



INVESTMENT MEMORANDUM

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EXECUTIVE SUMMARY



FINANCIAL SUMMARY

Purchase Price	\$2,600,000
CAP Rate	7%
PSF	\$284 PSF

PROPERTY PROFILE

Address	449 West 12th Street Ogden, UT 84404
Type	Mixed use Retail & Storage
Land Size	1.26 Acres

RETAIL BUILDING

Size	4,824 SF
Tenant	Crooked Cue (2,500 SF) Landlord Leaseback (2,324 SF)

YARD SPACE

Size	.33 Acres (approx.)
Tenant	Pods

STORAGE BUILDING

Size	4,318 SF
Tenant	US Properties

TRAFFIC COUNTS 36,000 AADT -- 12th Street

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	10,891	68,123	129,400
Household	3,976	23,790	45,192
Income	\$69,257	\$53,594	\$53,353

TENANTS



NEARBY CO-TENANTS



INVESTMENT ANALYSIS

12th Street Plaza

Investment Analysis

Tenant	Suite	Rate/sf	Size	Monthly	Annual	Expiration	Comments
LL Rent Guarantee	1	22.00	2,324	\$ 4,260.67	\$ 51,128.00	Jul-29	0
Crooked Que	2	21.22	2,500	\$ 4,420.83	\$ 53,050.00	Jan-29	0
Pods (Ground Lease)	3	-	0	\$ 4,750.00	\$ 57,000.00	90 day rolling	0
US Properties	4	5.00	4,318	\$ 1,799.17	\$ 21,590.00	Jan-29	
Total			9,142	\$ 15,230.67	\$ 182,768.00		

Gross Income \$ 182,768.00
 NOI \$ 182,768.00

Sales Price	Down Payment	Principle	Payment	Income	+/-	COC
\$ 2,610,971.43	\$ 522,194.29	\$ 2,088,777.14	(\$12,523.27)	\$ 15,230.67	\$ 2,707.39	6.222%

CAP Value
 6.75% \$ 2,707,674.07
7.00% \$ 2,610,971.43
 7.25% \$ 2,520,937.93

Assumptions
 Down Payment 20% \$ 522,194.29
 Term 30 Years
 Interest Rate 6.00%
 5yr Call

TENANT INFORMATION

Crooked Cue



Crooked Cue is a premier billiards bar and full-service bar and grill founded by former professional player Matt Hancock, built around a passion for the game and a welcoming, social atmosphere. The venue features quality pool tables, a full-service bar and grill, league play, tournaments, and private events, offering an engaging experience for players of all skill levels.

With a focus on customer service, community, and professionally maintained equipment, Crooked Cue provides a vibrant destination where guests can gather, compete, and enjoy the culture of billiards.

PODS



PODS is a leading moving, storage, and logistics company specializing in portable storage container solutions for residential and commercial customers. By delivering containers directly to customers, PODS offers a flexible and convenient alternative to traditional moving and self-storage.

Serving homeowners, businesses, and contractors, PODS provides container delivery, secure storage, transportation, and customized scheduling. Its customer-focused approach simplifies moving and storage while improving efficiency and reducing stress.

US Properties

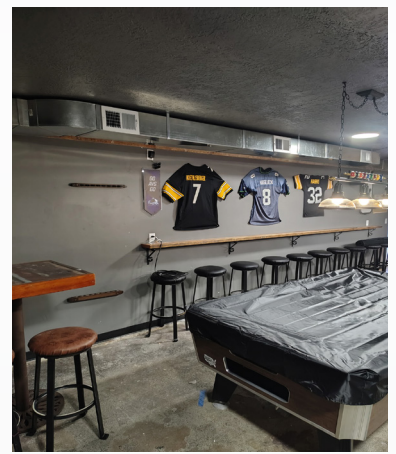
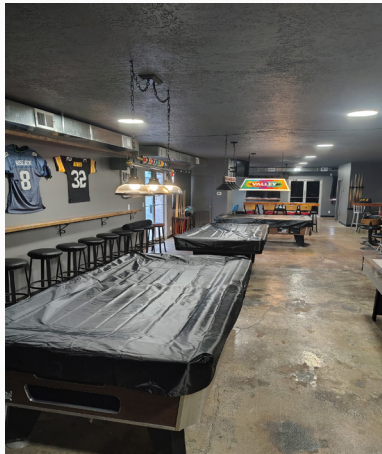


US Properties is a residential real estate holding and property management company focused on acquiring, owning, leasing, and managing quality rental housing. The company is committed to providing safe, well-maintained homes while delivering long-term value through strategic ownership and efficient operations.

