

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah 84015



Alicia Polevoi Davis, Commercial Specialist

*C21 Commercial Everest
8016312306*

*License: 5972589-SA00
alicia@traverseadvisors.com*

2

Property Info & Disclaimer

3

Property Description

4

Property Photos

9

Investment Analysis - 5 Year After Tax

25

Location Risk Analysis

38

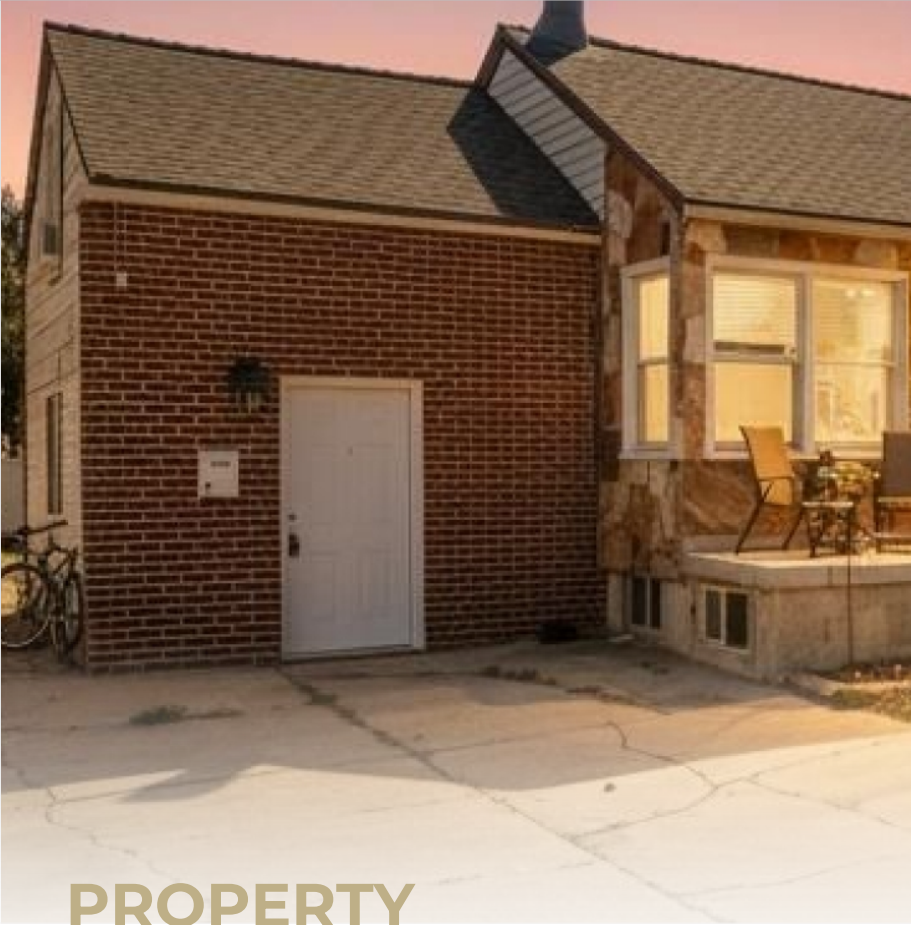
Aerial & Location Report

40

Demographic Analysis

TABLE OF CONTENTS

**732 E 1000 S,
CLEARFIELD**



PROPERTY INFORMATION

PURCHASE PRICE
\$510,000.00

PROPERTY ADDRESS
732 E 1000 S
Clearfield, Utah 84015

YEAR BUILT
1942

PROPERTY SIZE
2,016 Sq. Ft.

LAND SIZE
0.19 Acres

732 E 1000 S, CLEARFIELD

732 E 1000 S
Clearfield, Utah
84015



PROPERTY OVERVIEW

Don't miss this versatile duplex located in the heart of Clearfield-perfect for investors or owner-occupants looking to offset their mortgage with rental income. Each unit includes its own fully fenced yard, providing separation and outdoor space that tenants and homeowners alike will appreciate. Conveniently located less than 3 miles from Hill Air Force Base. Recent Upgrades Include: Unit B fully remodeled (2024); New roof (April 2024); New porch (2024); New sewer line (2025) This property is ideal for Investors seeking steady income.



732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah 84015



PROPERTY
PHOTOS



732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah 84015



PROPERTY
PHOTOS

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah 84015



PROPERTY
PHOTOS



732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah 84015



PROPERTY
PHOTOS

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah 84015



PROPERTY
PHOTOS



732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah 84015



5-YEAR AFTER TAX CASH FLOW ANALYSIS

INITIAL INVESTMENT

Purchase Price	\$510,000
+ Acquisition Costs	\$10,200
- 1st Mortgage	\$408,000
+ Total Loan Fees and Points	\$4,080
Initial Investment	\$116,280

MORTGAGE DATA

1ST LIEN

Loan Amount	\$408,000
Interest Rate (30/360)	6.000%
Amortization Period	30 Years
Loan Term	30 Years
Loan Fees Points	1.00%
Periodic Payment	\$2,446.17
Annual Debt Service	\$29,354

5-YEAR CASH FLOW SUMMARY

For the Year Ending	Year 1 Mar-2027	Year 2 Mar-2028	Year 3 Mar-2029	Year 4 Mar-2030	Year 5 Mar-2031
POTENTIAL RENTAL INCOME (PRI)					
Base Rental Income	\$35,450	\$37,701	\$38,721	\$39,882	\$41,079
- Turnover Vacancy	\$2,700	\$3,713	\$0	\$0	\$0
- Rent Concessions	\$0	\$0	\$0	\$0	\$0
Total Base Rental Income	\$32,750	\$33,989	\$38,721	\$39,882	\$41,079
- General Vacancy / Credit Loss	\$0	\$0	\$1,936	\$1,994	\$2,054
EFFECTIVE RENTAL INCOME	\$32,750	\$33,989	\$36,785	\$37,888	\$39,025
+ Tenant Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$32,750	\$33,989	\$36,785	\$37,888	\$39,025
- Operating Expenses	\$100	\$102	\$104	\$106	\$108
NET OPERATING INCOME (NOI)	\$32,650	\$33,887	\$36,681	\$37,782	\$38,917
- Depreciation	\$8,948	\$9,337	\$9,337	\$9,337	\$9,337
- 1st Lien Interest Deduction	\$24,344	\$24,035	\$23,707	\$23,358	\$22,988
- Amortized Loan Costs	\$136	\$136	\$136	\$136	\$136
TAXABLE INCOME	(\$778)	\$379	\$3,501	\$4,951	\$6,456
x Federal Marginal Tax Rate (39.6%)	(\$308)	\$150	\$1,386	\$1,961	\$2,557
x Local Marginal Tax Rate (0%)	\$0	\$0	\$0	\$0	\$0
x Medicare Surtax (3.8%)	(\$30)	\$14	\$133	\$188	\$245
TAX LIABILITY (Savings)	(\$338)	\$164	\$1,519	\$2,149	\$2,802
NET OPERATING INCOME (NOI)	\$32,650	\$33,887	\$36,681	\$37,782	\$38,917
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$29,354	\$29,354	\$29,354	\$29,354	\$29,354
- Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
- Leasing Commissions (LC)	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$3,296	\$4,533	\$7,327	\$8,428	\$9,563
- Tax Liability (Savings)	(\$338)	\$164	\$1,519	\$2,149	\$2,802
CASH FLOW AFTER TAXES	\$3,634	\$4,369	\$5,808	\$6,279	\$6,761

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015

DISCLAIMER: All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.

©Copyright 2011-2026 CRE Tech, Inc. All Rights Reserved.



TENANT RENT ROLL

Suite/Unit	Tenant	Rentable Area(Sq. Ft)	Lease Start Date	Lease End Date	Initial Lease Term (Months)	Current Monthly Rate Per Sq. Ft	Current Annual Rate Per Sq. Ft	Current Year Annual Base Rent
A	Unit A	1,066.00	Aug-25	Jul-26	12	\$1.67	\$19.98	\$21,500
B	Unit B	950.00	Mar-26	Mar-27	13	\$1.21	\$14.53	\$13,950
	Total Amount	2,016.00						\$35,450

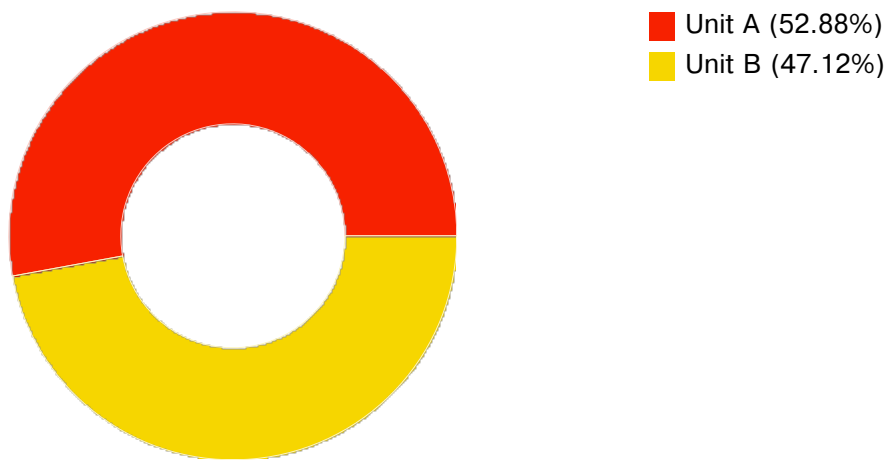
732 E 1000 S, CLEARFIELD
732 E 1000 S, Clearfield, Utah, 84015

DISCLAIMER: All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.
©Copyright 2011-2026 CRE Tech, Inc. All Rights Reserved.



