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## 1 West Jordan, UT 84088



Price	\$2,000,000
Building Size	3,891 SF
Cap Rate	4.95%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

Burger King in West Jordan, Utah a suburb of Salt Lake City, Utah. Built in 1996 the subject property is an approximate 3,336-square foot, single-tenant building on an estimated .76 acres of land. This property features an absolute triple net (NNN) lease with no landlord responsibilities. The Tenant showed commitment to the site when two years ago the tenant spent over \$400,000+ remodeling the site to the updated style as well as signing a brand new 20-year lease with five percent increases every five years. Rent is based on the higher of 8.5% of sales or base rent which currently is \$99,000. In previous years sales have had 10% year over year increase. The lease is guaranteed by MR Restaurants, LC an operator of 12 Burger Kings and whose owner operates over 80+ restaurants. Located in southern half of the Salt Lake Valley, West Jordan is approximately fifteen minutes south of Salt Lake City, Utah, the capitol of Utah. Burger King is located in the heart of a dense retail corridor, with major tenants nearby including Home Depot, Wendy's, McDonalds, Golden Corral, Little Caesars Pizza, Sonic, Taco Bell, and more.

## 2 Payson, UT 84651



Price	\$6,742,000
Building Size	14,490 SF
Cap Rate	5.75%
Property Sub-type	Anchor
Status	Active

Property Notes

### Property Description

14,490 square foot Corporate Walgreens 24 hour drug store located in Payson, UT. The lease is an absolute NNN lease with over 19 years remaining and calls for zero landlord responsibilities. The property is down the street from the Mountain View Hospital and it is right off interstate 15 which sees an average of 32,000 cars per day.

## 3 Sandy, UT 84094



Price	\$1,300,000
Building Size	3,234 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Chase Bank building with drive thru.

## 4 Bountiful, UT 84010



Price	\$3,766,603
Building Size	1,045 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Natural Grocers property located in Bountiful (Salt Lake City), Utah (the Property ). The Property is located on West 500 South in a core commercial corridor, less than a mile east of Veterans Memorial Highway (Interstate 15) and is 10 miles north of Salt Lake City. Natural Grocers is an ideal match for the market the Salt Lake City MSA is listed on the American College of Sports Medicine' s America' s Healthiest Metropolitan Areas , coming in at #12. ABC News also ranked Salt Lake City in the Top 10, Happiest, Healthiest Cities in America . Natural Grocers is a natural and organic grocery and dietary supplement store. The closest health food grocers from the Property is more than ten miles away. The Property is +/- 14,045 square feet on 1.38 acres and is subject to a long-term ground lease with Natural Grocers paying 100% of ground rent directly to ground owner. Natural Grocers is operating under a new 15 year base lease term, which is absolute net with no landlord responsibilities whatsoever.

## 5 Clinton, UT 84015



Price	\$2,047,500
Building Size	7,000 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Subject property consists of a 7,000 square foot O' Reilly Auto Parts located in Clinton UT. O' Reilly is located in the dominant retail corridor anchored by Macey' s Supermarket, 7-11, Dollar Tree and more. Location has extreme visibility with traffic counts in excess of 31,970 VPD. O' Reilly' s has a 15 year base term lease with (2) five year options. Currently 4 years remain with 10% increases every 5 years including options periods. O' Reilly' s is located at the arterial Intersection/ trade area of Clinton, other national tenants surrounding O' Reilly' s include Ross, Petco, Arby' s, McDonalds, Walgreens, Lowes, Carl' s Jr., Kohl' s, Chase Bank, Starbucks, Big 5, Jo-Ann, Walmart, Payless, Sonic, Grease Monkey, Wells Fargo, Macey' s Grocery, Wendy's, Family Dollar, GNC, Sprint and more. Population in Excess to 82,000 with 3 miles and over 185,000 within 5 Miles.

## 6 Clinton, UT 84015



Price	\$5,500,000
Building Size	14,820 SF
Cap Rate	5.85%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Absolute NNNCorporate Guarantee NOI: \$322,000Surrounded by National Retailers including Lowe's & McDonald's.

## 7 Vernal, UT 84078



Price	\$1,971,500
Building Size	10,000 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Aaron's, Inc. (NYSE: AAN) is a specialty retailer serving consumers through the sale and lease ownership of furniture, consumer electronics, computers, home appliances and accessories. Aaron's, Inc. has more than 2,100 stores with over 1,300 company-operated stores and 780 independently owned and operated franchised stores throughout the United States and Canada. The Company was founded in 1955, is headquartered in Atlanta, Georgia, and has been publicly traded since 1982. Aaron's is the industry leader in serving the moderate-income consumer and offering affordable payment plans, quality merchandise and superior service.

## 8 Roy, UT 84067



Price	\$2,200,000
Building Size	6,428 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

6% cap rate 6 Years Remaining on 20-Year Absolute Triple-Net Lease Interior and Exterior Renovation Completed in 2012 at Tenant's Expense Guarantee from VICORP - Wholly Owned Subsidiary of American Blue Ribbon Holdings, LLC/Fidelity Newport Holdings, LLC - O'Charley's, Ninety Nine Restaurant & Bar, Max & Erma's, and Bakers Square Inn Restaurant is offered at 6% cap but will consider offers and 1.6 acre Commercial Pad next to village inn has potential for Hotel, Senior housing, office or retail. Investment Highlights 1.6 Acre pad next and Village inn restaurant pad adjacent to each other off busy interstate exit Coupon Clipper No Landlord Responsibility Net Lease Prime 'A' location directly off I-15 exit and next to large Military HAFB I-15 Exposure and Frontage Assumable Financing in place.

