A blue circle with white letter p in it

Description automatically generated293

Date: {{Insert Date}}

{{Insert Property Name}}

Broker Opinion of Value

{{Insert Address}}

PREPARED BY: {{INSERT NAME}}

{{INSERT COMPANY}}

{{INSERT ADDRESS}}



PREPARED FOR: {{INSERT NAME}}

{{INSERT TITLE}}

{{INSERT ADDRESS}}

Table of Contents

|  |  |  |
| --- | --- | --- |
| Executive Summary | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | { } |
| Subject Photos | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | { } |
| Demographics | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | { } |
| Comparables | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | { } |
| Properties for Sale | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | { } |
| Certification | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | { } |



An executive summary provides a concise overview of the report's key findings. It helps stakeholders—such as buyers, sellers, or investors—quickly understand the property’s estimated value and the reasoning behind it, enabling informed decision-making based on essential data and market trends.

EXECUTIVE SUMMARY

Broker Opinion of Value

Date: {{Insert Date}}

{{Insert Property Name}}

## PROPERTY SUMMARY

{{The subject is located in Salem, in Utah County. It is part of the Provo-Orem MSA. The subject property is located in northern Utah within the official boundaries of Utah County. The county is situated directly south of Salt Lake County. This area is generally called the Provo/Orem metropolitan area and is approximately 45 miles south of metropolitan Salt Lake, which is the financial center for the Intermountain Region. This region encompasses all of Utah, southern Idaho, southwestern Wyoming, and eastern Nevada. Utah County is part of a four-county area that is commonly known as the Wasatch Front. Provo is the Utah County seat.}}

|  |  |  |
| --- | --- | --- |
| **SUMMARY OF STRENGTHS & WEAKNESSES OF SUBJECT ASSET** | | |
| Market Sale Price | {{$4.80}} X {{708,711 SF}} | {{$3,041,209}} |
| **Market Sales Price (Rounded)** |  | {{$3,400,000}} |
| SALE OPINION OF VALUE | | |
| Aggressive | Market Value | Conservative |
| {{$5.00/PSF}} | {{$4.80/PSF}} | {{$4.60/PSF}} |

|  |  |
| --- | --- |
| GENERAL INFORMATION | |
| **Property Name** | {{Salem Vacant Land}} |
| **Property Type** | {{Vacant Land}} |
| **State** | {{Utah}} |
| **County** | {{Utah}} |
| **Longitude** | {{-111.690566}} |
| **Latitude** | {{40.046802}} |
| SITE INFORMATION | |
| **Topography** | {{Level at Street Grade}} |
| **Shape** | {{Irregular}} |
| **Access** | {{Good}} |
| **Exposure** | {{Average/Good}} |
| IMPROVEMENT INFORMATION | |
| **Lot Area** | {{708,711}} |
| **Acres** | {{16}} |
| **Recorded Sale Date** | {{1/24/2011}} |
| **Zoning** | {{RA-5}} |
| **APN** | {{30-034-0073}} |
| **Current Owner** | {{EKN FAMILY INVESTMENTS LLC}} |
| EXPOSURE TIME & MARKETING PERIOD | |
| **Marketing Period** | {{Six months or less}} |

## LEGAL DESCRIPTION



## SWOT ANALYSIS

{{SWOT is an acronym for the internal strengths and weaknesses of an asset and the environmental (external) opportunities and threats facing that property. Based on our analysis of the subject property we have identified the following strengths, weaknesses, opportunities, and threats.}}

|  |  |
| --- | --- |
| **SUMMARY OF STRENGTHS & WEAKNESSES OF SUBJECT ASSET** | |
| STRENGTHS   * {{Easy access from Highway 198   Within close proximity to residential developments}} | WEAKNESSES   * {{The subject has average to weak visibility}} |
| OPPORTUNITIES   * {{Opportunity for development of improvement on property}} | THREATS   * {{There is excess land around the property that could possibility be developed.}} |

## LOCATION SUMMARY

{{The subject is located on the corner of Hwy 198 and Elk Ridge Drive with good access and exposure. A major thoroughfare in the area is Hwy 198 which partially fronts the subject. The location also offers very close proximity to Salem Pond, Salem High School, Salem Community Center, Salem City Recreation, with limited retail areas in close proximity. The subject is surrounded by vacant land and residential uses. Utah County is broken up into three sectors. North County (Lindon to Lehi) Central County (Provo/Orem) and South County (Springville to Payson). Central county accounts for a lot of the class B office buildings. The following is taken from Reis, it shows the market area with an arrow pointing to the subject.**}}**



## AERIAL MAP



## SUBJECT PHOTOS





Looking up view of a skyscraper

Description automatically generated

{{}}

DEMOGRAPHICS

Broker Opinion of Value

Date: {{Insert Date}}

{{Insert Property Name}}

## DEMOGRAPHIC ANALYSIS

### Overview

{{The subject is located in Salem, in Utah County. It is part of the Provo-Orem MSA. The subject property is located in northern Utah within the official boundaries of Utah County. The county is situated directly south of Salt Lake County. This area is generally called the Provo/Orem metropolitan area and is approximately 45 miles south of metropolitan Salt Lake, which is the financial center for the Intermountain Region. This region encompasses all of Utah, southern Idaho, southwestern Wyoming, and eastern Nevada. Utah County is part of a four-county area that is commonly known as the Wasatch Front. Provo is the Utah County seat.}}

### Size and Topography

{{The surrounding mountains form a valley about 30 miles wide and 50 miles long. Utah Lake is located centrally to the valley and is Utah’s largest freshwater lake. The Wasatch Mountains, which provide a beautiful background to the county on the east, nearly converge with Utah Lake on the west to form the southern boundary south of Santaquin City. The northern boundary is considered the "point of the mountain" which is just north of Lehi City. The elevation varies from 4,480 to 11,928 feet (Mt. Nebo) above sea level. Utah Lake and Mt. Timpanogos present a mountainous scenic backdrop within this metropolitan setting.}}

