

STEVENS-HENAGER BUILDINGS UTAH PORTFOLIO

STEVENS-HENAGER



PORTFOLIO SUMMARY

EXCLUSIVELY MARKETED BY

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STEVENS-HENAGER BUILDINGS - UTAH

PORTFOLIO OF 5 OFFICE PROPERTIES IN PRIME LOCATIONS

Coldwell Banker Commercial Advisors is pleased to present the Stevens-Henager College Utah portfolio for sale. This opportunity consists of 5 Class A and B office buildings located along the I-15 in strategic, high-visibility locations, and one on the busiest corner in Logan. These properties consist of approximately 204,000 square feet of office space with lease terms extending for 10 years.

3 of the buildings (Orem, Ogden, and Logan) are Single-Tenant Net Leased investments.

The Murray property is an approximately 87,000 SF Class A building in the center of the Salt Lake Valley. This property offers unrivaled visibility from the I-15 and quick access to two freeway interchanges.

The Layton location is two blocks from the I-15 exit and is the first 3 story building as you exit the freeway. Located in the prime location within the Davis County Medical Complex, this building provides excellent space for The College as well as multiple medical professionals.

Established in 1891 Stevens-Henager College is a private nonprofit college with 9 campuses in Utah and Idaho. They offer flexible programs with classes and hours that allow their students to maintain their full time job while pursuing their degree. Healthcare, business, graphic arts, and computer degrees are all available through their program.

PORTFOLIO SUMMARY

VALUE INDICATORS:

Asking Price:	\$40,050,000
Total Square Footage:	201,035
In Place CAP Rate:	8.70%
Average Lease Term:	97 months

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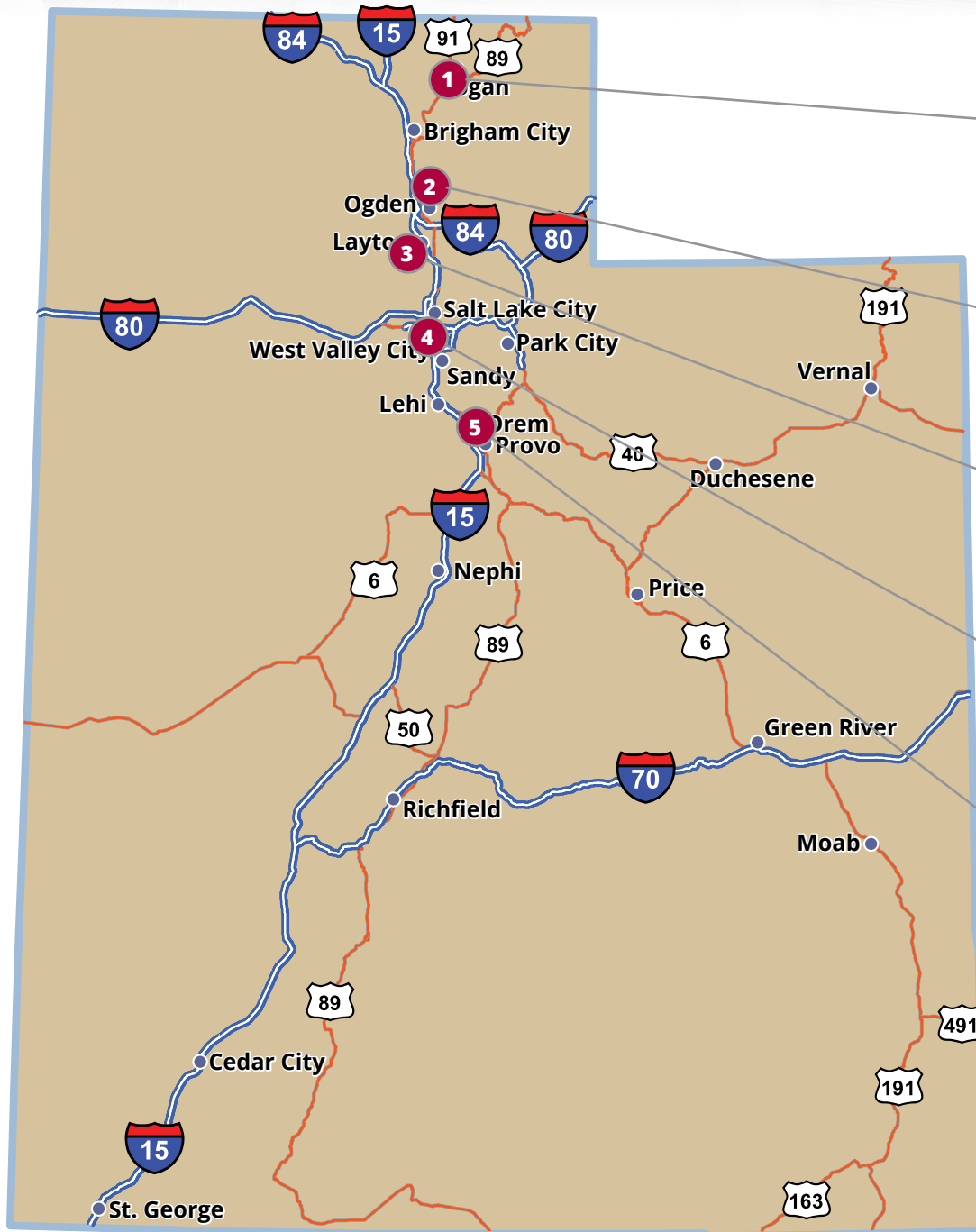
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STEVENS-HENAGER PORTFOLIO MAP OF LOCATIONS