## 9 Farmington, UT 84025



Price	\$3,748,150
Building Size	8,515 SF
Cap Rate	6.75%
Property Sub-type	Day Care Facility/Nursery
Status	Active

Property Notes

### Property Description

Lease Information 1. Rent \$253,000.08 / yr 2. Term 15 years 3. Increases 12-1-2018 rent increases 10% and then 10% every 5 year option 4. Options Four 5-year options 5. Rent Commencement Approx Dec 2008 6. Lease guaranteed by Knowledge Learning Corporation a privately held company.

## 10 Riverdale, UT 84405



Price	\$2,618,182
Building Size	6,677 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Single Tenant Retail / Restaurant Denny's Lease 20 Year Primary Term (End Date 2/11/36) 6,677 SF 0.54 Acres.

## 11 Orem, UT 84097



Price	\$1,609,224
Building Size	6,571 SF
Cap Rate	6.13%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

## 12 Ogden, UT 84404



Price	\$1,794,545
Building Size	4,205 SF
Cap Rate	5.50%
Property Sub-type	Retail Pad
Status	Active

Property Notes

### Property Description

Single Tenant Retail Investment Opportunity.

## 13 Logan, UT 84321



Price	\$1,800,000
Cap Rate	5%
Property Sub-type	Retail Pad
Status	Active

Property Notes

### Property Description

Single Tenant Retail Investment Opportunity.

## 14 Orem, UT 84097



Price	\$4,926,731
Building Size	6,997 SF
Cap Rate	5.35%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

Red Lobster located in Orem Utah. The property is 6,997 square feet and is situated on approximately 1.54 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.75 years remaining on the lease. Current annual rent is \$263,580. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options. Red Lobster is the largest seafood restaurant concept in the world and is an iconic full service brand with broad demographic appeal and significant advertising budget. Red Lobster is led by an experienced management team with a history of success leading the brand (average 27+ years experience across executive team). The company generates \$2.5 billion in revenue and is the 5th largest casual dining concept in North America. Red Lobster was recently acquired by Golden Gate Capital.

## 15 Saint George, UT 84790



Price	\$1,400,000
Building Size	7,292 SF
Cap Rate	6.74%
Property Sub-type	Retail Pad
Status	Active

Property Notes

### Property Description

Sale is comprised of 2 buildings that total 7,292 s/f. Property is currently at 100% occupancy. Property is Shadow Anchored by Super-Walmart.

## 16 South Jordan, UT 84095



Price	\$3,300,000
Building Size	4,640 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

Fee simple interest in a newly constructed (2015) Culver's. Upon closing, the owner of this location will execute a sale leaseback featuring 15 years of base term with 5, five-year options and 5% increases every five years. In addition, this will be a true absolute triple net lease with no landlord responsibilities.

## 17 Riverton, UT 84065



Price	\$8,911,000
Building Size	44,556 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

This Investment Offering provides an Investor the Opportunity to acquire the VASA Fitness Center building in Riverton, Utah. This single tenant, 44,556 square foot building is occupied by VASA Fitness, which signed a new 20-year lease in December, 2014. VASA Fitness is the largest operator of fitness clubs in Utah with 18 locations and over 150,000 active members. It's clubs feature top-of-the-line equipment, fitness classes, certified personal trainers, and staffed onsite child care centers. In 2014, Silver Oak Services Partners, a private equity firm focused exclusively on service industry business investments, purchased a 75% stake in VASA Fitness, which was formerly a franchisee of Gold's Gym. VASA Fitness boasts a 67% market share throughout the Salt Lake Valley. The property is centrally located along the vibrant retail corridor of 12600 South, which has average daily traffic of 25,690 vehicles, and is in close proximity to area freeways. The site is approximately 2.35 miles from Bangerter Highway and 2.65 miles from I-15.

## 18 Riverton, UT 84096



Price	\$1,700,000
Building Size	2,308 SF
Cap Rate	6%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

## 19 Layton, UT 84041



Price	\$4,242,000
Building Size	8,490 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

Freestanding restaurant, 14 years remaining on absolute NNN lease.

## 20 Richfield, UT 84701



Price	\$1,200,000
Building Size	1,600 SF
Cap Rate	6%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

### Property Description

Founded in January 1988 and co-owned by Keith S. Christensen and J. Craig Larson, Wind River Petroleum is the third largest petroleum retailer in Utah with annual sales of \$177M. The company currently owns and operates 30 convenience stores in Utah and Idaho and employs over 400 individuals. They operate under and are wholesale distributors of the major oil brands of Chevron, Texaco and Sinclair. Additionally, the company operates a trucking company to deliver to their own stores as well as wholesale customers.

## 21 Lake Point, UT 84074



Price	\$1,826,000
Building Size	3,500 SF
Cap Rate	5.75%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

### Property Description

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## 22 Farmington, UT 84025



Price	\$1,460,000
Building Size	2,000 SF
Cap Rate	5.75%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

### Property Description

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## 23 Lehi, UT 84043



Price	\$2,290,000
Building Size	3,500 SF
Cap Rate	5.50%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

### Property Description

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## 24 Manti, UT 84642



Price	\$1,680,000
Building Size	1,800 SF
Cap Rate	5.50%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

### Property Description

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## 25 Centerville, UT 84014



Price	\$3,054,000
Building Size	3,500 SF
Cap Rate	5.50%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

### Property Description

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## 26 Saint George, UT 84770



Price	\$1,130,000
Building Size	3,450 SF
Cap Rate	7%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

### Property Description

The building has a total of 3450 square foot situated on .50 acres. The building consists of 2100 SF of auto service area featuring three (3) automobile repair/servicing bays, plus 1350 SF of ,mechanic room, reception area and restrooms. The large parking lot is paved. The property is fully landscaped.