TENANT RENT ROLL

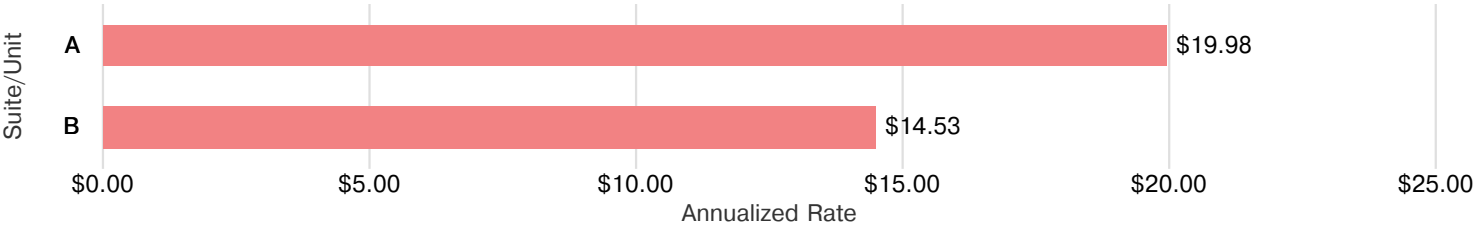
Tenant Occupancy



732 E 1000 S, CLEARFIELD
732 E 1000 S, Clearfield, Utah, 84015

TENANT RENT ROLL

Rate Per Square Feet



732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015



ANNUAL TENANT INCOME DETAIL

For the Year Ending		Year 1 Mar-2027	Year 2 Mar-2028	Year 3 Mar-2029	Year 4 Mar-2030	Year 5 Mar-2031
A	Unit A					
	Base Rent	\$21,500	\$21,951	\$22,610	\$23,288	\$23,986
	-Turnover Vacancy	\$2,700	\$0	\$0	\$0	\$0
	-Rent Concessions	\$0	\$0	\$0	\$0	\$0
	+ Tenant Exp Reimb.	\$0	\$0	\$0	\$0	\$0
	Net Tenant Income	\$18,800	\$21,951	\$22,610	\$23,288	\$23,986
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
	Leasing Commission (LC)	\$0	\$0	\$0	\$0	\$0

For the Year Ending		Year 1 Mar-2027	Year 2 Mar-2028	Year 3 Mar-2029	Year 4 Mar-2030	Year 5 Mar-2031
B	Unit B					
	Base Rent	\$13,950	\$15,750	\$16,111	\$16,594	\$17,092
	-Turnover Vacancy	\$0	\$3,713	\$0	\$0	\$0
	-Rent Concessions	\$0	\$0	\$0	\$0	\$0
	+ Tenant Exp Reimb.	\$0	\$0	\$0	\$0	\$0
	Net Tenant Income	\$13,950	\$12,038	\$16,111	\$16,594	\$17,092
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
	Leasing Commission (LC)	\$0	\$0	\$0	\$0	\$0

TOTAL	Base Rent	\$35,450	\$37,701	\$38,721	\$39,882	\$41,079
	-Turnover Vacancy	\$2,700	\$3,713	\$0	\$0	\$0
	- Rent Concessions	\$0	\$0	\$0	\$0	\$0
	+ Tenant Exp Reimb.	\$0	\$0	\$0	\$0	\$0
	Total Tenant Income	\$32,750	\$33,989	\$38,721	\$39,882	\$41,079
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
	Leasing Commission (LC)	\$0	\$0	\$0	\$0	\$0

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015

DISCLAIMER: All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.

©Copyright 2011-2026 CRE Tech, Inc. All Rights Reserved.



CASH FLOW DETAILS

INCOME

For the Year Ending	Year 1 Mar-2027	Year 2 Mar-2028	Year 3 Mar-2029	Year 4 Mar-2030	Year 5 Mar-2031
POTENTIAL RENTAL INCOME (PRI)					
Base Rental Income	\$35,450	\$37,701	\$38,721	\$39,882	\$41,079
- Turnover Vacancy	\$2,700	\$3,713	\$0	\$0	\$0
- Rent Concessions	\$0	\$0	\$0	\$0	\$0
Total Base Rental Income	\$32,750	\$33,989	\$38,721	\$39,882	\$41,079
- General Vacancy / Credit Loss	\$0	\$0	\$1,936	\$1,994	\$2,054
EFFECTIVE RENTAL INCOME (ERI)	\$32,750	\$33,989	\$36,785	\$37,888	\$39,025
+ Tenant Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
+ Other Inco0me	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER INCOME	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$32,750	\$33,989	\$36,785	\$37,888	\$39,025

EXPENSE DETAIL

TOTAL OPERATING EXPENSES	\$100	\$102	\$104	\$106	\$108
NET OPERATING INCOME (NOI)	\$32,650	\$33,887	\$36,681	\$37,782	\$38,917

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015

SALES PROCEEDS ANALYSIS

Improvement Allocation (70%)	\$364,140	Interest Deduction		Yes	
Depreciation Life	39 Years	Loan Cost Deduction		Yes	
		U.S. Mid-Month Convention		Yes	
For the Year Ending	Year 1 Mar-2027	Year 2 Mar-2028	Year 3 Mar-2029	Year 4 Mar-2030	Year 5 Mar-2031
CAP Rate at Sale (subsequent year NOI)	6.87%	6.88%	6.88%	6.88%	6.88%
Sale Price Per Square Foot	\$244.54	\$264.38	\$272.32	\$280.75	\$289.19
Sale Price	\$493,000	\$533,000	\$549,000	\$566,000	\$583,000
- Cost of Sale	\$24,650	\$26,650	\$27,450	\$28,300	\$29,150
- 1st Lien Balance	\$402,990	\$397,670	\$392,023	\$386,027	\$379,662
SALES PROCEEDS BEFORE TAX	\$65,360	\$108,680	\$129,527	\$151,673	\$174,188
Original Purchase & Costs (Basis)	\$520,200	\$520,200	\$520,200	\$520,200	\$520,200
- Depreciation Taken	\$8,948	\$18,285	\$27,622	\$36,959	\$46,296
Net Adjusted Basis	\$511,252	\$501,915	\$492,578	\$483,241	\$473,904
Sale Price	\$493,000	\$533,000	\$549,000	\$566,000	\$583,000
- Cost of Sale	\$24,650	\$26,650	\$27,450	\$28,300	\$29,150
- Original Purchase & Costs (Basis)	\$520,200	\$520,200	\$520,200	\$520,200	\$520,200
Capital Gain (Loss)	(\$51,850)	(\$13,850)	\$1,350	\$17,500	\$33,650
Loan Fees & Points Paid	\$4,080	\$4,080	\$4,080	\$4,080	\$4,080
- Loan Fees & Points Amortized	\$136	\$272	\$408	\$544	\$680
Loan Fees & Points Remaining	\$3,944	\$3,808	\$3,672	\$3,536	\$3,400
x Marginal Income Tax Rate	43.40%	43.40%	43.40%	43.40%	43.40%
Loan Fees & Points Tax Savings	\$1,712	\$1,653	\$1,594	\$1,535	\$1,476
Sales Proceeds Before Tax	\$65,360	\$108,680	\$129,527	\$151,673	\$174,188
- Federal Capital Gain Tax (20%)	(\$10,370)	(\$2,770)	\$270	\$3,500	\$6,730
- Local Capital Gain Tax (0%)	\$0	\$0	\$0	\$0	\$0
- Tax on Recaptured Depreciation (25%)	\$2,237	\$4,571	\$6,906	\$9,240	\$11,574
- Medicare Capital Gain Tax (3.8%)	(\$1,970)	(\$526)	\$51	\$665	\$1,279
+ Loan Fees & Points Tax Savings	\$1,712	\$1,653	\$1,594	\$1,535	\$1,476
SALES PROCEEDS AFTER TAX	\$77,175	\$109,058	\$123,894	\$139,803	\$156,081

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015

DISCLAIMER: All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.

