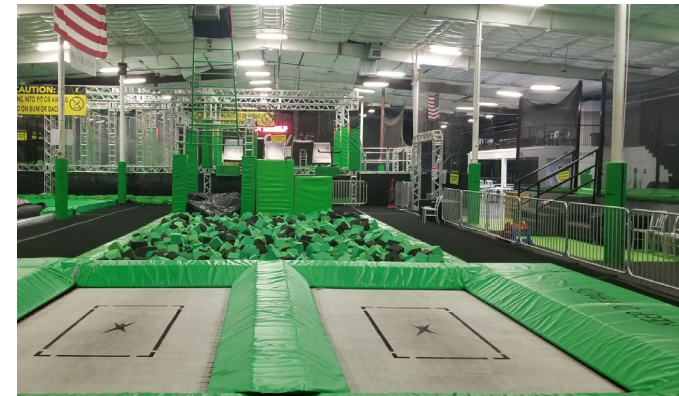
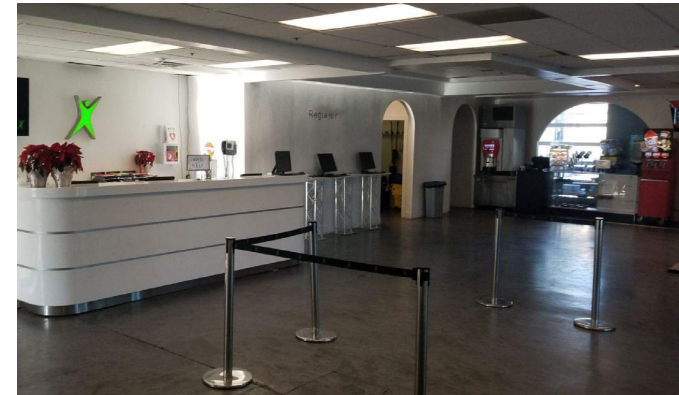
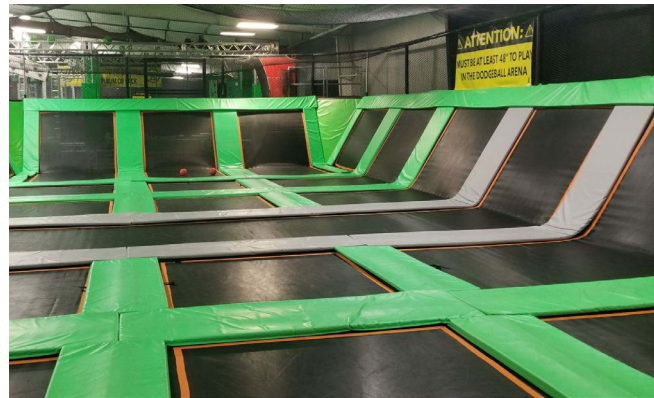
INVESTMENT OVERVIEW

Great for family reunions, birthday parties, or dates, Lowes Xtreme Air Sports is an open gymnaissum full of trampolines, foam pits, ninja coarse, 3D dodge ball, rock climbing wall, and kid's play area.

