



2230 N University Parkway | Provo, UT

iCreate Collaborative Investment Property For Sale



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Accelerating success.



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Offering Summary & Rent Roll

Asking Price: \$2,500,000

Annual Expenses: \$33,000

Average NOI: \$186,839

Capitalization Rate: 7.5%

Annual Escalations: 3%

Notes:

- Brand new 6 year lease
- 11,426 SF building
- 40,000 ADT
- Between BYU and UVU
- Tenant: iCreate Collabrative (K-12 School)
- Modified gross lease: Tenant pays all utilities

Year	NOI
Year 1	\$171,597.00
Year 2	\$176,904.00
Year 3	\$183,204.00
Year 4	\$189,693.00
Year 5	\$196,377.00
Year 6	\$203,261.00
Average	\$186,839.00
Total	\$1,121,036.00



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iCreate Floor Plan

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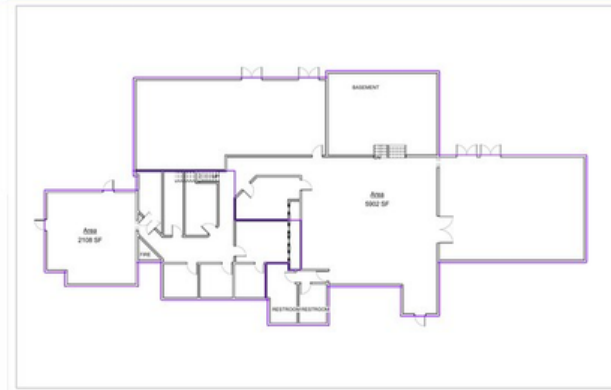
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FLOOR PLANS

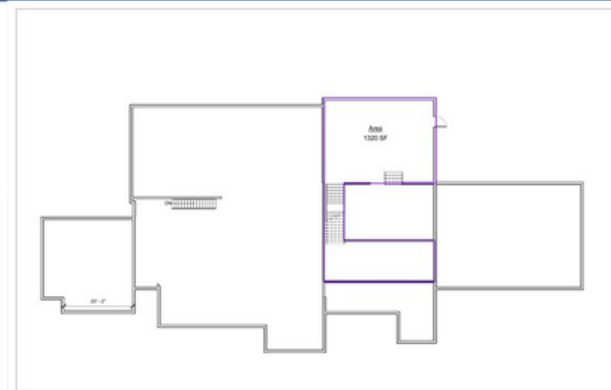
MAIN FLOOR

5,902 SF | 2,108 SF



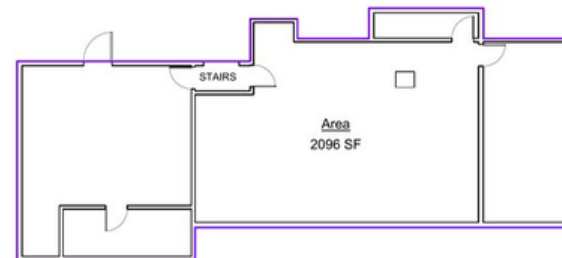
MEZZANINE

1,320 SF

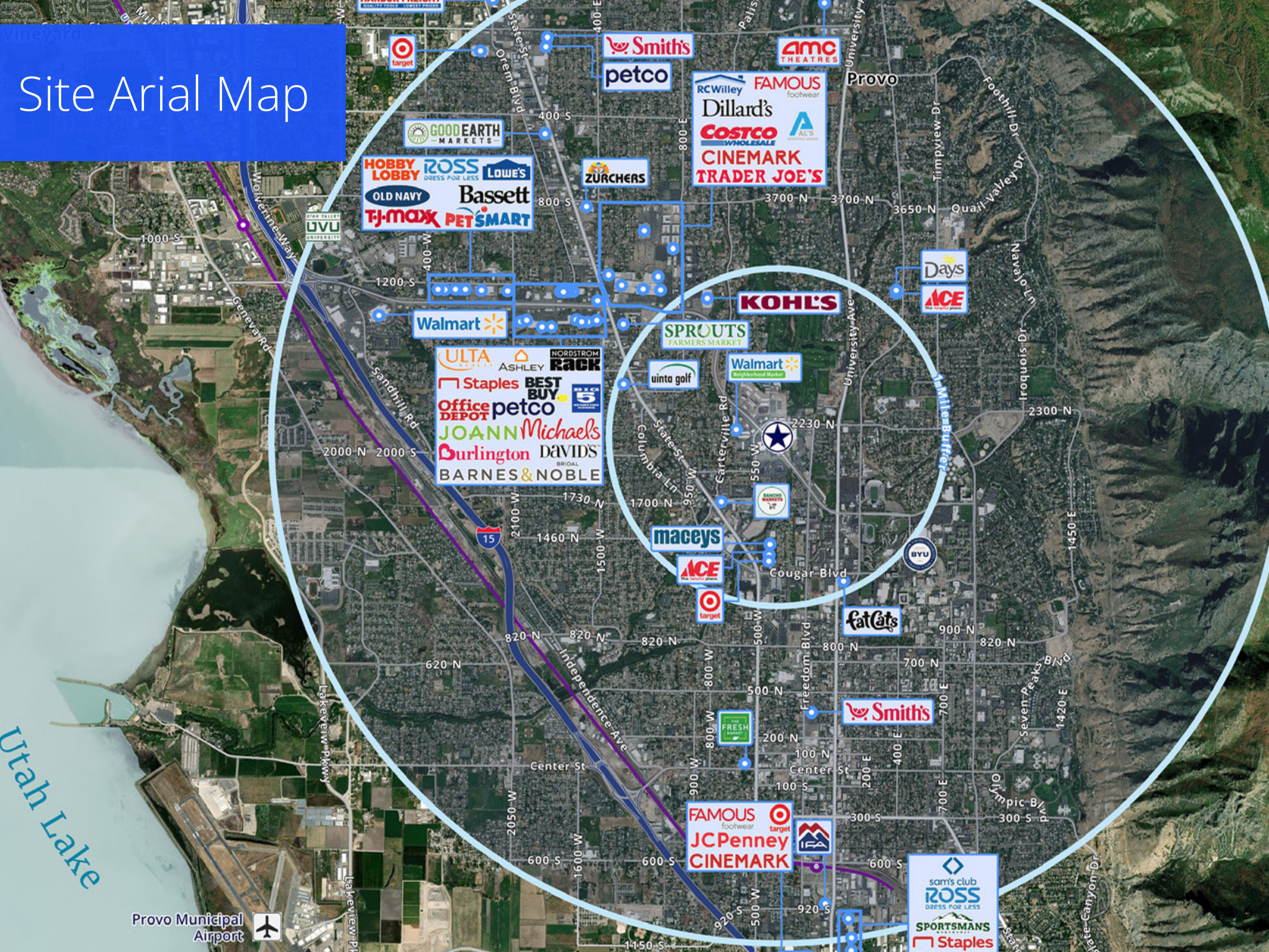


UPSTAIRS

2,096 SF



Utah Lake



Building Photos

See online listing for more
photos of the building



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Investment Opportunity | Offering Memorandum

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