### Population

{{According to Pitney Bowes/Gadberry Group - GroundView®, a Geographic Information System (GIS) Company, Utah County had a 2020 total population of 649,258 and experienced an annual growth rate of 2.3%, which was higher than the Utah annual growth rate of 1.6%. The county accounted for 20.0% of the total Utah population (3,254,284). Within the county the population density was 304 people per square mile compared to the lower Utah population density of 38 people per square mile and the lower United States population density of 92 people per square mile.}}

| **POPULATION** | | | |
| --- | --- | --- | --- |
| **YEAR** | **US** | **UT** | **COUNTY** |
| 2010 Total Population | {308,745,538} | {2,763,885} | {516,564} |
| 2020 Total Population | {330,412,290} | {3,254,284} | {649,258} |
| 2025 Total Population | {341,167,877} | {3,495,662} | {714,289} |

Source: Pitney Bowes/Gadberry Group – GroundView®

| **POPULATION DENSITY** | | | |
| --- | --- | --- | --- |
| **YEAR** | **US** | **UT** | **COUNTY** |
| 2020 Per Square Mile | {92} | {38} | {304} |
| 2025 Per Square Mile | {95} | {41} | {334} |

Source: Pitney Bowes/Gadberry Group – GroundView®

{{The 2020 median age for the county was 24.92, which was 53.44% younger than the United States median age of 38.24 for 2020. The median age in the county is anticipated to grow by 0.32% annually, increasing the median age to 25.32 by 2025.}}

| **MEDIAN AGE** | | | |
| --- | --- | --- | --- |
| **YEAR** | **US** | **UT** | **COUNTY** |
| 2020 | {38.24} | {30.99} | {24.92} |
| 2025 | {38.97} | {31.76} | {25.32} |
| CAGR | {0.38%} | {0.49%} | {0.32%} |

Source: Pitney Bowes/Gadberry Group – GroundView®

### Household Trends

{{The 2020 number of households in the county was 178,689. The number of households in the county is projected to grow by 2.0% annually, increasing the number of households to 197,669 by 2025. The 2020 average household size for the county was 3.55, which was 37.61% larger than the United States average household size of 2.58 for 2020. The average household size in the county is anticipated to retract by 0.06% annually, reducing the average household size to 3.54 by 2025.}}

| **MEDIAN AGE** | | | |
| --- | --- | --- | --- |
| **YEAR** | **US** | **UT** | **COUNTY** |
| 2020 | {38.24} | {30.99} | {24.92} |
| 2025 | {38.97} | {31.76} | {25.32} |
| CAGR | {0.38%} | {0.49%} | {0.32%} |

### Household Trends

{{The 2020 number of households in the county was 178,689. The number of households in the county is projected to grow by 2.0% annually, increasing the number of households to 197,669 by 2025. The 2020 average household size for the county was 3.55, which was 37.61% larger than the United States average household size of 2.58 for 2020. The average household size in the county is anticipated to retract by 0.06% annually, reducing the average household size to 3.54 by 2025.}}

| **NUMBER OF HOUSEHOLDS** | | | |
| --- | --- | --- | --- |
| **YEAR** | **US** | **UT** | **COUNTY** |
| 2020 | {124,774,359} | {1,010,124} | {178,689} |
| 2025 | {128,904,424} | {1,077,053} | {197,669} |
| CAGR | {0.7%} | {1.3%} | {2.0%} |

Source: Pitney Bow es/Gadberry Group – GroundView®

| **AVERAGE HOUSEHOLD SIZE** | | | |
| --- | --- | --- | --- |
| **YEAR** | **US** | **UT** | **COUNTY** |
| 2020 | {2.58} | {3.17} | {3.55} |
| 2025 | {2.58} | {3.20} | {3.54} |
| CAGR | {0.00%} | {0.16%} | {0.06%} |

Source: Pitney Bow es/Gadberry Group – GroundView®

{{Utah County had 29.60% renter occupied units, compared to the lower 29.04% in Utah and the higher 34.78% in the United States.}}

| **HOUSING UNITS** | | | |
| --- | --- | --- | --- |
|  | **US** | **UT** | **COUNTY** |
| Owner Occupied | {65.22%} | {70.96%} | {70.40%} |
| Renter Occupied | {34.78%} | {29.04%} | {29.60%} |

Source: Pitney Bow es/Gadberry Group – GroundView®

{{The 2020 median household income for the county was $74,129, which was 18.0% higher than the United States median household income of $62,847. The median household income for the county is projected to grow by 3.9% annually, increasing the median household income to $89,700 by 2025.}}

{{As is often the case when the median household income levels are higher than the national average, the cost of living index is also higher. According to the American Chamber of Commerce Researchers Association (ACCRA) Cost of Living Index, the Provo/Orem, UT MSA’s cost of living is compared to the national average score of 100. The ACCRA Cost of Living Index compares groceries, housing, utilities, transportation, health care and miscellaneous goods and services for over 300 urban areas.}}

| **AVERAGE HOUSEHOLD SIZE** | | | |
| --- | --- | --- | --- |
| YEAR | US | UT | COUNTY |
| 2020 | {$62,847} | {$71,686} | {$74,129} |
| 2025 | {$75,115} | {$86,873} | {$89,700} |
| CAGR | {3.6%} | {3.9%} | {3.9%} |