©Copyright 2011-2026 CRE Tech, Inc. All Rights Reserved.



MEASURES OF INVESTMENT PERFORMANCE ANALYSIS

Acquisition CAP Rate	6.40%
Cost of Sale upon Disposition	5.00%
Purchase Price per Square Foot	\$252.98

Combined LTV at Acquisition	80.00%
Combined DSCR at Acquisition	1.11

SUMMARY OF INVESTMENT MEASURES

For the Year Ending	Year 1 Mar-2027	Year 2 Mar-2028	Year 3 Mar-2029	Year 4 Mar-2030	Year 5 Mar-2031
Loan-to-Value (LTV) - 1st Lien	81.74%	74.61%	71.41%	68.2%	65.12%
Combined Lien Loan-to-Value (LTV)	81.74%	74.61%	71.41%	68.2%	65.12%
DSCR - 1st Lien	1.11	1.15	1.25	1.29	1.33
Combined DSCR	1.11	1.15	1.25	1.29	1.33
Return on Equity Before Tax	5.04%	4.17%	5.66%	5.56%	5.49%
Return on Equity After Tax	4.71%	4.01%	4.69%	4.49%	4.33%
Before Tax Cash on Cash	2.83%	3.90%	6.30%	7.25%	8.22%
After Tax Cash on Cash	3.13%	3.76%	4.99%	5.40%	5.81%

Year Property Sold	1	2	3	4	5
Before Tax Unleveraged Property Yield (IRR)	0.00%	5.09%	6.68%	7.50%	7.97%
After Tax Unleveraged Property Yield (IRR)	0.00%	2.95%	4.14%	4.78%	5.16%

Effective Unleveraged Tax Rate	0.00%	42.04%	38.02%	36.27%	35.26%
Effective Tax Rate (Includes Leverage)	0.00%	-240.00%	23.14%	23.19%	22.64%

Effective Annual Cost of Borrowed Funds	7.04%	6.52%	6.35%	6.26%	6.21%
Before Tax Impact of Leverage	N/A	↓ 4.99%	↑ 1.10%	↑ 3.80%	↑ 5.06%
After Tax Effective Cost of Funds	3.98%	3.69%	3.59%	3.54%	3.51%
After Tax Impact of Leverage	N/A	↓ 2.61%	↑ 1.84%	↑ 3.90%	↑ 4.92%

Before Tax Equity Multiple	0.59	1.00	1.24	1.51	1.78
After Tax Equity Multiple	0.69	1.01	1.18	1.38	1.57

Before Tax EQUITY Yield (IRR)	0.00%	0.10%	7.78%	11.30%	13.03%
After Tax EQUITY Yield (IRR)	0.00%	0.34%	5.98%	8.68%	10.08%

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015

DISCLAIMER: All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.

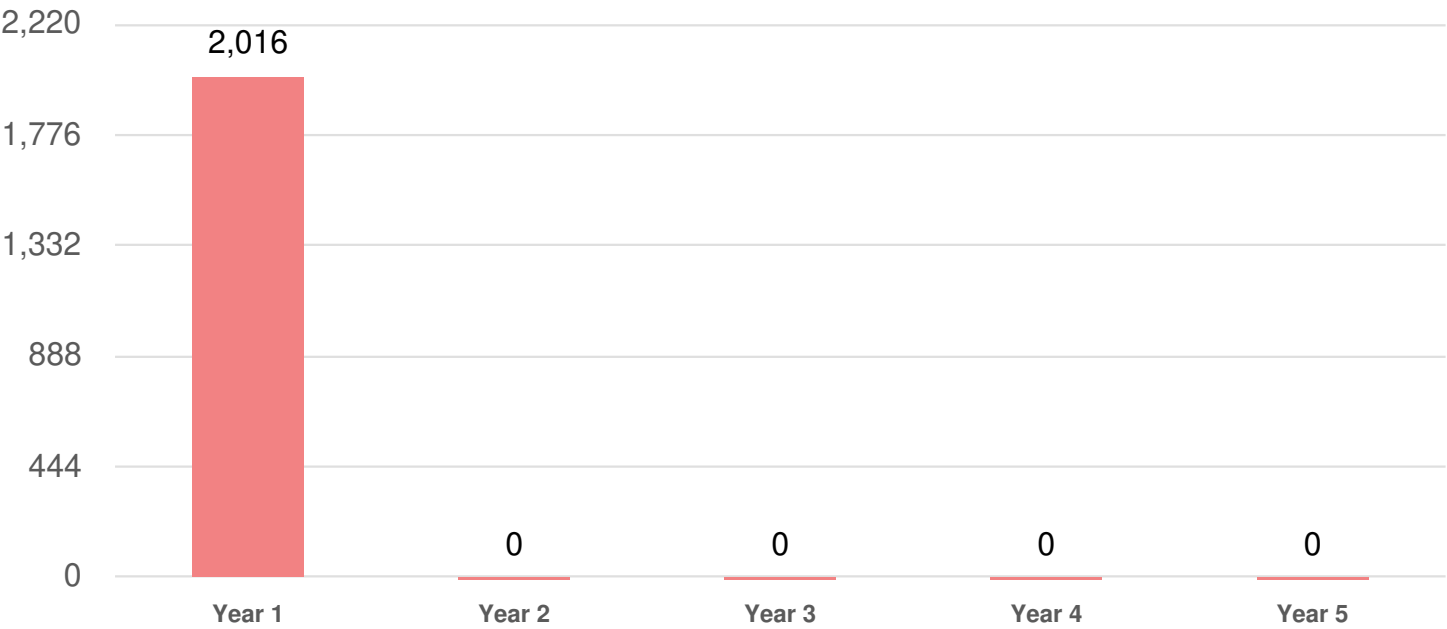
©Copyright 2011-2026 CRE Tech, Inc. All Rights Reserved.



LEASE EXPIRATION ROLLOVER ANALYSIS

Lease Sq. Ft. Expiring For the Year Ending		Year 1 Mar-2027	Year 2 Mar-2028	Year 3 Mar-2029	Year 4 Mar-2030	Year 5 Mar-2031
A	Unit A	1,066.00				
B	Unit B	950.00				
Total Square Feet Expiring		2,016	0	0	0	0
Percent of Building Total		100%	0%	0%	0%	0%

Lease Expiration Rollover Analysis



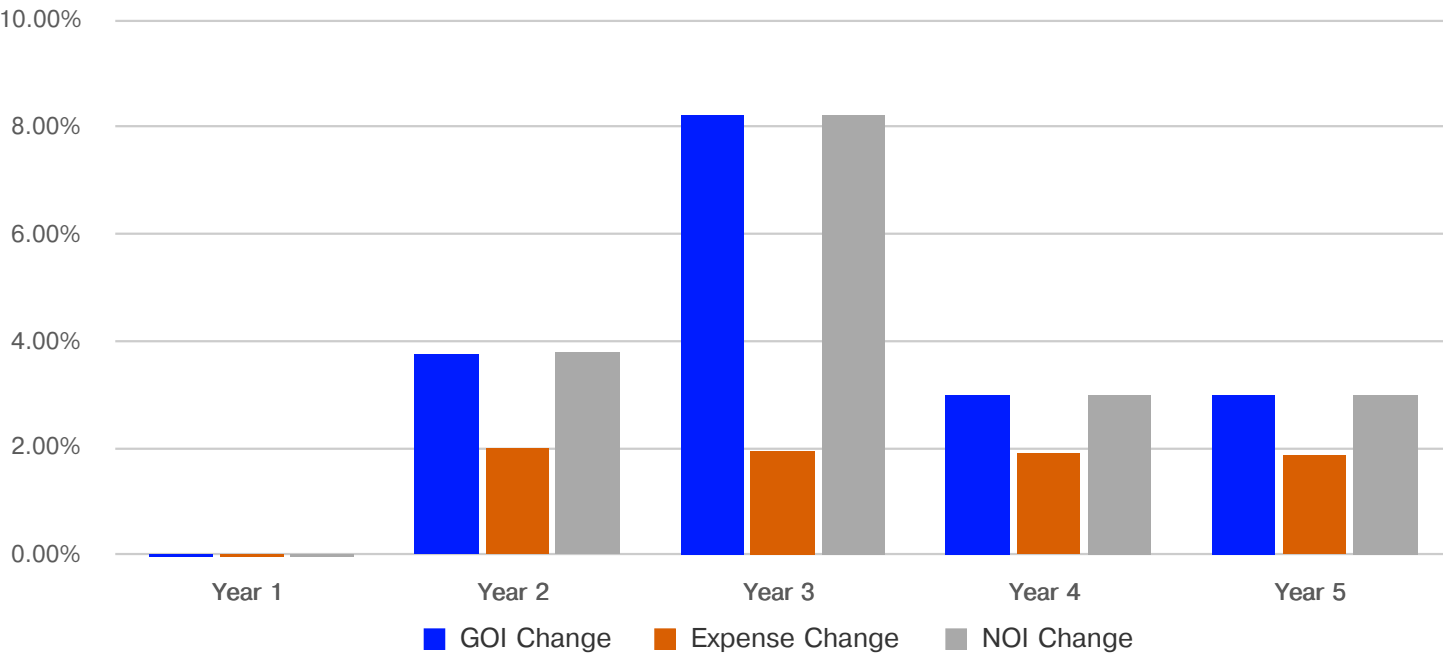
732 E 1000 S, CLEARFIELD
732 E 1000 S, Clearfield, Utah, 84015

DISCLAIMER: All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.
©Copyright 2011-2026 CRE Tech, Inc. All Rights Reserved.