STEVENS-HENAGER BUILDING LOGAN, UTAH



The Logan Location is located right on the corner where US-89 meets Logan's Main Street and is a fabulous 22,840 SF Class B Office building on 1.99 Acres.

This location offers high-visibility, stunning views and fantastic build quality. Logan is the Seat of Cache County with just under 50,000 residents at the last census. Cache County has approximately 100,000 residents.

PROPERTY HIGHLIGHTS:

Address:	755 South Main Street – Logan, UT
Parcel #:	02-065-0038
Building Size:	22,840 sq. ft.
Acreage:	1.99
Year Built:	2002
Tenancy:	Single Tenant Net Lease

STEVENS-HENAGER BUILDING OGDEN, UTAH



The Ogden Campus is the headquarters of the Steven-Henegars College and is just minutes from the I-15 21st Street Exit, with almost 350 feet of freeway frontage. This 33,108 SF Class B Office building is on 5.16 Acres.

The building is about 30 minutes north of Salt Lake City and just 2 miles from the newly re-built LDS Temple and the extensive rejuvenation of the Ogden Downtown area.

Ogden is the county seat of Weber County with an MSA population of approximately 550,000. In 2010 Forbes rated the Ogden MSA as the 6th best place to raise a family.

PROPERTY HIGHLIGHTS:

Address:	1890 S 1350 W – Ogden, UT
Parcel #:	150660096
Building size:	33,108 sq. ft.
Acreage:	5.16
Year Built:	1989
Tenancy:	Single Tenant Net Lease

STEVENS-HENAGER BUILDING LAYTON, UTAH



The building in Layton is located on a medical campus just west of the I-15 interchange, just 2 lights from the interchange. This is a multi-tenant building consisting of Stevens-Henegar College and medical professionals. The building has had strong occupancy the area has a large demand for medical office space.

Layton is about 20 minutes north of Salt Lake City and is within minutes of shopping and dozens of restaurants.

PROPERTY HIGHLIGHTS:

Address:	1660 W Antelope Dr. – Layton, UT
Parcel #:	090230092
Building size:	31,410 sq. ft.
Acreage:	2.11
Year Built:	1984
Tenancy:	Multi Tenant – Staggered Leases

STEVENS-HENAGER BUILDING MURRAY, UTAH



The Murray Location of Stevens-Henager College is a beautiful 86,912 SF Class A Office building sitting on 5.80 Acres. This location offers 7:1,000 parking ratio, panoramic views of the valley, beautiful lobbies and finish for tenants.

The location is adjacent to the I-15 with 635 feet of frontage. The building also offers fiber optic connectivity, easy on/off to the freeway, and myriad amenities including dining and shopping within minutes.

PROPERTY HIGHLIGHTS:

Address:	383 W Vine Street – Murray, UT
Parcel #:	21-12-327-005
Building size:	83,762 sq. ft.
Acreage:	5.90
Year Built:	2005
Tenancy:	Multi-tenant Staggered Lease Expirations

STEVENS-HENAGER BUILDING OREM, UTAH



The Orem Location of Stevens-Henager College is a high-profile, 2-story, 29,895 SF Class A Office building sitting on 2.56 Acres adjacent to the I-15. This location offers high visibility in one of the most dynamic markets in the Intermountain West, panoramic views of the valley, and beautiful finishes.

The location is adjacent to the I-15 with 443 feet of frontage. The building also offers easy on/off to the freeway, abundant parking, and myriad amenities including dining and shopping within minutes.