Source: Pitney Bow es/Gadberry Group – GroundView®



## EMPLOYMENT

{{Total employment has increased annually over the past decade in the state of Utah by 2.5% and increased annually by 3.9% in the county. From 2018 to 2019 unemployment decreased in Utah by 0.4% and decreased by 0.4% in the county. In the state of Utah unemployment has decreased over the previous month by 1.0% and decreased by 0.7% in the county.}}

| **EMPLOYMENT & UNEMPLOYMENT STATISTICS 2010 – 2019** | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **TOTAL EMPLOYMENT** | | | | |  | **UNEMPLOYMENT RATE** | | |
| **Utah** | | | **Utah County, UT** | | **United States** | | **Utah** | **Utah county, UT** |
| **Year** | **Total** | **% ∆ Yr Ago** | **Total** | **% ∆ Yr Ago** |
| 2010 | {1,249,814} | {1.3%} | {212,729} | {3.3%} | {9.6%} | | {7.8%} | {7.4%} |
| 2011 | {1,259,337} | {0.8%} | {216,636} | {1.8%} | {8.9%} | | {6.7%} | {6.3%} |
| 2012 | {1,298,807} | {3.1%} | {226,892} | {4.7%} | {8.1%} | | {5.4%} | {5.0%} |
| 2013 | {1,341,192} | {3.3%} | {238,194} | {5.0%} | {7.4%} | | {4.6%} | {4.2%} |
| 2014 | {1,372,636} | {2.3%} | {246,156} | {3.3%} | {6.2%} | | {3.8%} | {3.5%} |
| 2015 | {1,407,186} | {2.5%} | {257,217} | {4.5%} | {5.3%} | | {3.6%} | {3.3%} |
| 2016 | {1,453,543} | {3.3%} | {270,282} | {5.1%} | {4.9%} | | {3.4%} | {3.1%} |
| 2017 | {1,496,465} | {3.0%} | {282,093} | {4.4%} | {4.4%} | | {3.3%} | {2.9%} |
| 2018 | {1,522,290} | {1.7%} | {290,741} | {3.1%} | {3.9%} | | {3.0%} | {2.8%} |
| 2019 | {1,565,782} | {2.9%} | {300,283} | {3.3%} | {3.7%} | | {2.6%} | {2.4%} |
| **CAGR** | **{2.5%}** | **-** | **{3.9%}** | **-** | **-** | |  | **-** |



{{The preceding chart depicts unemployment trends in the region, Utah and the U.S. Overall levels of unemployment in the region experienced general fluctuations throughout 2018 and the first months of 2019. By the end of March 2019, unemployment in the region was consistent with Utah’s and 0.9% lower than the national average.}}

| **LOCAL AREA DEMOGRAPHICS** | | | | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **DESCRIPTION** | **1 MILE** | | **3 MILES** | **5 MILES** | | | **DESCRIPTION** | | **1 MILE** | | **3 MILES** | **5 MILES** |
| **POPULATION** | | | | | | | **AVERAGE HOUSEHOLD INCOME** | | | | | |
| 2000 Population | {9,111} | {111,864} | | | {191,584} | | 2019 | {$127,720} | | {$76,710} | | {$76,676} |
| 2010 Population | {9,072} | {113,515} | | | {202,863} | | 2024 | {$152,833} | | {$92,891} | | {$94,232} |
| 2019 Population | {10,166} | {121,375} | | | {223,797} | | Change 2019 - 2024 | {19.66%} | | {21.09%} | | {22.90%} |
| 2024 Population | {10,658} | {124,551} | | | {233,435} | | **MEDIAN HOUSEHOLD INCOME** | | | | | |
| Change 2000-2010 | {0.43%} | {1.48%} | | | {5.89%} | | 2019 | {$91,666} | | {$52,241} | | {$55,350} |
| Change 2010-2019 | {12.06%} | {6.92%} | | | {10.32%} | | 2024 | {$113,977} | | {$63,989} | | {$67,670} |
| Change 2019-2024 | {4.84%} | {2.62%} | | | {4.31%} | | Change 2019-2024 | {24.34%} | | {22.49%} | | {22.26%} |
| **POPULATION 65+** | | | | | | | **PER CAPITA INCOME** | | | | | |
| 2010 Population | {1,550} | {9,356} | | | {14,207} | | 2019 | {$38,519} | | {$23,753} | | {$23,365} |
| 2019 Population | {1,811} | {11,428} | | | {18,446} | | 2024 | {$46,234} | | {$28,861} | | {$28,782} |
| 2024 Population | {2,180} | {13,618} | | | {22,137} | | Change 2019-2024 | {20.03%} | | {21.50%} | | {23.19%} |
| Change 2010-2019 | {16.84%} | {22.15%} | | | {22.84%} | | **2019 HOUSEHOLDS BY INCOME** | | | | | |
| Change 2019-2024 | {20.38%} | {19.16%} | | | {20.01%} | | {<$15,000} | {4.5%} | | {12.2%} | | {11.4%} |
| **NUMBER OF HOUSEHOLDS** | | | | | | | {$15,000-$24,999} | {3.1%} | | {11.4%} | | {10.3%} |
| 2000 Households | {2,572} | | {30,493} | | | {52,954} | {$25,000-$34,999} | {6.1%} | | {11.1%} | | {10.8%} |
| 2010 Households | {2,706} | | {31,885} | | | {57,795} | {$35,000-$49,999} | {12.1%} | | {13.7%} | | {13.3%} |
| 2019 Households | {3,009} | | {34,461} | | | {64,431} | {$50,000-$74,999} | {15.5%} | | {17.4%} | | {19.0%} |
| 2024 Households | {3,164} | | {35,649} | | | {67,608} | {$75,000-$99,999} | {13.2%} | | {11.6%} | | {12.3%} |
| Change 2000-2010 | {5.21%} | | {4.56%} | | | {9.14%} | {$100,000-$149,999} | {21.3%} | | {11.8%} | | {12.9%} |
| Change 2010-2019 | {11.20%} | | {8.08%} | | | {11.48%} | {$150,000-$199,999} | {7.1%} | | {5.1%} | | {4.9%} |
| Change 2019-2024 | {5.15%} | | {3.45%} | | | {4.93%} | {$200,000 or greater} | {17.3%} | | {5.6%} | | {5.1%} |
| **HOUSING UNITS (2019)** | | | | | | | **MEDIAN HOME VALUE** | {$364,818} | | {$249,562} | | {$233,177} |
| Owner Occupied | {2,455} | | {16,351} | | | {33,722} | **AVERAGE HOME VALUE** | {$472,059} | | {$312,283} | | {$281,419} |
| Renter Occupied | {571} | | {18,086} | | | {31,060} | **HOUSING UNITS BY UNITS IN STRUCTURE** | | | | | |
| **HOUSING UNITS BY YEAR BUILT** | | | | | | | 1, detached | {2,541} | | {16,855} | | {33,177} |
| Built 2010 or later | {94} | | {769} | | | {2,999} | 1, attached | {282} | | {3,102} | | {6,602} |
| Built 2000 or 2009 | {336} | | {3,435} | | | {7,853} | 2 | {38} | | {1,909} | | {3,476} |
| Built 1990 or 1999 | {641} | | {7,183} | | | {14,645} | 3 or 4 | {8} | | {2,509} | | {4,502} |
| Built 1980 or 1989 | {326} | | {5,157} | | | {9,146} | 5 to 9 | {0} | | {2,190} | | {3,803} |
| Built 1970 or 1979 | {750} | | {8,149} | | | {13,587} | 10 to 19 | {7} | | {3,739} | | {6,060} |
| Built 1960 or 1969 | {399} | | {3,818} | | | {5,547} | 20 to 49 | {52} | | {2,697} | | {3,774} |
| Built 1950 or 1959 | {335} | | {3,526} | | | {4,973} | 50 or more | {88} | | {1,273} | | {1,995} |
| Built 1940 or 1949 | {91} | | {1,538} | | | {2,867} | Mobile home | {10} | | {162} | | {1,392} |
| Built 1939 or earlier | {39} | | {887} | | | {2,816} | Boat, RV, van, etc | {0} | | {0} | | {0} |