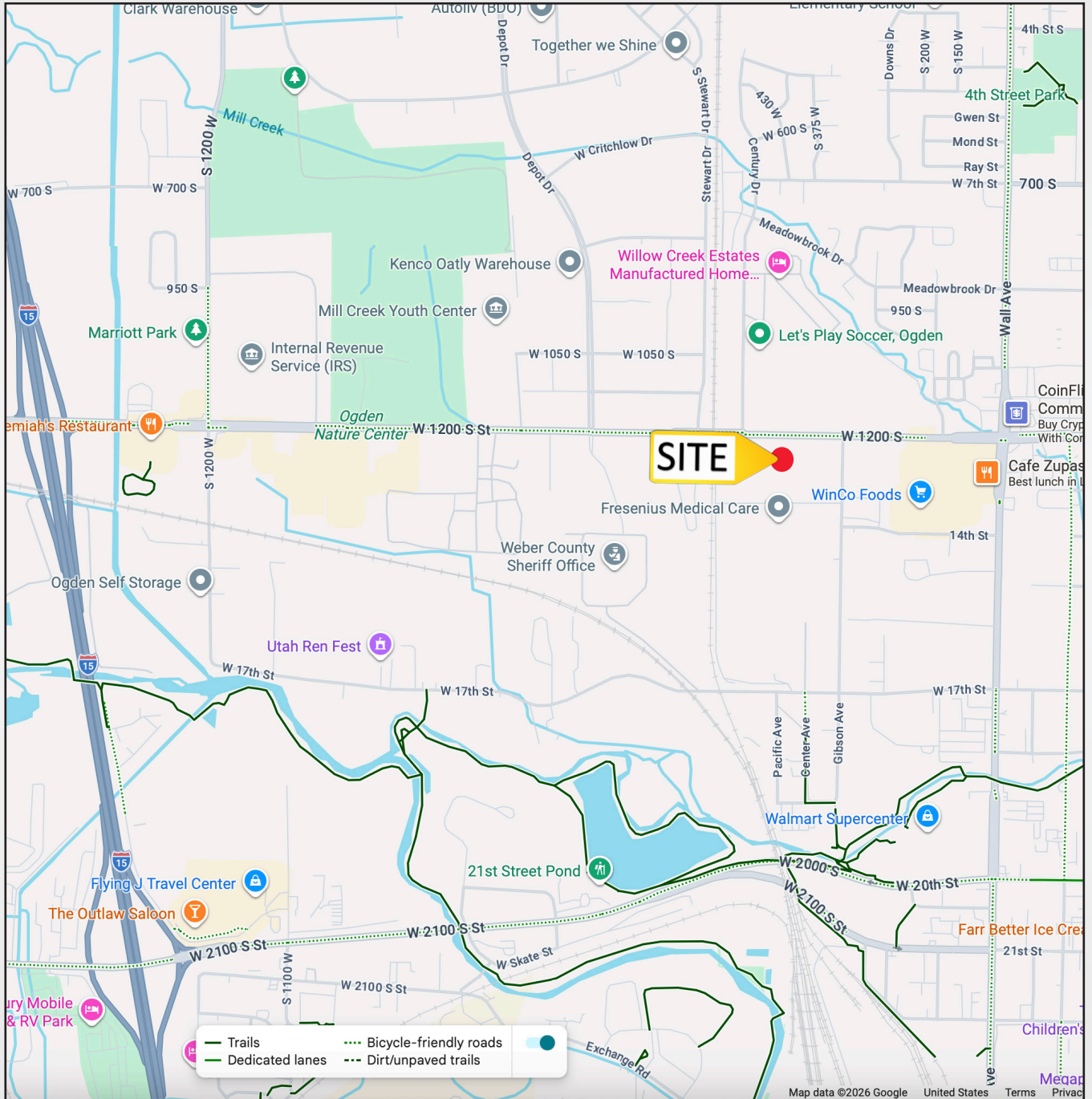
Its portfolio includes single-family homes, multi-family residences, and townhomes in targeted growth markets. Emphasizing tenant satisfaction, responsible asset management, and operational efficiency, US Properties maximizes occupancy, preserves value, and delivers consistent performance.



