



FOR SALE

Investment Property

1238 South Highway 189 / Heber, Utah

THE SHOP IN HEBER



Property Highlights

- Year Built: 2017
- Sale Price: \$1,700,000
- Cap Rate: 5.7%
- Lease Term: 10 years with 2.5% increase every year
- Building Size: 4,129
- Land Size: 0.38 acres
- Lease Type: NNN (landlord responsible roof & HVAC)
- Rent schedule on next page

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**CUSHMAN &
WAKEFIELD**

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Rent Schedule

Months	Monthly Payment
January 1, 2018 - December 31, 2018	\$8,000.00
January 1, 2019 - December 31, 2019	\$8,200.00
January 1, 2020 - December 31, 2020	\$8,405.00
January 1, 2021 - December 31, 2021	\$8,615.00
January 1, 2022 - December 31, 2022	\$8,830.00
January 1, 2023 - December 31, 2023	\$9,050.75
January 1, 2024 - December 31, 2024	\$9,277.00
January 1, 2025 - December 31, 2025	\$9,508.00
January 1, 2026 - December 31, 2026	\$9,745.00
January 1, 2027 - December 31, 2027	\$9,990.00



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