### Economic Factors

{{Salem is a suburb of Payson and Provo/Orem market area. Salem is still considered somewhat of a rural area but over the years has begun to be built out. A majority of resident’s commute to other cities within the metropolitan area for employment. The largest industries in the city include manufacturing, public administration agricultural uses and retail trade. The local economy consists of commercial and industrial businesses on the main arterials. The city’s commercial area is on Hwy 198, featuring retail, office, residential, and financial services.}}

### Community Services

{{Community services and facilities are readily available in the surrounding area. These include public services such as fire stations, hospitals, police stations, and schools (all ages). GreatSchools.org is an on-line tool that rates every school on a scale of one to ten based on test scores. They also track parents rating of the school on a one to five scale.}}

Looking up view of a skyscraper

Description automatically generated

{{}}

Broker Opinion of Value

Date: {{Insert Date}}

{{Insert Property Name}}

**LAND SOLD COMPARABLES**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **1.** | **Sold Land Property (System ID: 83849)**  **Primary Use: Residential Development** | | | | | | | | **Salem Residential Land** |
| **1635 N 770 W** | | **Salem, UT 84660** | |  |  |  |  |  | **Market: Utah County South** |
| **Comp SF:** | | | {748,448 SF} | **Zoning:** | {R-10} | **Off-Market:** | {09/01/2020} | **Gas:** |  |
| **Acres:** | | | {17.18 Acres} | **Parcel #:** |  | **Months on Market:** |  | **Water:** |
| **Sale Price:** | | | {$3,600,000} | **Lot Dimensions:** |  |  |  | **Sewer:** |
| **Sale Price/SF:** | | | {$4.81} | **Legal Description:** |  |  |  | **Power:** |
| **Sale Price/Acres:** | | | {$209,545.98} |  |  |  |  | **Power Supply:** |
|  | | |  |  |  |  |  | **Rail Status:** |
|  | | |  |  |  |  |  | **Topography:** |