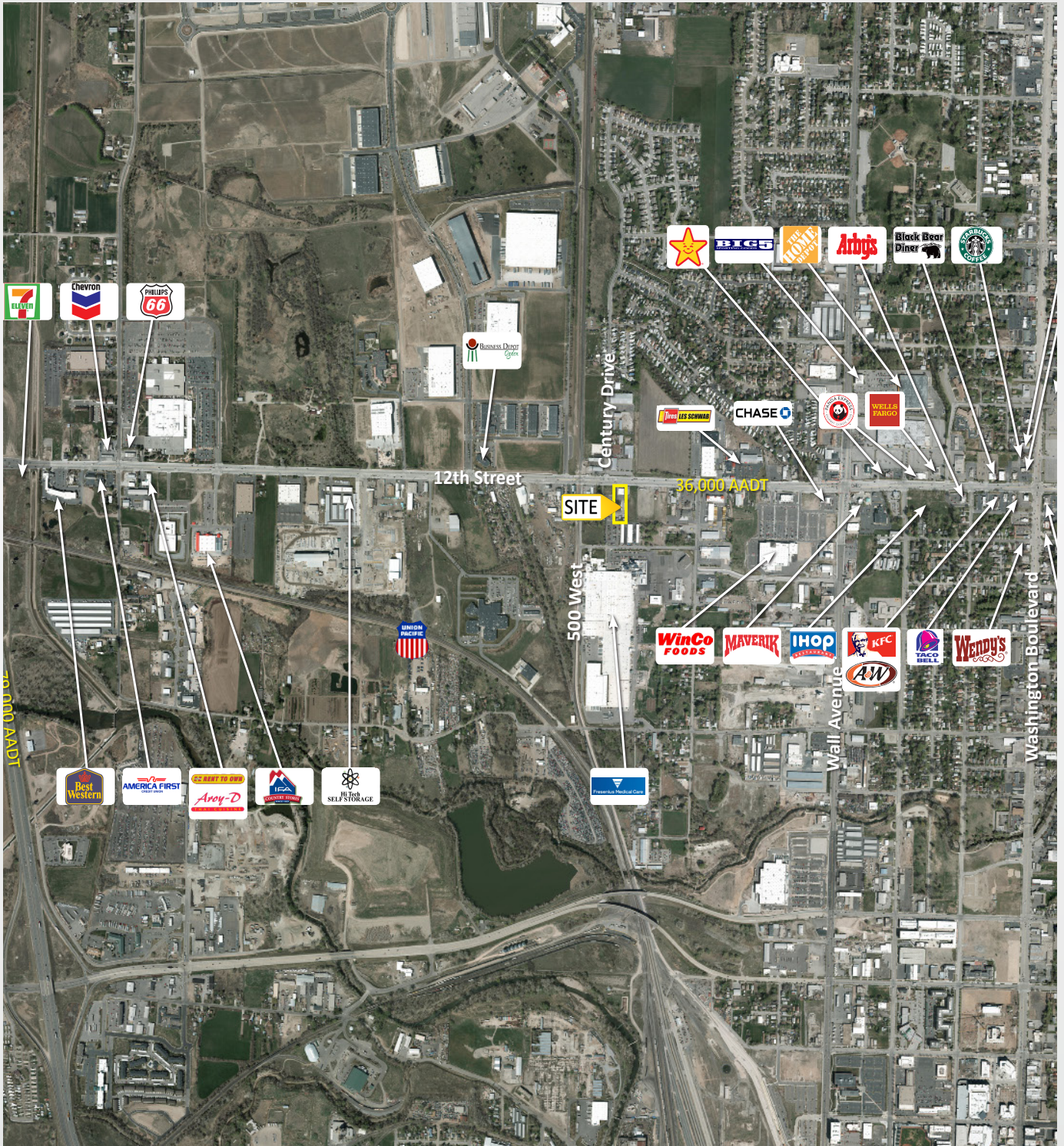
PROPERTY PHOTOS



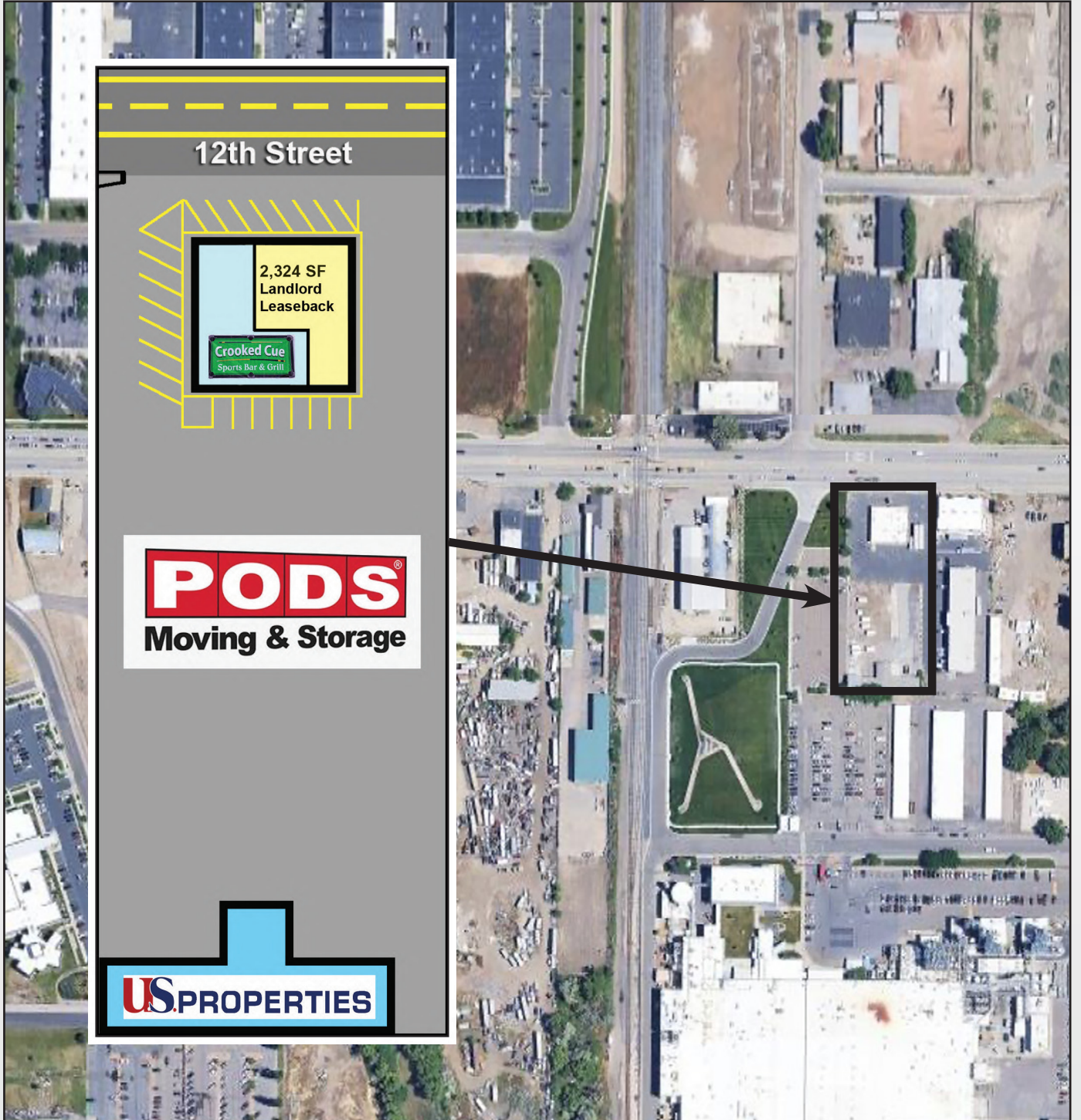
AREA MAP



AERIAL PHOTO



SITE PLAN



AREA INFORMATION

INTRODUCTION

Ogden City, the heart of northern Utah, is nestled against the Wasatch Mountains with fantastic views of the Wasatch mountain range to the east and the Great Salt Lake to the west. Two major rivers, the Ogden and the Weber, flow through the City on their way to the Great Salt Lake. Ogden sports four distinct seasons, with temperatures ranging from mid-20's in January to the mid-80's in July.

HISTORY

Ogden has its roots in the railroad industry as the Junction City of the Transcontinental Railroad, which was completed at the historic Golden Spike location at Promontory Summit in 1869. For several decades Ogden was touted as the major passenger railroad junction of the West, owing to its central location for both major east-west and north-south rail routes. This led to the business community developing the catch phrase, "you can't go anywhere without coming to Ogden."

In the winter of 2002, the world's eyes were on Ogden as it hosted the downhill, slalom, and giant slalom ski events as well as the ice events for the 2002 Winter Olympic Games. Capitalizing on its newfound recognition and pristine natural environment, Ogden has since grown to be a recreation metropolis, with its sights set on becoming the High Adventure recreation capital of the world.