PROPERTY HIGHLIGHTS:

Address: 1476 South Sandhill Road Orem, UT
Parcel #: 51-31-40-001
Building size: 29,895 sq. ft.
Acreage: 4.256
Year Built: 2006
Tenancy: Single tenant net lease

For a complete, detailed sales offering package, please read, sign and return Confidentiality Agreement at the end of this document.

STATE OF UTAH

ACCOLADES

- Forbes magazine ranked Utah the “Best State for Business” in 2010, 2011, 2012, and 2014
- Pollina Corporate Real Estate ranked Utah as the No. 1 “Pro Business State” in 2012, 2013, and 2014
- CNBC ranked Utah no. 3 for “America’s Top States for Business”
- Utah is one of only ten states in the nation to hold a Triple-A credit rating from all three major credit rating agencies

INVESTING

- Yearly venture capital investments total \$954 million
- Venture capital investments have increased 500% in 5 years

ENERGY

- Electric power and natural gas rates are among the nation’s lowest

TRANSPORTATION

- Average daily employee commute time is 21 minutes

WORKFORCE

- Population of 2.943 million
- Labor Force of over 1.41 million
- Seasonally adjusted unemployment rate of 3.4%
- \$3,515 is the average monthly wage
- 89, 530 established businesses
- Employment payroll of \$56.02 billion
- Job growth projected at 2.8 percent throughout 2020
- As reported by NPR, the most common job in Utah is software engineer





ADVISORS

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement is being made with respect to the real estate transaction contemplated between _____ (“Prospective Buyer”) and Coldwell Banker Commercial concerning the _____ **Utah Portfolio of the Stevens-Henager College buildings** _____ (collectively “Project”).

In consideration for information, data, documents, and materials in whatever format (collectively “Information”) you receive concerning the Project, you and your parent company, your affiliates, subsidiaries and designees hereby agree to keep all such Information strictly confidential, and to use such Information solely for the purpose of evaluating a possible transaction; provided however, that the Information may be disclosed to your directors, officers, key employees (collectively “Related Parties”) who, in your reasonable judgment, need to know such Information for the purpose of evaluating a possible transaction, but in no event shall such Information be disclosed to any other individual or organization. You shall inform these Related Parties of the confidential nature of such Information and the terms of this agreement and require them to abide by its terms as a condition of receiving the Information. Prospective Buyer also acknowledges that this agreement is entered into at the request of Coldwell Banker Commercial to adhere to the general request of the owners of the Project to keep this information confidential.

You acknowledge that Current Owner may suffer irreparable damage upon any breach of this agreement by you or any Related Party, and agree that Current Owner may be entitled to injunctive relief in connection with any actual or threatened breach of this agreement by you or any of your Related Parties, and that no showing of actual damage or posting of any bond or other security shall be required in connection therewith.

If Prospective Buyer determines not to purchase any or all of the referenced assets, then all the Information will be returned to Coldwell Banker Commercial within fifteen (15) days, without retaining copies, summaries analysis or extracts thereof.

Prospective Buyer understands that any information supplied by Coldwell Banker Commercial has not been independently audited or verified and Coldwell Banker Commercial does not make any representation or warranty as to its accuracy or completeness.

It is further understood that all (a) communications regarding a possible transaction, (b) requests for additional information, (c) requests for tours of the Project or management meetings, and (d) discussion or questions regarding the Project will be submitted or directed to Coldwell Banker Commercial c/o Robert Kofoed, 6550 South Millrock Drive, Suite #200, Salt Lake City, UT 84121, (801) 947-8300. Any transaction shall be negotiated and closed through Coldwell Banker Commercial, a licensed real estate brokerage in the State of Utah. The Information shall be used for the sole purpose of evaluating the potential purchase of the Project and for no other purpose, Prospective Buyer shall not contact directly any persons concerning the Project, including, without limitation, Current Owner’s employees, suppliers, tenants, or lenders.

The persons signing on behalf of the Prospective Buyer represent that they have the authority to bind the party for whom they sign. This Agreement shall be binding upon and shall inure to the benefit of the parties and their successors, assigns and other legal representatives, and shall be further binding upon the contractors and employees of Prospective Buyer.

Please acknowledge your agreement and acceptance with the above by signing where indicated below.
When completed – return to Robert Kofoed at Coldwell Banker Commercial Robert.Kofoed@CBCadvisors.com

AGREED AND ACCEPTED

Prospective Buyer _____ Company Name _____

Date _____ Phone Number _____ Email Address _____