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **2.** | **Sold Land Property (System ID: 98502)**  **Primary Use: Commercial** | | | | | | | | **559 N 2600 W** |
| **559 N 2600 W** | | **Springville, UT 84663** | |  |  |  | **Market: Utah County South / Sub-Market: Springville** | | |
| **Comp SF:** | | | **{444,748 SF}** | **Zoning:** | {HC} | **Off-Market:** | {07/15/2020} | **Gas:** |  |
| **Acres:** | | | **{10.21 Acres}** | **Parcel #:** | 26:045:0099 | **Months on Market:** | 1 | **Water:** |
| **Sale Price:** | | | **{$2,310,000}** | **Lot Dimensions:** |  |  |  | **Sewer:** |
| **Sale Price/SF:** | | | **{$5.19}** | **Legal Description:** |  |  |  | **Power:** |
| **Sale Price/Acres:** | | | **{$226,248.78}** |  |  |  |  | **Power Supply:** |
|  | | |  |  |  |  |  | **Rail Status:** |
|  | | |  |  |  |  |  | **Topography:** |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **3.** | **Sold Land Property (System ID: 96278)**  **Primary Use: Industrial** | | | | | | | | **400 North 2000 W** | |
| **400 N 2000 W** | | **Springville, UT 84663** | |  |  |  | **Market: Utah County South** | | | |
| **Comp SF:** | | | {664,726 SF} | **Zoning:** |  | **Off-Market:** | {02/25/2020} | **Gas:** |  |  |
| **Acres:** | | | {15.26 Acres} | **Parcel #:** | 23:028:0043, | **Months on Market:** |  | **Water:** |  |
| **Sale Price:** | | | {$3,017,000} |  | 0010, 0011 |  |  | **Sewer:** |  |
| **Sale Price/SF:** | | | {$4.54} | **Lot Dimensions:** |  |  |  | **Power:** |  |
| **Sale Price/Acres:** | | | {$197,706.42} | **Legal Description:** |  |  |  | **Power Supply:** |  |
|  | | |  |  |  |  |  | **Rail Status:** |  |
|  | | |  |  |  |  |  | **Topography:** | Flat |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **4.** | **Sold Land Property (System ID: 95282)**  **Primary Use:** | | | | | | | | **1980 N Canyon Creek Parkway** | |
| **1980 N Canyon Creek Pkwy** | | | **Spanish Fork, UT 84660** | |  |  | **Market: Utah County South / Sub-Market: Spanish Fork** | | | |
| **Comp SF:** | | {435,600 SF} | | **Zoning:** |  | **Off-Market:** | {02/25/2020} | **Gas:** |  | A white square with a blue border  Description automatically generated |
| **Acres:** | | {10 Acres} | | **Parcel #:** | 260520021 | **Months on Market:** |  | **Water:** |  |
| **Sale Price:** | | {$1,979,986} | | **Lot Dimensions:** |  |  |  | **Sewer:** |  |
| **Sale Price/SF:** | | {$4.55} | | **Legal Description:** |  |  |  | **Power:** |  |
| **Sale Price/Acres:** | | {$197,998.60} | |  |  |  |  | **Power Supply:** |  |
|  | |  | |  |  |  |  | **Rail Status:** |  |
|  | |  | |  |  |  |  | **Topography:** |  |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **5.** | **Sold Land Property (System ID: 81992)**  **Primary Use: Office** | | | | | | | | **Spring Pointe Commercial Lots** | |
| **500 N. 2250 W.** | | **Springville, UT 84663** | | |  |  | **Market: Utah County South / Sub-Market: Spanish Fork** | | | |
| **Comp SF:** | | | {140,699 SF} | **Zoning:** | {Commercial} | **Off-Market:** | {11/13/2019} | **Gas:** | Yes | A white square with a blue border  Description automatically generated |
| **Acres:** | | | {3.23 Acres} | **Parcel #:** | [{29730001-3;} | **Months on Market:** |  | **Water:** | Yes |
| **Sale Price:** | | | {$598,000} |  | {662720001-3;} |  |  | **Sewer:** |  |
| **Sale Price/SF:** | | | {$4.25} |  | {663210001-3} |  |  | **Power:** |  |
| **Sale Price/Acres:** | | | {$185,139.32} | **Lot Dimensions:** |  |  |  | **Power Supply:** |  |
|  | | |  | **Legal Description:** |  |  |  |  |  |
|  | | |  |  |  |  |  |  |  |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **6.** | **Sold Land Property (System ID: 87260)**  **Primary Use: Industrial** | | | | | | | | **Payson Business Park** | |
| **1371 W American Way** | | | **Payson, UT 84651** | |  |  | **Market: Utah County South** | | | |
| **Comp SF:** | | {115,434 SF} | | **Zoning:** | BP | **Off-Market:** | {10/14/2019} | **Gas:** | Yes | A white square with a blue border  Description automatically generated |