NEARBY ATTRACTIONS

Our attractions were put here by Mother Nature, history and time. Wide-open spaces, clean rivers and lakes, and breathable air make Ogden great for outdoor recreation. But when you're ready for some civilization, venture into downtown Ogden, where things really get wild...

The Junction specializes in entertainment from movies to restaurants to indoor surfing and climbing; Historic 25th Street is dubbed *the most exciting street in Utah* for a reason, featuring a comedy club, boutiques and an eclectic selection of bars and restaurants; The Treehouse Museum, Dinosaur Park, Nature Center, and Union Station offer exhibits and theatrics that make learning fun; and the Peery's Egyptian Theater, Eccles Arts center, and Ogden Symphony Ballet offer top-notch performances year round.

TRANSPORTATION

Interstate 15 and Interstate 84 intersect in Ogden providing tremendous access to the western United States. The Ogden-Hinckley Airport is the second largest airport in Utah, with the Salt Lake International Airport being just a 40-minute drive south. Ogden is also the historic home of the transcontinental railroad, and continues to be a national hub for east-west rail traffic. State transportation services are provided by the Utah Transit Authority, which offers commuter rail and bus services throughout Ogden and all along the Wasatch Front.

HIGHER EDUCATION

Weber State University, with an on-campus enrollment of 18,000 students, is located on Ogden's east bench and offers a variety of advanced degrees to its students. 52.8% of Ogden's population have some college or higher degree of education. Branches of Utah State University and the University of Phoenix are also located in the city, and professional and technical training is available at the College of Applied Technology and other private institutions.

Other higher education facilities within a 100 mile radius include:

- Brigham Young University, with more than 29,000 students
- University of Utah, with more than 28,000 students
- Utah State University, with more than 23,000 students



Demographic and Income Comparison

449 W 12th St, Ogden, Utah, 84404



Rings: 1, 3, 5 mile radii

Census 2020 Summary	1 mile	3 miles	5 miles
Population	6,294	72,780	150,044
Households	1,894	26,571	53,287
Average Household Size	3.15	2.67	2.76