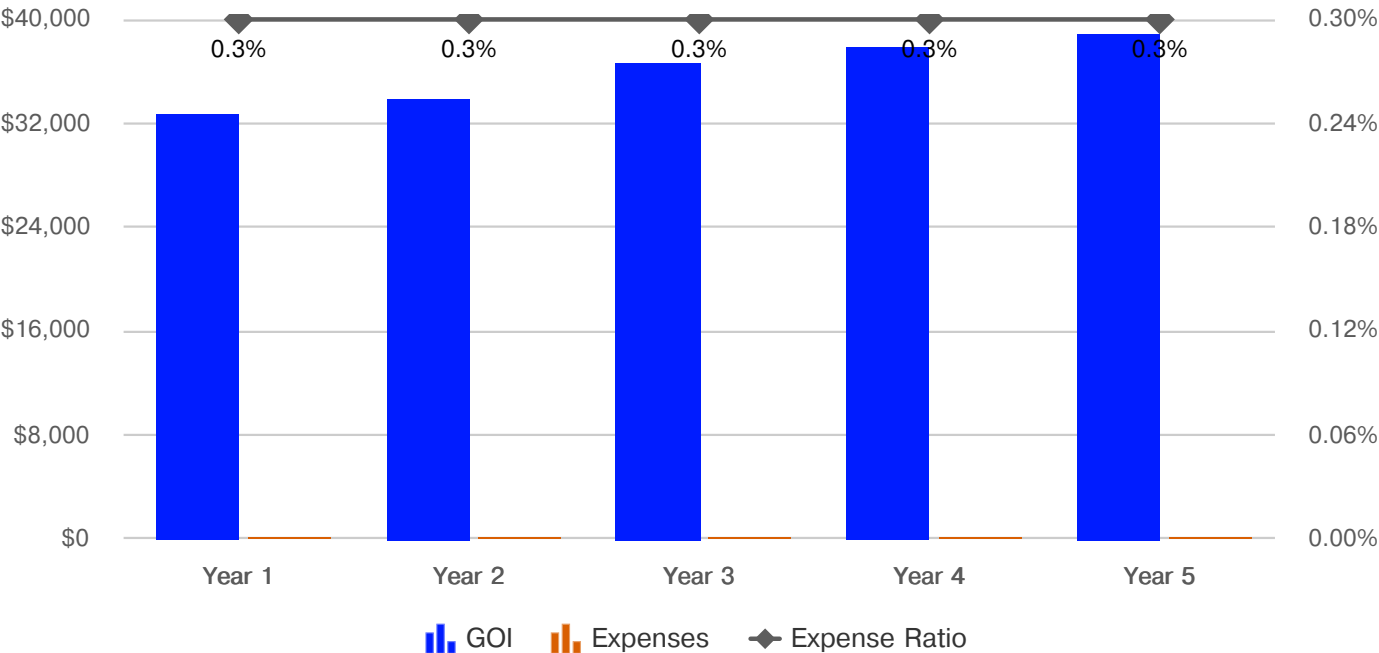


ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE, EXPENSE RATIO % OF GOI

Annual GOI, Expense and NOI Percent Change



Expense Ratio % of GOI

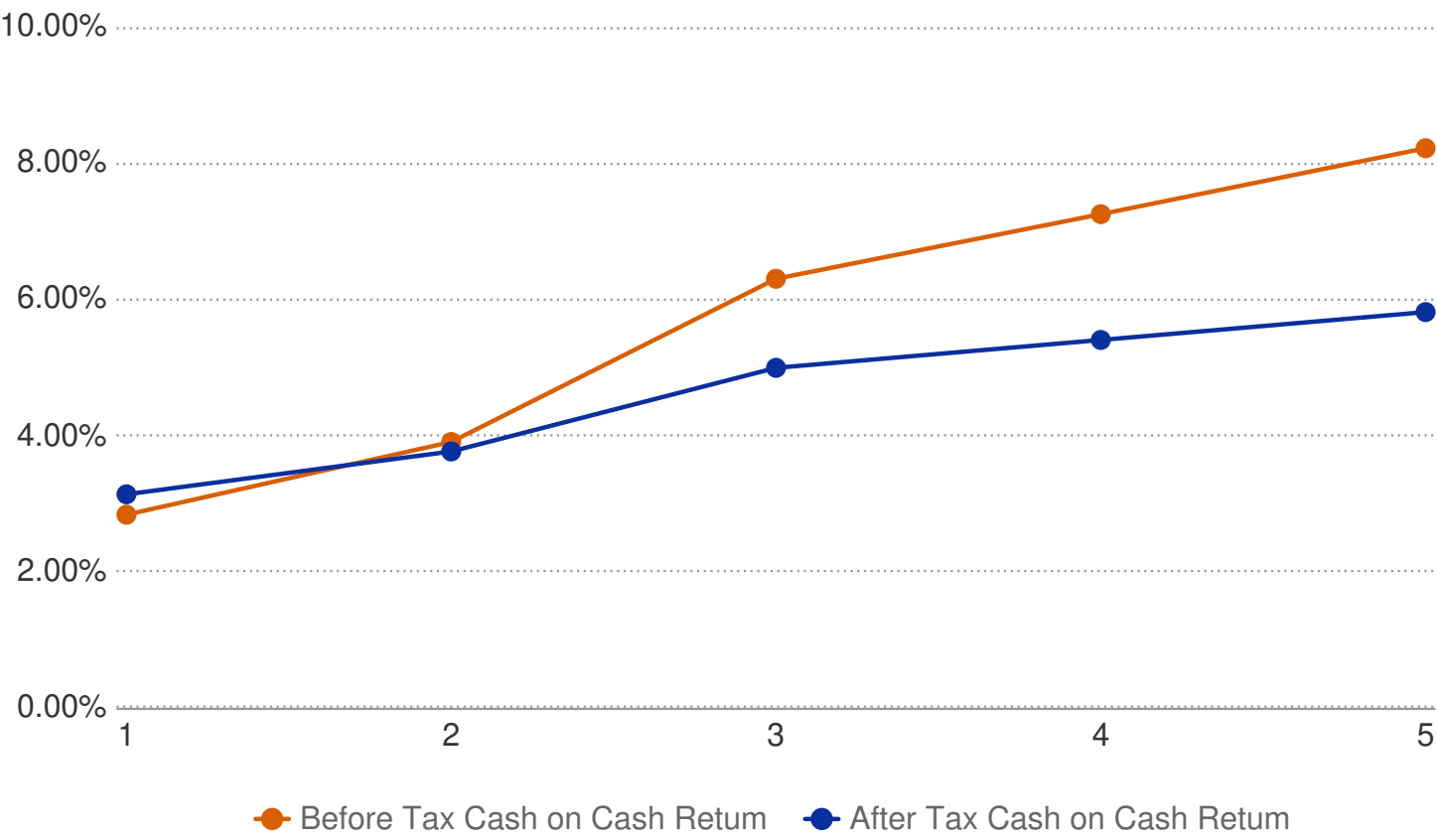


732 E 1000 S, CLEARFIELD
732 E 1000 S, Clearfield, Utah, 84015



CASH-ON-CASH ANALYSIS

Annual Cash-on-Cash Dividend Return



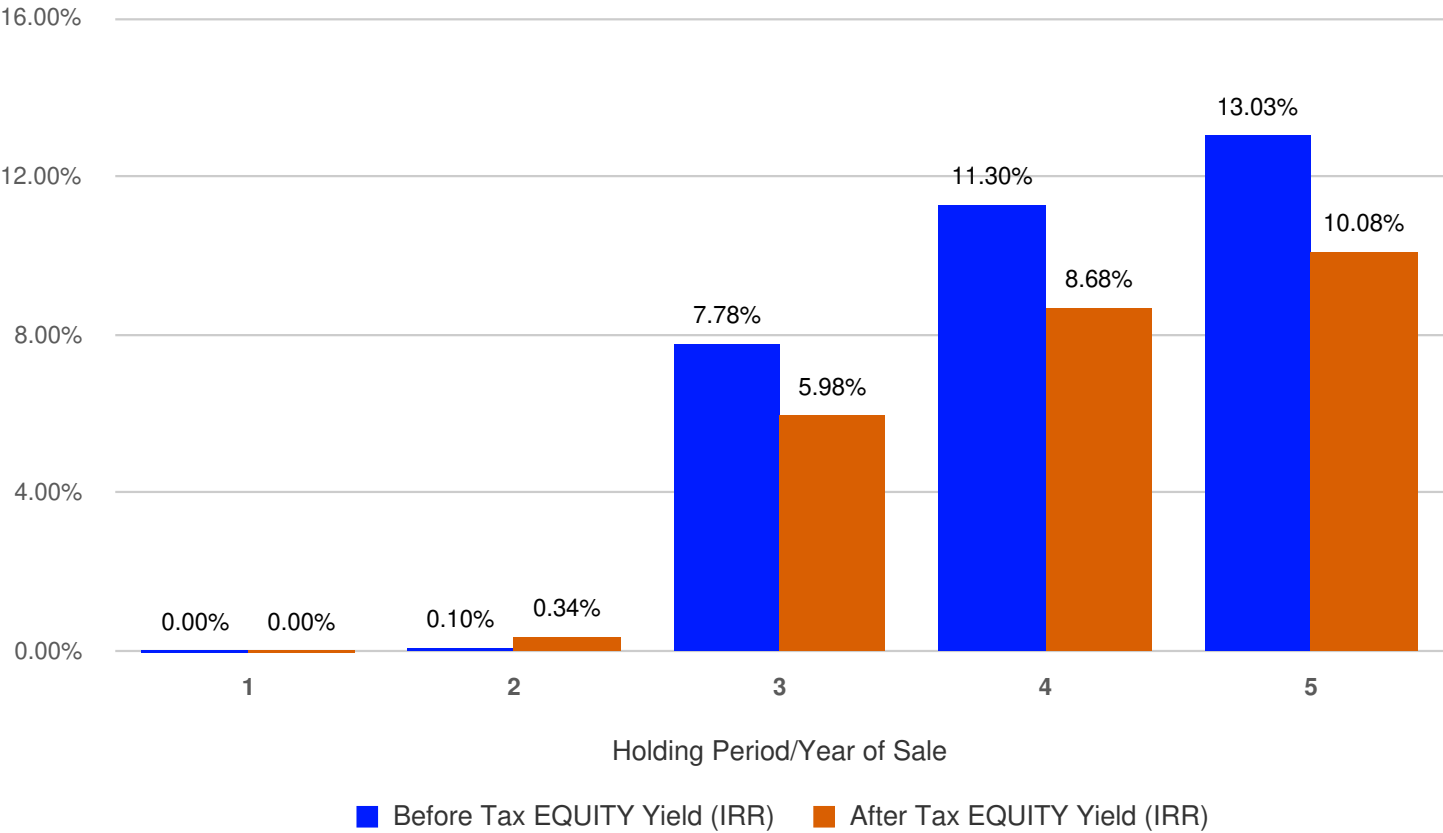
Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	2.83%	3.90%	6.30%	7.25%	8.22%
After Tax Cash on Cash Return	3.13%	3.76%	4.99%	5.40%	5.81%

732 E 1000 S, CLEARFIELD
732 E 1000 S, Clearfield, Utah, 84015

OPTIMAL HOLDING PERIOD ANALYSIS

Before Tax Optimal Holding Period	5 Years	After Tax Optimal Holding Period	5 Years
Before Tax Optimal Hold Annual Yield	13.03%	After Tax Optimal Hold Annual Yield	10.08%

Optimal Holding Period by Annual Equity Yield (IRR)



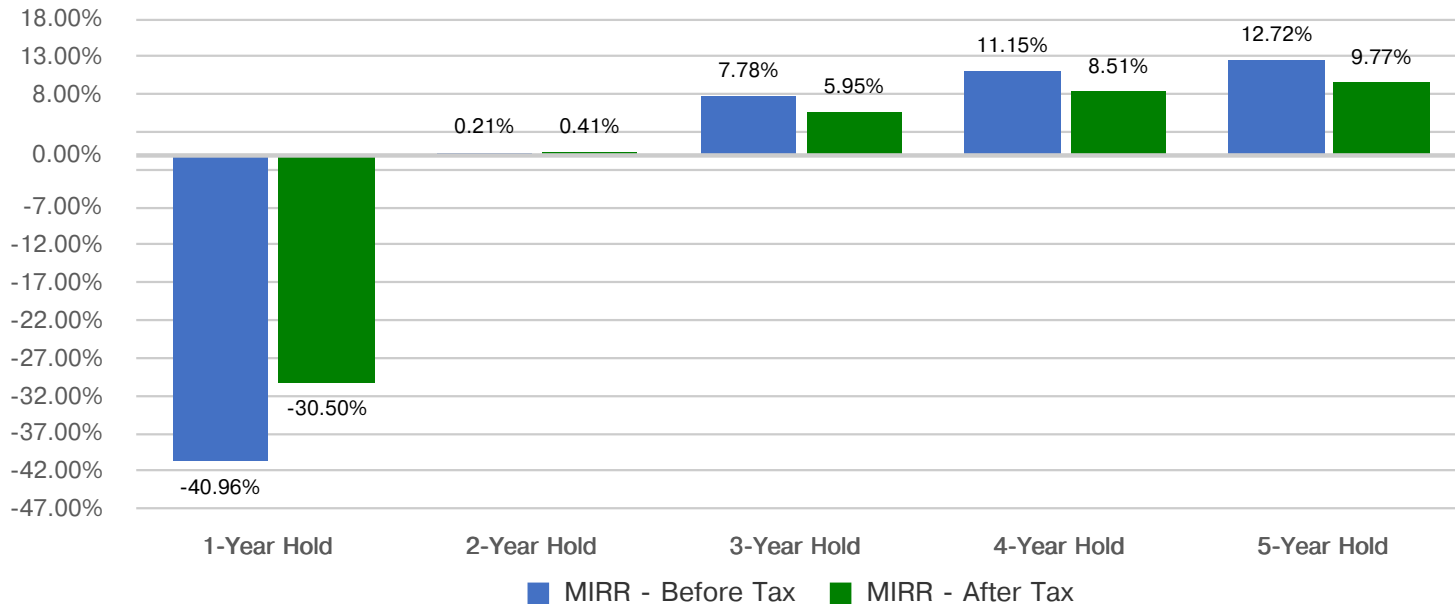
Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	0.00%	0.10%	7.78%	11.30%	13.03%
After Tax EQUITY Yield (IRR)	0.00%	0.34%	5.98%	8.68%	10.08%

