



Colin Archuleta
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4617 S Pioneer Rd. suite 100 | St. George, UT, 84790
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222 N Bluff St.
St. George, Utah 84770

SECOND CHANCE AUTO

SALE-LEASEBACK INVESTMENT OPPORTUNITY

OFFERING OVERVIEW

Second Chance Auto presents a rare opportunity to acquire a fully leased investment property located on one of St. George most recognizable commercial corridors. The owner of the business will execute a new five-year Triple Net (NNN) lease at closing, providing immediate cash flow and operational continuity for the new owner.

Situated on approximately 0.34 acres with excellent frontage along Bluff Street, the property benefits from exceptional visibility, strong traffic exposure, and continued growth throughout Washington County.

This offering combines the stability of a sale-leaseback structure with annual rental increases and the long-term appreciation potential of a strategically located commercial property in one of Utah's fastest-growing markets.



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PROPERTY ADDRESS: 222 N Bluff Street St. George UT 84770

Property Details:

Property Type:

Automotive Sales / Retail Commercial

Lot Size:

0.34 Acres

Building Size:

1,581 Square Feet

Occupancy:

100%

Tenant:

Second Chance Auto

Lease Structure:

NNN

Lease Term:

Five Years

Asking Price:

\$2,200,000



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5-124 6074241 CH9570
 172N 8K5DP
 888-870 288-71
 6074241 8FF1
 4C 83014 856-1
 12011 451-2
 7KX0324 LL8-5
 8W01463 8HJ86
 826-214 815-7
 88 1188
 K02-186 82-2
 8W0672
 13011
 KCZ 616
 338 277
 146-041



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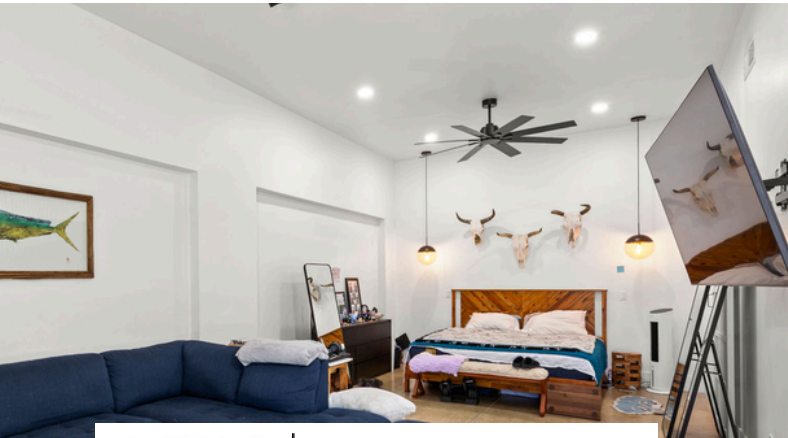
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RENT GROWTH SCHEDULE

Lease Year Monthly Rent Annual Rent

Year 1 \$12,500 \$150,000

Year 2 \$12,875 \$154,500

Year 3 \$13,261 \$159,135

Year 4 \$13,659 \$163,909

Year 5 \$14,068 \$168,826

Total Contract Rent During Initial Lease Term:

Term:

\$796,370

INVESTMENT HIGHLIGHTS

- Purchase Price: \$2,200,000
- Initial Cap Rate: 6.82%
- Five-Year Seller Leaseback
- Triple Net (NNN) Lease Structure
- Initial Rent: \$12,500 Per Month
- Annual Rent: \$150,000
- 3% Annual Rent Escalations
- Established Local Business Operator
- Prime Bluff Street Frontage
- Immediate Cash Flow at Closing
- Minimal Landlord Responsibilities



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INVESTMENT THESIS

This offering provides investors with the opportunity to acquire a stabilized income-producing asset in a premier St. George location while benefiting from the security of a committed, long standing operating owner/tenant.

The combination of a Triple Net lease structure, annual rent growth, and a highly visible commercial site creates an attractive investment profile for private investors, family offices, and 1031 exchange buyers seeking reliable passive income.

At the conclusion of the initial lease term, ownership retains flexibility for renewal negotiations, owner occupancy, redevelopment, or repositioning opportunities.

LOCATION ADVANTAGES

- Located on Bluff Street, one of St. George's primary commercial corridors
- Minutes from Downtown St. George
- Strong daily traffic exposure
- Surrounded by established retail, office, restaurant, and service businesses
- Excellent accessibility and visibility
- Situated within one of the fastest-growing metropolitan areas in the western United States



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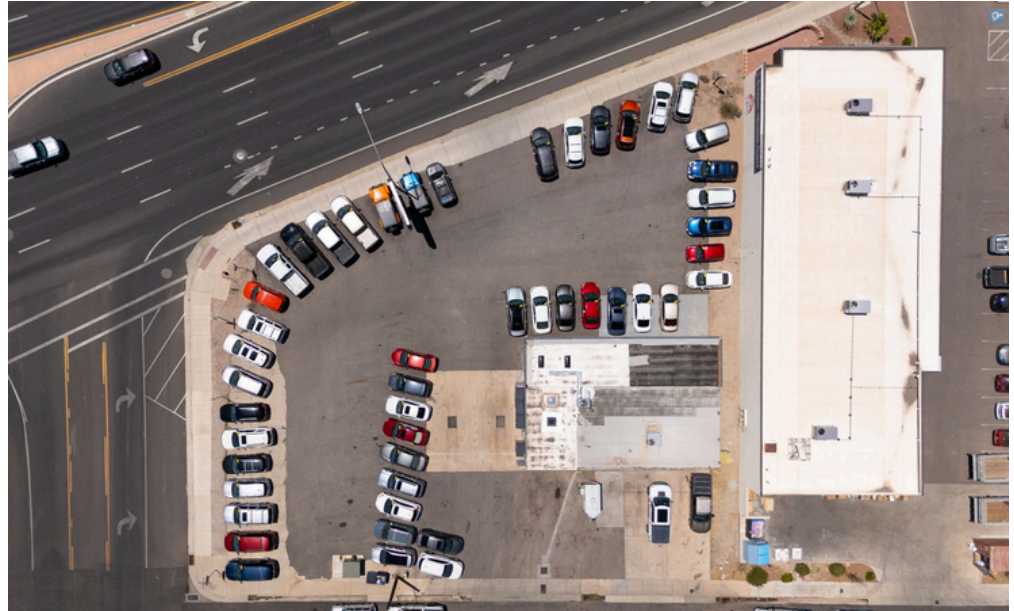
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IDEAL FOR

- ✓ 1031 Exchange Investors
- ✓ Passive Income Investors
- ✓ Family Offices
- ✓ Private Equity Groups
- ✓ Owner-Users Seeking Future Occupancy
- ✓ Long-Term Commercial Real Estate Investors

Key Points on this property:

1. "Seller Leaseback" should be in every headline. That's what gets investors to stop scrolling.
2. "6.82% Cap Rate | NNN Lease" should be immediately visible on the cover.
3. Highlight that the property is only **1,581 SF on a 0.34-acre lot**, because many investors will view this as a land-constrained Bluff Street location with future re-development value in addition to current income.
4. "Day-One Cash Flow • No Vacancy Risk • Annual Rent Growth"



Stable Income. Annual Growth. Prime Location.

Second Chance Auto offers investors a compelling combination of predictable cash flow, contractual rent increases, and long-term real estate value in the heart of Southern Utah.



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