2025 Summary			
Population	7,560	76,318	158,494
Households	2,439	28,577	57,886
Families	1,575	17,002	37,292
Average Household Size	2.99	2.61	2.69
Owner Occupied Housing Units	1,409	16,163	37,098
Renter Occupied Housing Units	1,030	12,414	20,788
Median Age	32.4	33.2	33.0
Median Household Income	\$67,807	\$70,646	\$79,333
Average Household Income	\$84,460	\$87,669	\$98,711

2030 Summary			
Population	8,459	79,379	165,282
Households	2,801	30,343	61,383
Families	1,785	17,718	39,056
Average Household Size	2.92	2.56	2.65
Owner Occupied Housing Units	1,511	17,150	39,494
Renter Occupied Housing Units	1,289	13,193	21,889
Median Age	33.7	34.7	34.4
Median Household Income	\$78,111	\$80,916	\$90,512
Average Household Income	\$95,165	\$99,880	\$111,755

Trends: 2025-2030 Annual Rate			
Population	2.27%	0.79%	0.84%
Households	2.81%	1.21%	1.18%
Families	2.53%	0.83%	0.93%
Owner Households	1.41%	1.19%	1.26%
Median Household Income	2.87%	2.75%	2.67%


Demographic and Income Comparison | 449 W 12th St, Ogden, Utah, 84404 | Rings: 1, 3, 5 mile radii

2025 Households by Income	1 mile	3 miles	5 miles
<\$10,000	7.1%	5.8%	4.8%
\$10,000-14,999	2.1%	2.4%	1.9%
\$15,000-19,999	3.0%	1.9%	1.5%
\$20,000-24,999	1.4%	3.9%	3.3%
\$25,000-29,999	3.1%	4.2%	3.4%
\$30,000-34,999	2.9%	3.5%	3.3%
\$35,000-39,999	2.4%	4.9%	4.6%
\$40,000-44,999	4.1%	4.0%	3.4%
\$45,000-49,999	5.4%	3.6%	3.1%
\$50,000-59,999	11.6%	8.0%	7.2%
\$60,000-74,999	12.1%	10.1%	9.8%
\$75000-99999	15.5%	16.9%	16.3%
\$100,000-124,999	10.5%	9.7%	10.8%
\$125,000-149,999	7.0%	5.9%	7.5%
\$150000-199999	7.7%	8.0%	9.9%
\$200,000-249,999	2.4%	4.0%	5.2%
\$250,000-299,999	0.8%	1.1%	1.4%
\$300,000-399,999	0.5%	1.0%	1.4%
\$400,000-499,999	0.1%	0.3%	0.4%
\$500,000+	0.3%	0.6%	0.7%
Median Household Income	\$67,807	\$70,646	\$79,333
Average Household Income	\$84,460	\$87,669	\$98,711
Per Capita Income	\$28,825	\$33,249	\$36,147


Demographic and Income Comparison | 449 W 12th St, Ogden, Utah, 84404 | Rings: 1, 3, 5 mile radii

2030 Households by Income	1 mile	3 miles	5 miles
<\$10,000	5.9%	5.0%	4.2%
\$10,000-14,999	2.2%	2.3%	1.7%
\$15,000-19,999	2.1%	1.4%	1.1%
\$20,000-24,999	1.3%	3.2%	2.7%
\$25,000-29,999	2.4%	3.2%	2.6%
\$30,000-34,999	2.2%	2.7%	2.5%
\$35,000-39,999	2.1%	4.4%	4.0%
\$40,000-44,999	3.5%	3.3%	2.8%
\$45,000-49,999	4.3%	3.0%	2.5%
\$50,000-59,999	9.3%	6.8%	6.0%
\$60,000-74,999	11.9%	9.4%	8.9%
\$75000-99999	16.8%	17.3%	16.0%
\$100,000-124,999	10.5%	10.6%	11.5%
\$125,000-149,999	8.7%	7.1%	8.6%
\$150000-199999	11.0%	10.4%	12.5%
\$200,000-249,999	3.6%	5.8%	7.2%
\$250,000-299,999	1.1%	1.6%	2.0%
\$300,000-399,999	0.6%	1.4%	2.0%
\$400,000-499,999	0.1%	0.2%	0.3%
\$500,000+	0.4%	0.7%	0.9%
Median Household Income	\$78,111	\$80,916	\$90,512
Average Household Income	\$95,165	\$99,880	\$111,755
Per Capita Income	\$33,170	\$38,655	\$41,614