732 E 1000 S, CLEARFIELD
732 E 1000 S, Clearfield, Utah, 84015

MIRR - MODIFIED INTERNAL RATE OF RETURN

Before Tax Finance Rate	4.00%	Before Tax Reinvestment Rate	8.00%
After Tax Finance Rate	3.00%	After Tax Reinvestment Rate	5.00%

MIRR - Modified Internal Rate of Return



Year	1-Year Hold	2-Year Hold	3-Year Hold	4-Year Hold	5-Year Hold
0	(\$116,280.00)	(\$116,280.00)	(\$116,280.00)	(\$116,280.00)	(\$116,280.00)
1	\$68,656.00	\$3,296.00	\$3,296.00	\$3,296.00	\$3,296.00
2		\$113,213.00	\$4,533.00	\$4,533.00	\$4,533.00
3			\$136,854.00	\$7,327.00	\$7,327.00
4				\$160,101.00	\$8,428.00
5					\$183,751.00
MIRR- Before Tax	-40.96 %	0.21 %	7.78 %	11.15 %	12.72 %

Year	1-Year Hold	2-Year Hold	3-Year Hold	4-Year Hold	5-Year Hold
0	(\$116,280.00)	(\$116,280.00)	(\$116,280.00)	(\$116,280.00)	(\$116,280.00)
1	\$80,809.00	\$3,634.00	\$3,634.00	\$3,634.00	\$3,634.00
2		\$113,427.00	\$4,369.00	\$4,369.00	\$4,369.00
3			\$129,702.00	\$5,808.00	\$5,808.00
4				\$146,082.00	\$6,279.00
5					\$162,842.00
MIRR- After Tax	-30.50 %	0.41 %	5.95 %	8.51 %	9.77 %