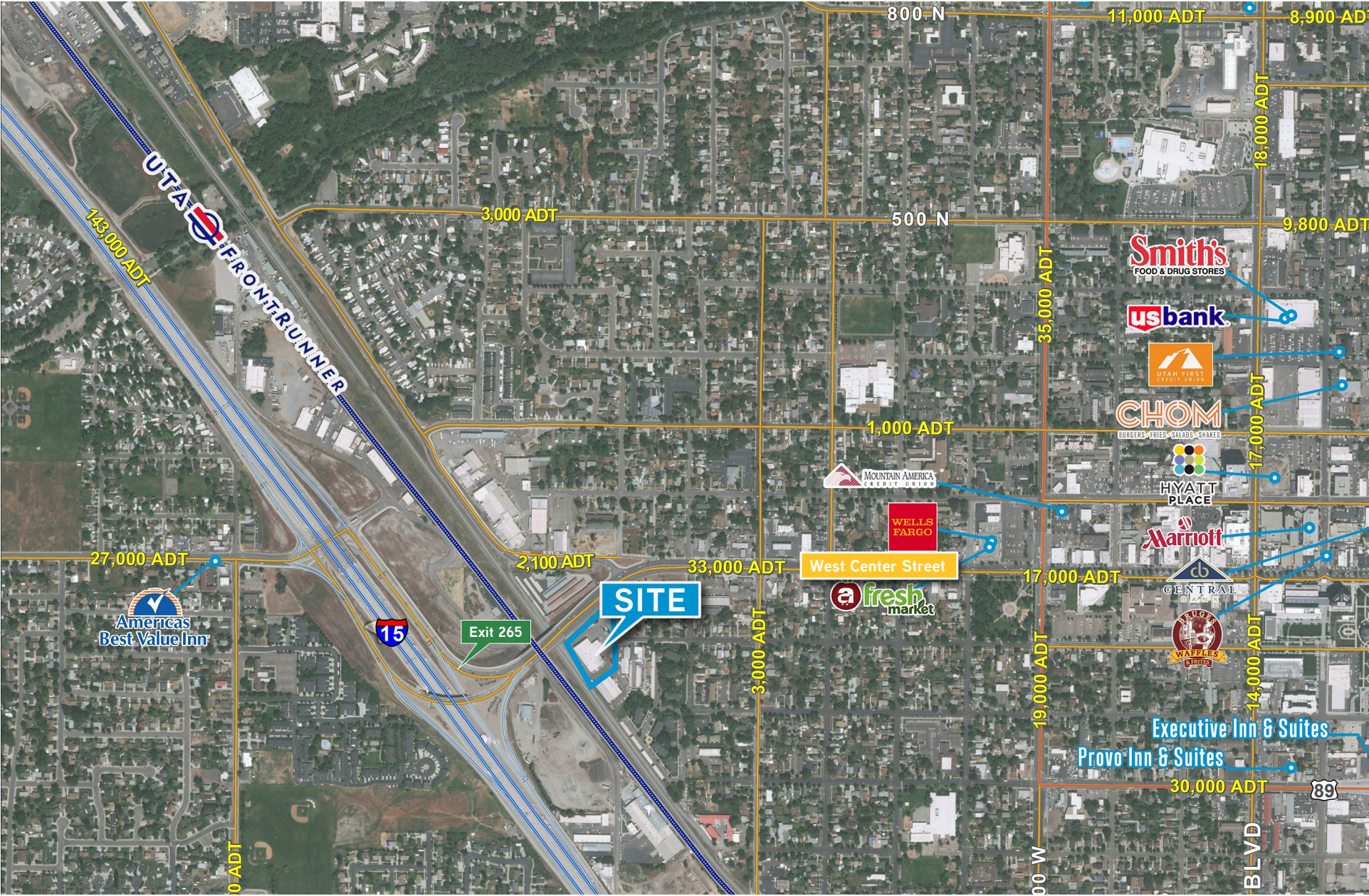
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Lowes Xtreme Air is the original gymnastics and Trampoline Park in Utah County. They have been in business since 2000. This building is their second location and they have occupied it since 2011. Their sales and revenue has consistently grown year in and year out. Lowes Xtreme Air Sports is an open gymnasium full of trampolines, foam pits, ninja courses, 3D dodge ball, and rock climbing wall.

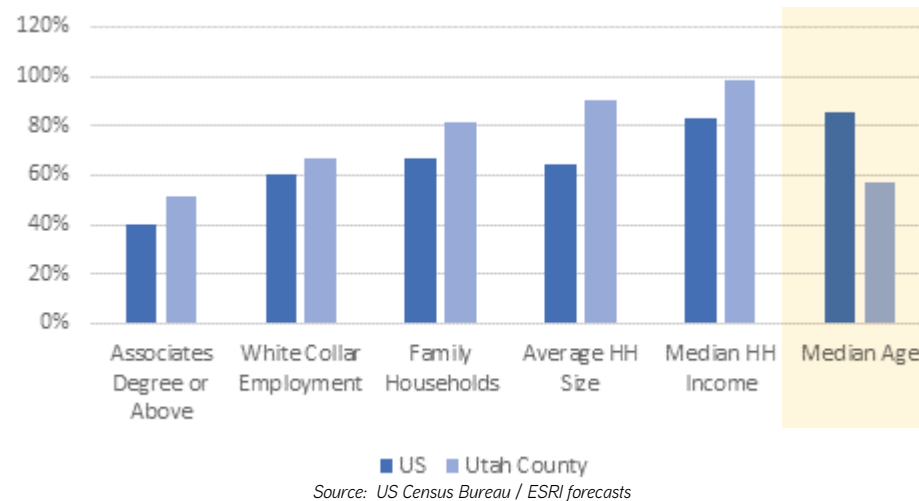


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U.S. VS UTAH COUNTY STATISTICS