| **Acres:** | | {2.65 Acres} | | **Parcel #:** | 49:887:0003 | **Months on Market:** |  | **Water:** | Yes |
| **Sale Price:** | | {$404,019} | | **Lot Dimensions:** |  |  |  | **Sewer:** | Yes |
| **Sale Price/SF:** | | {$3.50} | | **Legal Description:** |  |  |  | **Power:** |  |
| **Sale Price/Acres:** | | {$152,460.00} | |  |  |  |  | **Power Supply:** |  |
|  | |  | |  |  |  |  | **Rail Status:** |  |
|  | |  | |  |  |  |  | **Topography:** | Level |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **7.** | **Sold Land Property (System ID: 78627)**  **Primary Use: Industrial** | | | | | | | | **Spanish Fork Industrial Lot** | |
| **850 East 1950 North** | | | **Spanish Fork, UT 84660** | |  |  | **Market: Utah County South / Sub-Market: Spanish Fork** | | | |
| **Comp SF:** | | {184,694 SF} | | **Zoning:** | I-1 | **Off-Market:** | {09/16/2019} | **Gas:** | Yes | A white square with a blue border  Description automatically generated |
| **Acres:** | | {4.24 Acres} | | **Parcel #:** | 260510053 | **Months on Market:** | 5 | **Water:** | Yes |
| **Sale Price:** | | {$800,000} | | **Lot Dimensions:** |  |  |  | **Sewer:** | Yes |
| **Sale Price/SF:** | | {$4.33} | | **Legal Description:** |  |  |  | **Power:** |  |
| **Sale Price/Acres:** | | {$188,679.25} | |  |  |  |  | **Power Supply:** |  |
|  | |  | |  |  |  |  | **Rail Status:** |  |
|  | |  | |  |  |  |  | **Topography:** | Level |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **8.** | **Sold Land Property (System ID: 91668)**  **Primary Use:** | | | | | | | | **687 North 2000 West** | |
| **687 N 2000 W** | | **Springville, UT 84663** | | |  |  | **Market: Utah County South / Sub-Market: Springville** | | | |
| **Comp SF:** | | | {137,650 SF} | **Zoning:** |  | **Off-Market:** | {08/01/2019} | **Gas:** |  | A white square with a blue border  Description automatically generated |
| **Acres:** | | | {3.16 Acres} | **Parcel #:** | 666360001 | **Months on Market:** |  | **Water:** |  |
| **Sale Price:** | | | {$740,000} | **Lot Dimensions:** |  |  |  | **Sewer:** |  |
| **Sale Price/SF:** | | | {$5.38} | **Legal Description:** |  |  |  | **Power:** |  |
| **Sale Price/Acres:** | | | {$234,177.22} |  |  |  |  | **Power Supply:** |  |
|  | | |  |  |  |  |  | **Rail Status:** |  |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **9.** | **Sold Land Property (System ID: 96884)**  **Primary Use:** | | | | | | | | **Springville Land** | |
| **2052 W 700 S** | | **Springville, UT 84663** | | |  |  | **Market: Utah County South** | | | |
| **Comp SF:** | | | {108,900 SF} | **Zoning:** |  | **Off-Market:** | {07/01/2019} | **Gas:** |  | A white square with a blue border  Description automatically generated |
| **Acres:** | | | {2.5 Acres} | **Parcel #:** | 662730015 | **Months on Market:** |  | **Water:** |  |
| **Sale Price:** | | | {$1,059,597} | **Lot Dimensions:** |  |  |  | **Sewer:** |  |
| **Sale Price/SF:** | | | {$9.73} | **Legal Description:** |  |  |  | **Power:** |  |
| **Sale Price/Acres:** | | | {$423,838.80} |  |  |  |  | **Power Supply:** |  |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **10.** | **Sold Land Property (System ID: 90129)**  **Primary Use: Commercial** | | | | | | | | **Hobble Creek Business Park** | |
| **1815 & 1853 N Technology Way** | | | **Springville, UT 84663** | |  |  | **Market: Utah County South / Sub-Market: Springville** | | | |
| **Comp SF:** | | {386,813 SF} | | **Zoning:** |  | **Off-Market:** | {05/23/2019} | **Gas:** |  | A white square with a blue border  Description automatically generated |
| **Acres:** | | {8.88 Acres} | | **Parcel #:** | 41:820:0005; | **Months on Market:** |  | **Water:** |  |
| **Sale Price:** | | {$1,380,715} | |  | 0006 |  |  | **Sewer:** |  |
| **Sale Price/SF:** | | {$3.57} | | **Lot Dimensions:** |  |  |  | **Power:** |  |
| **Sale Price/Acres:** | | {$155,485.92} | | **Legal Description:** |  |  |  | **Power Supply:** |  |
|  | |  | |  |  |  |  | **Rail Status:** |  |
|  | |  | |  |  |  |  | **Topography:** | Level |