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015

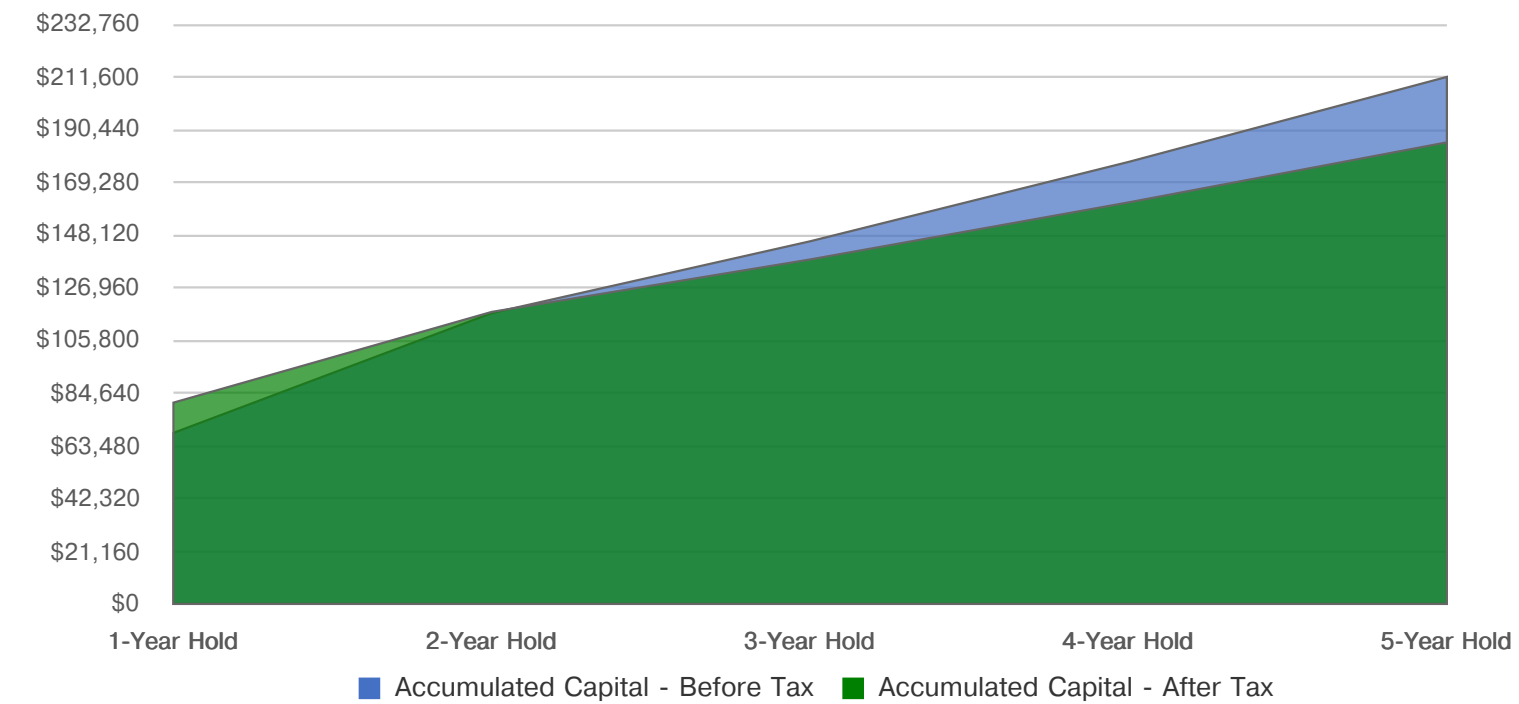
DISCLAIMER: All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.

©Copyright 2011-2026 CRE Tech, Inc. All Rights Reserved.



MIRR - MODIFIED INTERNAL RATE OF RETURN

Accumulated Capital



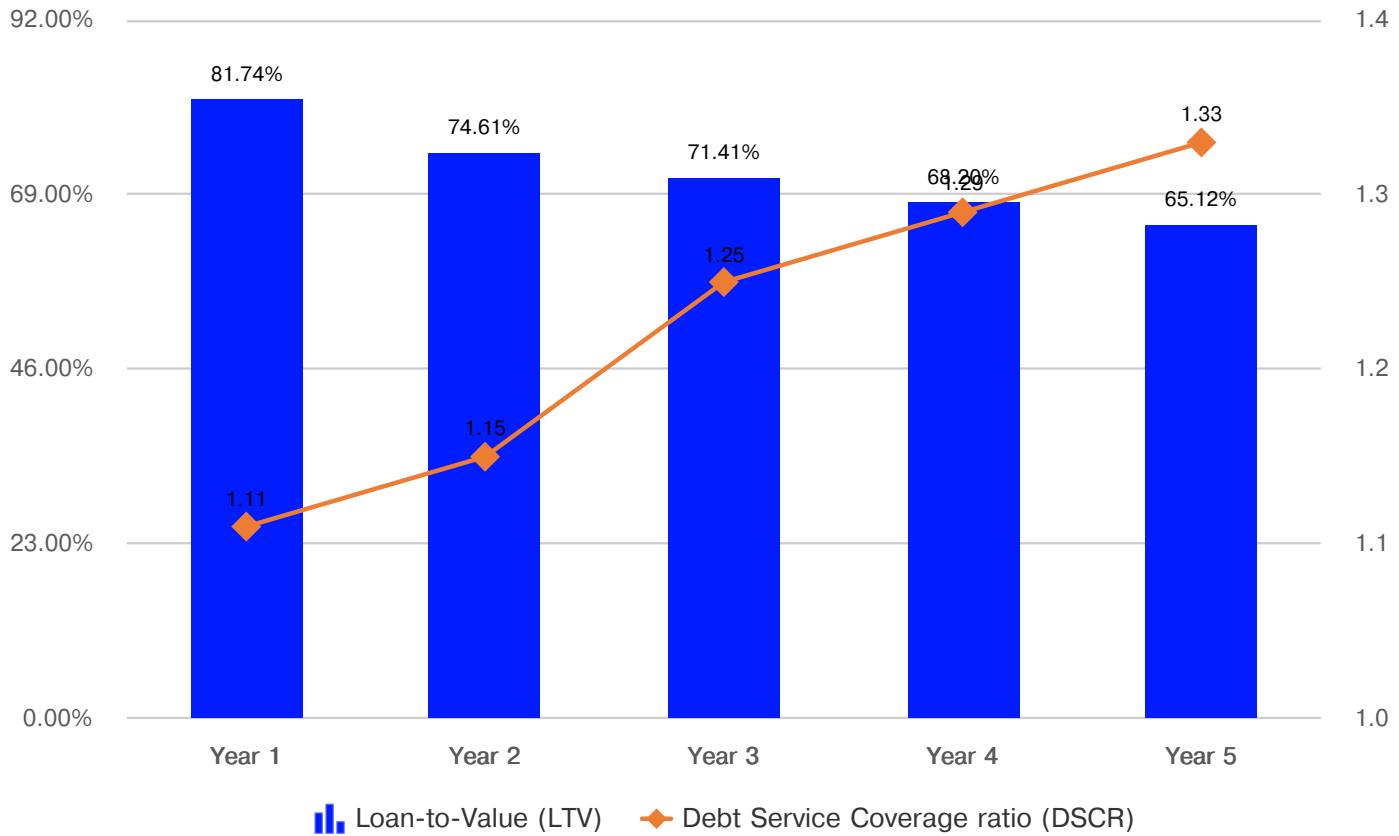
Year	1-Year Hold	2-Year Hold	3-Year Hold	4-Year Hold	5-Year Hold
Accumulated Capital- Before Tax	\$68,656	\$116,773	\$145,594	\$177,453	\$211,594
Accumulated Capital- After Tax	\$80,809	\$117,243	\$138,296	\$161,204	\$185,313
Equity Multiple Before Tax	0.59	1.00	1.25	1.53	1.82
Equity Multiple After Tax	0.69	1.01	1.19	1.39	1.59

732 E 1000 S, CLEARFIELD
732 E 1000 S, Clearfield, Utah, 84015



LTV, DSCR & DEBT YIELD ANALYSIS

1st Lien Loan-to-Value (LTV) & Debt Service Coverage Ratio (DSCR)