Utah County demographics are projected for growth and prosperity. Utah County averages are well above the national averages in education, income, and household size – all achieved at a median age well below the national average.



UVU Campus photo



PROVO

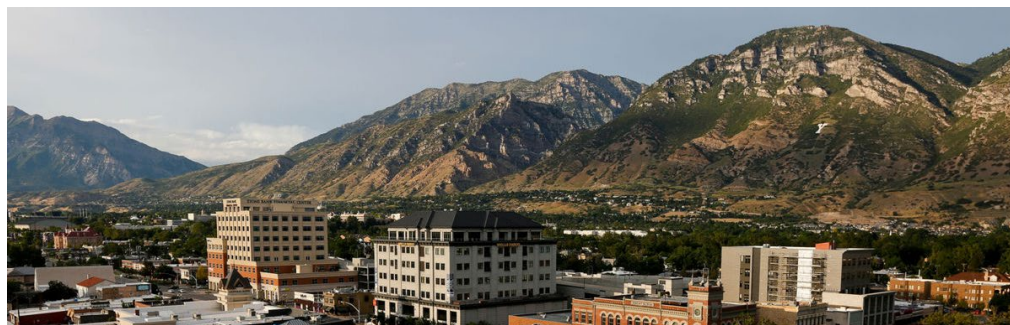
In the ranking of the Top 25 Best-Performing Large Cities in the United States (Milken Institute), Utah had two cities in the Top 10—Salt Lake City and Provo-Orem. While Salt Lake City placed a very strong #10, it was Provo-Orem that placed #1 by a wide margin.

The region is home to Brigham Young University, a top technology transfer institution that has helped create a vibrant high-tech economy. The Provo-Orem region has only placed outside the Top 25 in the annual Milken Institute report once since 2008. In the last five editions, the region has numbered among the Top 3 in the nation.

Its consistently strong performance has attracted new residents and created broad-based economic growth. High-tech industries have led the explosive job growth, causing the city to place first among large metros on Milken's one- and five-year metrics.

Technology has been a major driver of economic growth in the Provo-Orem metro. The region ranked third among large metros for high-tech growth, and the professional, scientific, and technical services sector—the industry category that includes many high-tech jobs—added 5,500 positions between 2011 and 2016.

BYU is a major source of employment in the region, contributing significantly to the 24,000 jobs in educational services overall. The university also contributes to the vibrancy of the region by attracting students, who support consumer spending and have the opportunity to join the skilled local workforce upon graduation. Rising levels of enrollment have bolstered the importance of the university to the regional economy.



	1 MILE	3 MILES	5 MILES
PROPERTY OVERVIEW			
2018 Estimate	20,288	118,885	177,865
2023 Projected	21,619	127,191	191,708
HOUSEHOLDS			
2018 Estimate	6,662	33,533	51,106
2023 Projected	7,115	36,095	55,383
INCOME			
2018 Median Household Income	\$41,826	\$42,963	\$50,934
2018 Average Household Income	\$52,408	\$59,966	\$70,101
2018 Per Capita	\$17,361	\$17,885	\$21,039

PROVO ECONOMIC HIGHLIGHTS AND ACCOLADES

- Utah County is # 2 Nationally for Housing Investment (Forbes, 2018)
- Provo/Orem is #1 Best Performing Economy (Milken Institute)
- Salt Lake Metro is #3 Market Nationally for CRE Investment in 2018 (ULI/PwC Emerging Trend in Real Estate 2018)
- Provo is #1 in Economic Growth
- Provo is #4 Best College City in America (WalletHub, 2018)
- Provo is #2 Best City for Millennials (Apartment List)
- Provo is #7 Most Educated City in the Country (WalletHub, 2017)