Looking up view of a skyscraper

Description automatically generated

{{}}

Broker Opinion of Value

Date: {{Insert Date}}

{{Insert Property Name}}

**PROPERTIES FOR SALE**

|  |  |  |  |
| --- | --- | --- | --- |
| **1** | **1600 W 8000 S, Salem, UT 84653** | | |
|  |  | | |
|  | | **Property Details** | |
| Price | {$5,900,000} |
| No. Unit | {0} |
| Total Lot Size | {26.95 AC} |
| Property Type | {Land} |
| Status | {Active} |
|  |  |
| Property Notes |  |
| {$5.02 PSF} |  |
| **Sale Notes** | |  |  |
| This prime property fronts highway 164 (8000 So.) and will also front the new Salem Parkway bypass road that is going to be built from 8000 south to Elkridge. This area is expected have explosive growth when the bypass road is finished. Please call the agent for more information. | | | |
| **Property Description** | |  |  |
| This property includes parcel numbers 25-060-0037, for a total of 26.94 acres. The property has great access and exposure and is located east of I-15 at the Benjami/Salem exit #253. | | | |
| **Highlights** | |  |  |
| Easy access to I-15 and the proposed Salem Parkway. | | | |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **2** | **987 N State Road 198, Salem, UT 84653** | | | |
|  |  | | | |
| A white square with a blue border  Description automatically generated | | | **Property Details** | |
| Price | {$1,050,000} |
| No. Unit | {0} |
| Total Lot Size | {3.08 AC} |
| Property Type | {Land} |
| Status | {Active} |
|  |  |
| Property Notes |  |
| {$7.83 PSF} |  |
| **Sale Notes** | | |  |  |
| Surrounded by new residential development | | | | |
| **Highlights** | | |  |  |
| 15,000 ADT along State Street | | Footage on SR-198 in Salem | | |
| **Photos** | |  | | |
| A white square with a blue border  Description automatically generated | | A white square with a blue border  Description automatically generated | | |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **3** | **8577 S State Rd, Spanish Fork, UT 84660** | | | | |
|  |  | | | | |
| A white square with a blue border  Description automatically generated | | | **Property Details** | | |
| Price | | {$850,000} |
| No. Unit | | {0} |
| Total Lot Size | | {2.56 AC} |
| Property Type | | {Land} |
| Status | | {Active} |
|  | |  |
| Property Notes | |  |
| {$7.62 PSF} | |  |
| **Sale Notes** | | |  | |  |
| Fantastic investment for the fast approaching future development along state road 198 located in Salem UT. Well maintained rambler (2,370 SF), 4 car detached shop on main level with jacuzzi tub, separate shower and walk in closet. Open floor plan and finished basement. Owner has capitalized on location as a business owner having great frontage for their own business that they run. Property offers round-pens and corrals for the horsemen, and lots of room to get horse trailers, and semi-trucks in and out of the property. Highway has just been widened by UDOT to 4–lanes. AADT Traffic count 14,000 cars per day 2017 statistics. Currently zoned in the county. Potential commercial zone once annexed into Salem. Home could be converted into a rental if desired by the buyer and use land as investment or personal use. | | | | | |
| **Property Description** | | |  | |  |
| Fantastic investment for the fast approaching future development along state road 198 located in Salem UT. Well maintained rambler (2,370 SF), 4 car detached shop on main level with jacuzzi tub, separate shower and walk in closet. Open floor plan and finished basement. Owner has capitalized on location as a business owner having great frontage for their own business that they run. Property offers round-pens and corrals for the horsemen, and lots of room to get horse trailers, and semi-trucks in and out of the property. Highway has just been widened by UDOT to 4–lanes. AADT Traffic count 14,000 cars per day 2017 statistics. Currently zoned in the county. Potential commercial zone once annexed into Salem. Home could be converted into a rental if desired by the buyer and use land as investment or personal use. | | | | | |
| **Highlights** | | | | | |
| Comer Lot | | 2.56 Acres | | Across from the Krishna Temple | |
| Good fast food development opportunity | | | | | |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **4** | **8660 S State Rd, Spanish Fork, UT 84660** | | | | |
|  |  | | | | |
| A white square with a blue border  Description automatically generated | | | **Property Details** | | |
| Price | | {$900,000} |
| No. Unit | | {0} |
| Total Lot Size | | {2.46 AC} |
| Property Type | | {Land} |
| Status | | {Active} |
|  | |  |
| Property Notes | |  |
| {$8.40 PSF} | |  |
| **Property Description** | | |  | |  |
| Currently used as a salvage business. In a rapidly developing area with over 100 news homes coming directly across the street. | | | | | |
| **Highlights** | | | | | |
| 1,331 SF Building | | Surrounded by development | | Frontage on SR-198 and 400 W | |
| Currently an auto wrecking yard. Sold with or without business. | | Well and septic tank on property | |  | |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **5** | **759 W Utah 198, Salem, UT 84653** | | | | |
|  |  | | | | |
| A white square with a blue border  Description automatically generated | | | **Property Details** | | |
| Price | | {$1,195,000} |
| No. Unit | | {0} |
| Total Lot Size | | {5.61 AC} |
| Property Type | | {Land} |
| Status | | {Active} |
|  | |  |
| Property Notes | |  |
| {$4.89 PSF} | |  |
| **Sales Notes** | | |  | |  |
| “New Lower Price” Epic growth in residential and commercial is moving into Salem as one of Utah county best kept spots has been discovered. This fantastic commercial property has all the makings of a great development. Positioned along State Rd 198 on the south side of Salem city. Property features approx. 700ft of frontage. All utilities run right along the front of the property. They were laid when Maverick bought property just to the West of this land. Property is Zoned C1, traffic count in 2016 was 9200. Water shares available. Buyer responsible for paying Greenbelt taxes on future development. Call 801-787-4324 for Information. Attached is list of permitted uses. | | | | | |
| **Property Description** | | | | | |
| Epic growth in residential and commercial is moving into Salem as one of Utah county best kept spots has been discovered. This fantastic commercial property has all the makings of a great development. Positioned along State Rd 198 on the south side of Salem city. Property features approx. 700ft of frontage. All utilities run right along the front of the Property. They were laid when Maverick bought property just to the West of this land. Property is zoned C1, traffic count is 2016 was 9200. Water shares available. Buyer responsible for paying Greenbelt taxes on future development. Call for information | | | | | |
| **Highlights** | | | | | |
| Growth Area of Salem and Payson | | Flat Property | |  | |