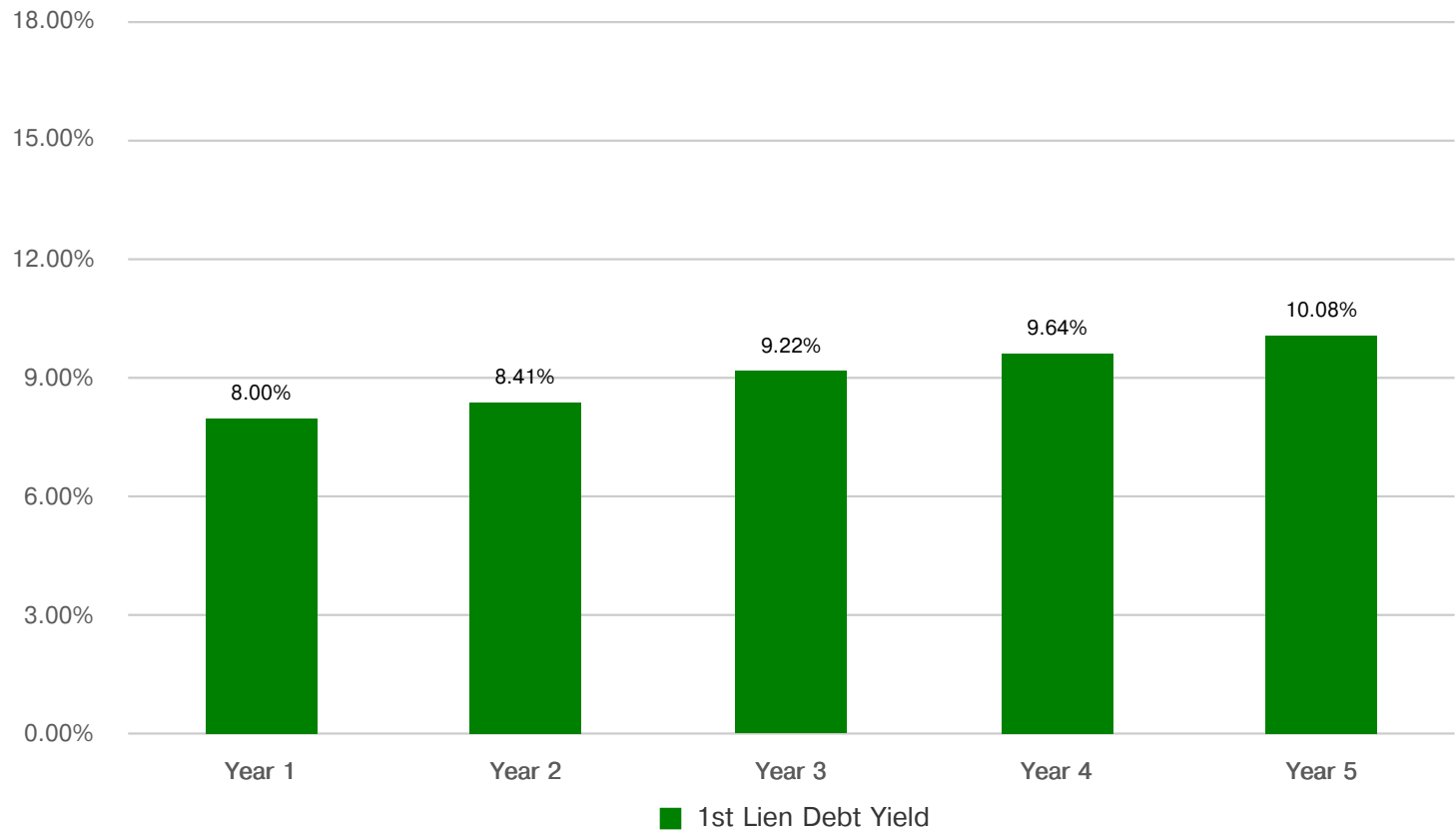
For the Year Ending	Year 1 Mar-2027	Year 2 Mar-2028	Year 3 Mar-2029	Year 4 Mar-2030	Year 5 Mar-2031
Loan-to-Value (LTV) - 1st Lien	81.74%	74.61%	71.41%	68.20%	65.12%
DSCR - 1st Lien	1.11	1.15	1.25	1.29	1.33

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015

LTV, DSCR & DEBT YIELD ANALYSIS

Debt Yield Ratio (DYR)



For the Year Ending	Year 1 Mar-2027	Year 2 Mar-2028	Year 3 Mar-2029	Year 4 Mar-2030	Year 5 Mar-2031
Debt Yield Ratio (DYR) - 1st Lien	8.00%	8.41%	9.22%	9.64%	10.08%

732 E 1000 S, CLEARFIELD
732 E 1000 S, Clearfield, Utah, 84015

LOCATION RISK ANALYSIS

AI Location Risk Summary

Environmental Risk Analysis

Database Overview: This summary focuses on facilities with the highest perceived environmental risk. TheAnalyst® PRO's proprietary Environmental Database aggregates environmental records from 88 local, state, and national sources across the U.S., tracking 115 Interest Types classified by High, Moderate, and Low Risk of Contamination. Review of the report data identifies multiple facilities within the 0.25-mile radius with Moderate-risk NPDES/Storm Water Construction entries and at least one facility within the 0.5-mile radius with a High-risk UNSPECIFIED UNIVERSE (RCRA) entry.

Proximity Analysis: Facilities within 0.5 miles are listed below, ordered by risk (Highest first). High- and Moderate-risk facilities beyond the 0.25-mile radius are included because they may still pose off-site migration concerns.

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015



LOCATION RISK ANALYSIS

High Risk Contamination Facilities within 0.25 miles (0 facilities)

Facility Name	Address	Risk Type
---------------	---------	-----------

No high risk facilities found

Moderate Risk Contamination Facilities within 0.25 miles (5 facilities)

Facility Name	Address	Risk Type
INDIGO EIGHT80	880 SOUTH STATE STREET	STORM WATER CONSTRUCTION
ALVEY TOWNHOMES	1057 S STATE STREET	STORM WATER CONSTRUCTION
CLEARFIELD STATION TOD SITE-PHASE 1	1150 SOUTH STATE STREET	STORM WATER CONSTRUCTION
CLEARFIELD STATION TOD SITE - PHASE 2	1150 SOUTH STATE STREET	STORM WATER CONSTRUCTION
CLEARFIELD CITY PLAZA APARTMENTS LLC	475 E 550 S STREET	STORM WATER CONSTRUCTION

Important Note:: While all facilities listed below are located beyond 0.25 miles of the subject property, they still warrant attention—especially if any are situated uphill relative to the site. Environmental contaminants, particularly in soil and groundwater, can migrate downhill over time due to gravity, surface runoff, or subsurface flow. Uphill sources of hazardous waste, stormwater discharge, or historical contamination may increase the potential for offsite impacts to reach the subject property even if they are located at a greater distance. When evaluating risk, environmental professionals often consider both proximity and topographic elevation to determine contaminant migration potential.

High Risk Contamination Facilities within 0.5 miles (1 facilities)

Facility Name	Address	Risk Type
COMMERCIAL CARRIERS INCORPORATED	1250 SOUTH STATE STREET P O 834	UNSPECIFIED UNIVERSE

Moderate Risk Contamination Facilities within 0.5 miles (1 facilities)

Facility Name	Address	Risk Type
UTA CLEARFIELD TRAIL PROJECT	1250 STATE ST	STORM WATER CONSTRUCTION

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015



LOCATION RISK ANALYSIS

Environmental Recommendation: Given multiple Moderate-risk Storm Water Construction (NPDES) records within the 0.25-mile radius and a High-risk UNSPECIFIED UNIVERSE (RCRA) record within 0.5 miles, it is advisable to engage an environmental consultant to evaluate potential contaminant migration pathways, confirm receptor/source elevations, and determine if a Phase I Environmental Site Assessment or focused investigation is warranted. Special attention should be given to the facility at 1250 South State Street (UNSPECIFIED UNIVERSE) and to any sites situated uphill of the subject property.

Final Risk Assessment Summary

Executive Summary: Environmental database overview: Multiple facilities with environmental interest types are identified within 0.50 miles of the subject property, including NPDES storm water construction, ICIS-NPDES non-major, State Master CIM, and RCRAINFOS. Facilities range from residential developments and schools to commercial and industrial sites, with several sites reporting stormwater or non-major NPDES permits. It is advisable to review these facilities further for any potential environmental impact on the subject property. The Environmental section of the report shows no Highest Risk (e.g., TRI, LQG, SQG, TSD, Superfund) interest types within the 0.25-mile radius; however, multiple Moderate-risk STORM WATER CONSTRUCTION (NPDES) records are located within 0.25 miles (INDIGO EIGHT80; ALVEY TOWNHOMES; CLEARFIELD STATION TOD PHASE 1 & 2; CLEARFIELD CITY PLAZA APARTMENTS). These moderate entries may indicate ongoing construction-related or stormwater permitting activities that warrant consideration during a Phase I assessment. Within the 0.5-mile radius there is a High-risk UNSPECIFIED UNIVERSE (RCRA) record for COMMERCIAL CARRIERS INCORPORATED at 1250 South State Street, which elevates concern for potential hazardous-waste program implications at the site or historic operations.