Demographic and Income Comparison | 449 W 12th St, Ogden, Utah, 84404 | Rings: 1, 3, 5 mile radii

2025 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	561	7.4%	5,475	7.2%	11,497	7.3%
5 - 9	581	7.7%	5,558	7.3%	11,786	7.4%
10 - 14	590	7.8%	5,198	6.8%	11,229	7.1%
15 - 24	1,117	14.8%	10,779	14.1%	22,953	14.5%
25 - 34	1,270	16.8%	13,673	17.9%	27,006	17.0%
35 - 44	1,112	14.7%	11,123	14.6%	22,562	14.2%
45 - 54	962	12.7%	9,270	12.1%	19,094	12.0%
55 - 64	707	9.3%	6,879	9.0%	13,932	8.8%
65 - 74	498	6.6%	5,597	7.3%	11,796	7.5%
75 - 84	214	2.8%	2,644	3.5%	6,228	3.9%
85 +	44	0.6%	758	1.0%	1,887	1.2%

2030 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	613	7.3%	5,557	7.0%	11,734	7.1%
5 - 9	598	7.1%	5,309	6.7%	11,397	6.9%
10 - 14	612	7.2%	5,333	6.7%	11,555	7.0%
15 - 24	1,117	14.8%	10,779	14.1%	22,953	14.5%
25 - 34	1,380	16.3%	12,865	16.2%	26,445	16.0%
35 - 44	1,270	15.0%	12,378	15.6%	24,709	14.9%
45 - 54	1,047	12.4%	9,651	12.2%	19,746	11.9%
55 - 64	765	9.0%	6,980	8.8%	14,262	8.6%
65 - 74	616	7.3%	5,952	7.5%	12,454	7.5%
75 - 84	289	3.4%	3,420	4.3%	7,624	4.6%
85 +	66	0.8%	926	1.2%	2,268	1.4%


Demographic and Income Comparison | 449 W 12th St, Ogden, Utah, 84404 | Rings: 1, 3, 5 mile radii

2020 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,406	54.1%	48,404	66.5%	109,823	73.2%
Black Alone	145	2.3%	1,684	2.3%	2,628	1.8%
American Indian Alone	135	2.1%	1,317	1.8%	2,018	1.3%
Asian Alone	85	1.4%	970	1.3%	2,151	1.4%
Pacific Islander Alone	19	0.3%	296	0.4%	582	0.4%
Some Other Race Alone	1,472	23.4%	11,226	15.4%	17,201	11.5%
Two or More Races	1,032	16.4%	8,885	12.2%	15,641	10.4%
Hispanic Origin (Any Race)	3,015	47.9%	23,098	31.7%	36,618	24.4%

2025 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	3,906	51.7%	49,181	64.4%	113,332	71.5%
Black Alone	177	2.3%	1,822	2.4%	2,866	1.8%
American Indian Alone	161	2.1%	1,385	1.8%	2,139	1.4%
Asian Alone	102	1.4%	1,088	1.4%	2,430	1.5%
Pacific Islander Alone	25	0.3%	350	0.5%	698	0.4%
Some Other Race Alone	1,881	24.9%	12,604	16.5%	19,446	12.3%
Two or More Races	1,307	17.3%	9,887	13.0%	17,582	11.1%
Hispanic Origin (Any Race)	3,824	50.6%	25,572	33.5%	40,821	25.8%