|  |  |  |  |
| --- | --- | --- | --- |
| **6** | **N State Rd, Salem, UT 84653** | | |
|  |  | | |
| A white square with a blue border  Description automatically generated | | **Property Details** | |
| Price | {$1,795,000} |
| No. Unit | {0} |
| Total Lot Size | {7.17 AC} |
| Property Type | {Land} |
| Status | {Active} |
|  |  |
| Property Notes |  |
| {$5.74 PSF} |  |
| **Property Description** | |  |  |
| Utah County has proven to be the fasted growing county in the State, and the beautiful town of Salem, is quickly becoming the next in the line and gearing for epic growth and development. Located in the heart of the city, 1/2 mile from the popular Festival of Colors site, directly across the street from stocks Fresh Food Market, and surrounded by hundreds of acres already slated for mass residential and commercial development, waits 7.17 gorgeous acres of prime commercial zone land. Additional land available. Inquiry for further details. | | | |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **7** | **2400 S 2400 South, Mapleton, UT 84664** | | | | |
|  |  | | | | |
| A white square with a blue border  Description automatically generated | | | **Property Details** | | |
| Price | | {$1,998,097} |
| No. Unit | | {0} |
| Total Lot Size | | {8.16 AC} |
| Property Type | | {Land} |
| Status | | {Active} |
|  | |  |
| Property Notes | |  |
| {$5.61 PSF} | |  |
| **Property Description** | | |  | |  |
| Level ground with close proximity to Highway 6 (2 Minutes) and I-15 (7 Minutes). Utilities are at or near the property. | | | | | |
| **Highlights** | | | | | |
| For sale, lease or build to suit | | Located on a soft corner in Light Industrial Zone | |  | |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **8** | **700-800 S 1600 W, Mapleton, UT 84664** | | | | |
|  |  | | | | |
| A white square with a blue border  Description automatically generated | | | **Property Details** | | |
| Price | | {$565,000} |
| No. Unit | | {0} |
| Total Lot Size | | {1.75 AC} |
| Property Type | | {Land} |
| Status | | {Active} |
|  | |  |
| Property Notes | |  |
| {$7.41 PSF} | |  |
| **Sales Notes** | | |  | |  |
| Mapleton Commercial Lot  Approx. 800 S. 1600 W., Mapleton, Utha 84664  - Prominent location with growing population  - Low inventory, fully-improved commercial properties in Mapleton  - Zoning: GC-1 (General Commercial)  - Parcel ID#: 27: 008: 0043  We look forward to speaking to you about your current real estate needs!  Please contact:  Justin Johnston  Principle Broker  (801) 358-3400  justinjohnstonrealestate@yahoo.com  Just cook  Commercial Leasing & Sales Advisor  (801) 427-5482  Jesswcook@gmail.com | | | | | |
| **Property Description** | | | | | |
| Mapleton Commercial Lot  Approx. 800 S. 1600 W., Mapleton, Utah 84664  -Prominent location with growing population  -Low inventory, fully-improved commercial properties in Mapleton  -Zoning: GC-q (General Commercial)  -Parcel ID#. 27:008:0043  We look forward to speaking to you about your current real estate needs! | | | | | |
| **Highlights** | | | | | |
| Prominent Location with Growing Population | | Two Low Inventory Commercial Properties in Mapleton | |  | |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **9** | **1215 N State Rd 51, Spanish Fork, UT 84660** | | | |
|  |  | | | |
| A white square with a blue border  Description automatically generated | | | **Property Details** | |
| Price | {$800,000} |
| No. Unit | {0} |
| Total Lot Size | {3.73 AC} |
| Property Type | {Land} |
| Status | {Active} |
|  |  |
| Property Notes |  |
| {$4.92 PSF} |  |
| **Photos** | |  | | |
| A white square with a blue border  Description automatically generated | | A white square with a blue border  Description automatically generated | | |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **10** | **SWC Expressway Ln @ State St, Spanish Fork, UT 84660** | | | |
|  |  | | | |
| A white square with a blue border  Description automatically generated | | | **Property Details** | |
| Price | {$661,242} |
| No. Unit | {0} |
| Total Lot Size | {2.53 AC} |
| Property Type | {Land} |
| Status | {Active} |
|  |  |
| Property Notes |  |
| {$6.00 PSF} |  |
| **Property Description** | | |  |  |
| Sales Price: $6.00 PSF  Total Land – 2.53 Acres  Located in the retail hub and across from a new residential development  Excellent location along State Street (SR-51)  Easy access to 1-15 & Highway 6  Zoned C-6 | | | | |
| **Photos** | |  | | |
| A white square with a blue border  Description automatically generated | | A white square with a blue border  Description automatically generated | | |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **11** | **1548 American Way, Payson, UT 84651** | | | | |
|  |  | | | | |
| A white square with a blue border  Description automatically generated | | | **Property Details** | | |
| Price | | {$535,000} |
| No. Unit | | {0} |
| Total Lot Size | | {3.75 AC} |
| Property Type | | {Land} |
| Status | | {Active} |
|  | |  |
| Property Notes | |  |
| {$3.50 PSF} | |  |
| **Sales Notes** | | |  | |  |
| This property is the Prime location for your Commercial or Light Industrial needs. Located in the Payson City Business Development this property brings the opportunity for major growth, quick access on and off 1-15 for convenience and availability. This parcel also offers exceptional frontage to create what you want with the space. With Utilities stubbed, this makes the property ready to build.  Square footage figures are provided as a courtesy estimate only and were obtained from County Records. Buyer is advised to obtain an independent measurement | | | | | |
| **Highlights** | | | | | |
| Great Location | | Amazing Frontage to design any desirable space for Light Industrial or Commercial | | Utilities Stubbed and Ready To Go | |
| Perfect Slope and Grade Transition to Begin the Build Process | |  | |  | |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **12** | **1060 Turf Farm Rd, Payson, UT 84651** | | | | |
|  |  | | | | |
| A white square with a blue border  Description automatically generated | | | **Property Details** | | |
| Price | | {$598,000 - $3,510,000} |
| No. Unit | | {0} |
| Total Lot Size | | {3.10 AC} |
| Property Type | | {Land} |
| Status | | {Active} |
|  | |  |
| Property Notes | |  |
| {$26 PSF} | |  |
| **Sales Notes** | | |  | |  |
| 2 restaurant pads and 1 drive through pad available just off of Exit 254 in Payson, Utah. Currently being built out with a hotel, reception center, the two restaurants and 1 drive through. Visibility from 1-15 with roughly 35,000 cars passing daily, the exposure alone would be better than any billboard. This is an established shopping area being anchored by Walmart, fast food, and auto parts stores. Fast growing is an understatement for this area of Utah county with lots of new home construction, growth is all it will do! In the vicinity you have companies like Rocky Mtn. ATV, Liberty Safes, the Payson Temple and many more. | | | | | |
| **Property Description** | | | | | |
| New commercial area directly west of Walmart in Payson. Directly off the freeway exit. | | | | | |
| Perfect Slope and Grade Transition to Begin the Build Process | |  | |  | |

## SALES CONCLUSION

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **OPINIONS OF VALUE** | | | | | | | |
| Market Sale Price | | {$4.80/PSF} | X | {708,711 SF} | | {$3,401,813} | |
| Market Sales Price (Rounded) | |  |  |  | | {$3,400,000} | |
| **SALE OPINION OF VALUE** | | | | | | |
| Aggressive | Market Value | | | | Conservative | |
| {$5.00/PSF} | {$4.80/PSF} | | | | {$4.60/PSF} | |

## BROKER CERTIFICATION

{{I certify that, to the best of my knowledge and belief:

* The statements of fact contained in this report are true and correct.
* The reported analyses, opinions, and conclusions of the signer are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
* The signer of this report has no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.}}

A close-up of a signature

Description automatically generated

Scott Aders

Senior Agent

Mobile: 1-(801)-762-7804

scott.aders@colliers.com