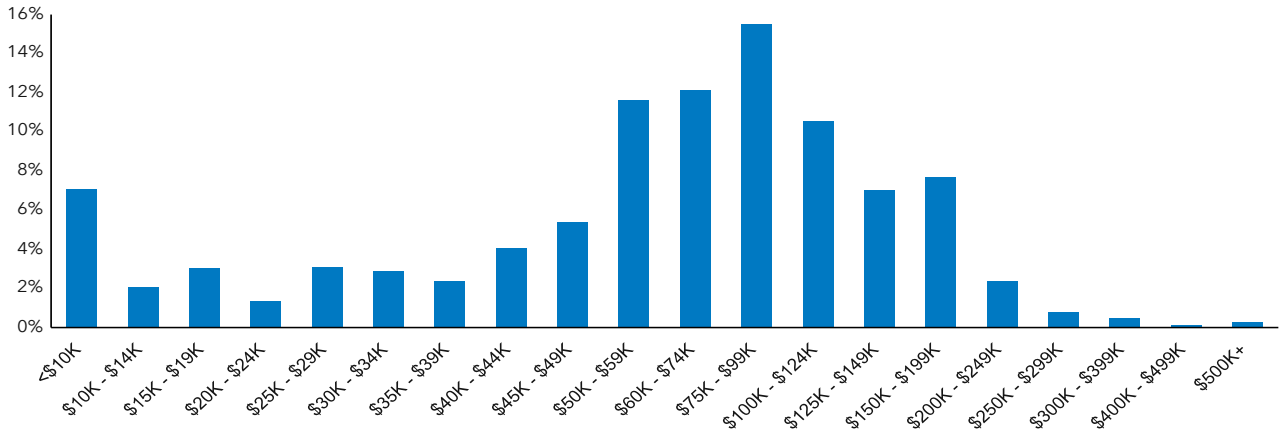
2030 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	4,187	49.5%	49,381	62.2%	114,980	69.6%
Black Alone	203	2.4%	1,960	2.5%	3,090	1.9%
American Indian Alone	180	2.1%	1,467	1.9%	2,272	1.4%
Asian Alone	120	1.4%	1,236	1.6%	2,780	1.7%
Pacific Islander Alone	30	0.3%	388	0.5%	785	0.5%
Some Other Race Alone	2,215	26.2%	14,024	17.7%	21,795	13.2%
Two or More Races	1,522	18.0%	10,923	13.8%	19,581	11.8%
Hispanic Origin (Any Race)	4,483	53.0%	28,290	35.6%	45,477	27.5%



Demographic and Income Comparison | 449 W 12th St, Ogden, Utah, 84404 | Rings: 1, 3, 5 mile radii

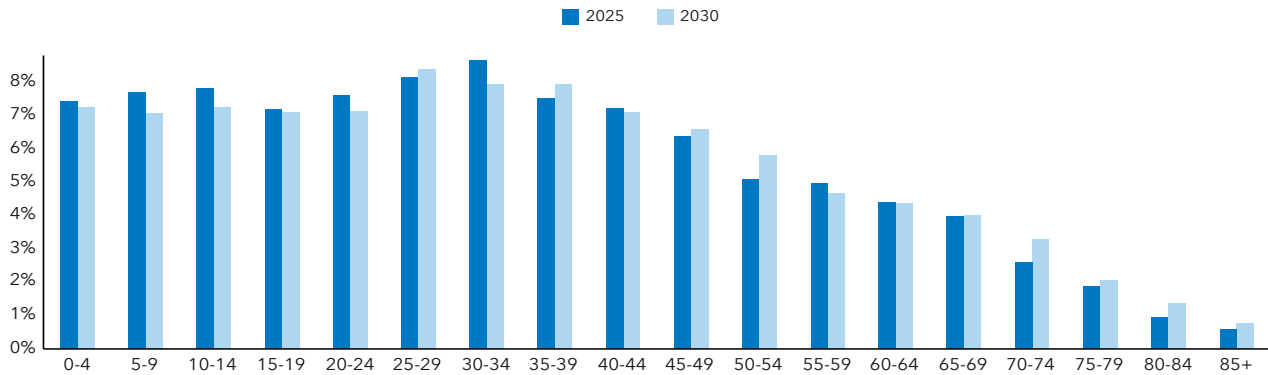
2025 Households by Income

1 mile



Population by Age

1 mile



2025 Population by Race

1 mile