Disclaimer: This summary was generated by AI using the Location Risk Analysis data selected for this report. While it is designed to provide helpful insight, it should not be relied upon as a substitute for professional due diligence. All parties involved in this property are responsible for verifying all content with qualified experts and consultants before making investment or operational decisions.

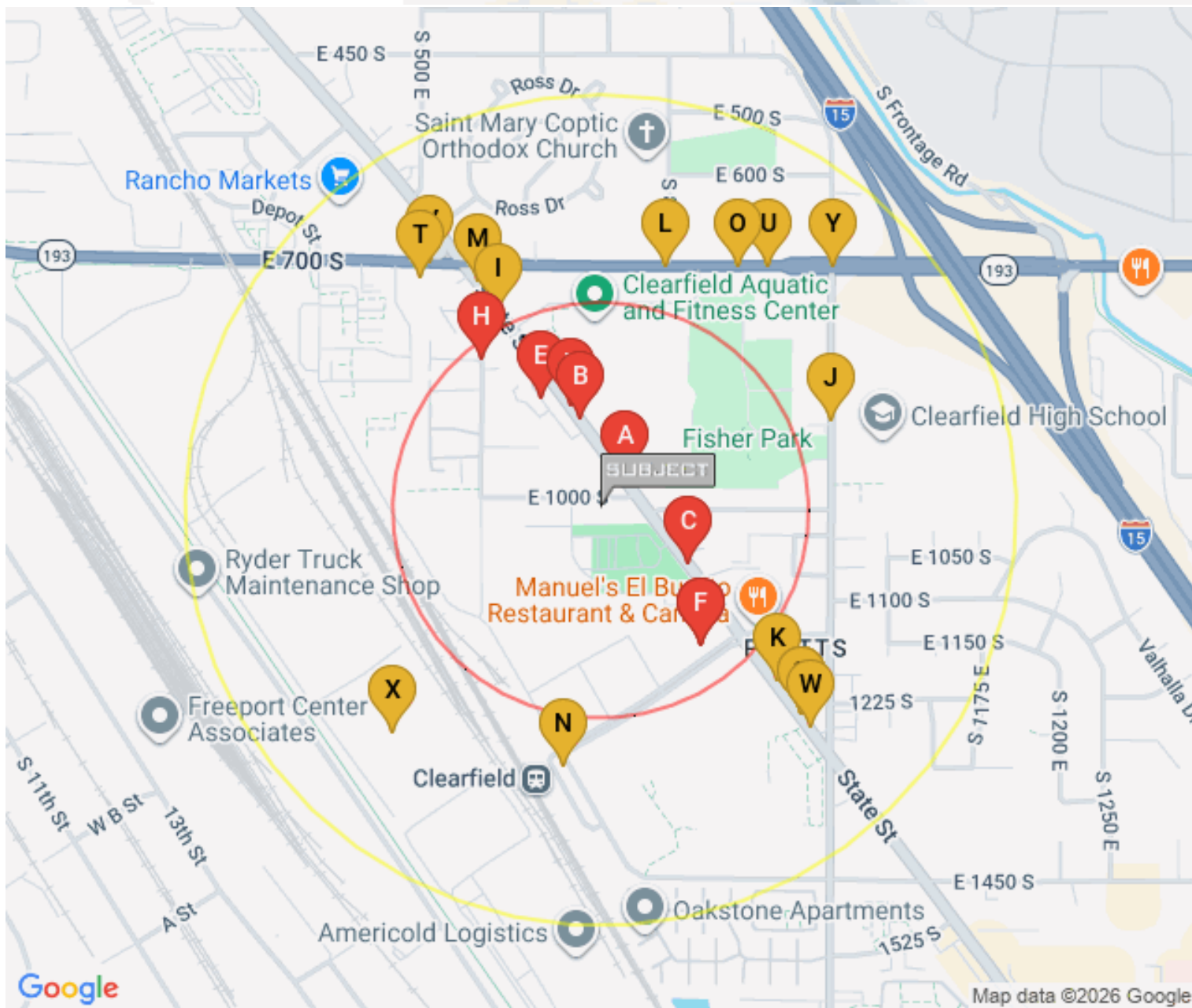
ENVIRONMENTAL RISK ANALYSIS

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015



LOCATION RISK ANALYSIS



LOCATIONS WITHIN 0.25 MILE OF SUBJECT

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015



LOCATION RISK ANALYSIS



RICHARD L. BARNETT

Latest Update:

Site Type: STATIONARY
County: DAVIS
Country: UNITED STATES

Address: 975 S STATE ST
Facility Detail Report: [110020082266](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CIM			



INDIGO EIGHT80

Latest Update:

Site Type: STATIONARY
County: DAVIS COUNTY
Country: USA

Address: 880 SOUTH STATE STREET
Facility Detail Report: [110071076768](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES	president	DAN BRIDENSTINE	
STORM WATER CONSTRUCTION	NPDES	president	DAN BRIDENSTINE	



ALVEY TOWNHOMES

Latest Update:

Site Type: STATIONARY
County:
Country: USA

Address: 1057 S STATE STREET
Facility Detail Report: [110071931128](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			



NORTH DAVIS JUNIOR HIGH

Latest Update: 29-Dec-2014

Site Type: STATIONARY
County: DAVIS
Country: UNITED STATES

Address: 855 STATE ST
Facility Detail Report: [110002293296](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CIM			

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015



LOCATION RISK ANALYSIS

INDIGO EIGHT80

Latest Update:

Site Type: STATIONARY
County:
Country: USA

Address: 880 S STATE STREET
Facility Detail Report: [110071881133](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			

CLEARFIELD STATION TOD SITE-PHASE 1

Latest Update:

Site Type: STATIONARY
County: DAVIS COUNTY
Country: USA

Address: 1150 SOUTH STATE STREET
Facility Detail Report: [110071253975](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES	project manager	RYAN RIKALA	
STORM WATER CONSTRUCTION	NPDES	project manager	RYAN RIKALA	

CLEARFIELD STATION TOD SITE - PHASE 2

Latest Update:

Site Type: STATIONARY
County:
Country: USA

Address: 1150 SOUTH STATE STREET
Facility Detail Report: [110071824357](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			

CLEARFIELD CITY PLAZA APARTMENTS LLC

Latest Update:

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015



LOCATION RISK ANALYSIS

Site Type: STATIONARY
County: DAVIS COUNTY
Country: USA
Address: 475 E 550 S STREET
Facility Detail Report: 110070694046

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES	owner	MARVIN MURRI	
ICIS-NPDES NON-MAJOR	NPDES	owner	MARVIN MURRI	
STORM WATER CONSTRUCTION	NPDES	owner	MARVIN MURRI	
STORM WATER CONSTRUCTION	NPDES	owner	MARVIN MURRI	

LOCATIONS WITHIN 0.50 MILE OF SUBJECT



MAVERICK #303 CIRCLE K # 1964

Latest Update: 29-Dec-2014

Site Type: STATIONARY
County: DAVIS
Country: UNITED STATES
Address: 709 S STATE ST
Facility Detail Report: 110002280905

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CIM			



CLEARFIELD HIGH

Latest Update: 30-Apr-2014

Site Type: STATIONARY
County: DAVIS
Country: UNITED STATES
Address: 931 S 1000 E
Facility Detail Report: 110021594210

Interest Type	Source	Contact Role	Contact Name	Phone
AIR MINOR	AIRSAFS			
STATE MASTER	CIM			

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015



LOCATION RISK ANALYSIS

COMPLIANCE ACTIVITY	NCDB			
COMPLIANCE ACTIVITY	NCDB			
STORM WATER CONSTRUCTION	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			

K JIMS HUSKY

Latest Update: 29-Dec-2014

Site Type: STATIONARY
County: DAVIS
Country: UNITED STATES

Address: 1181 STATE ST
Facility Detail Report: 110002288122

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CIM			

L STEVEN BROADBENT

Latest Update:

Site Type: STATIONARY
County: DAVIS
Country: UNITED STATES

Address: 794 E 700 S
Facility Detail Report: 110020117648

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CIM			

M TOP STOP C-6

Latest Update: 29-Dec-2014

Site Type: STATIONARY Address: 710 S STATE ST

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015



LOCATION RISK ANALYSIS

Site Type:

STATIONARY

Address:

1125 STATE ST

County:

DAVIS

Facility Detail Report:

110002300359

Country:

UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CIM			



UTA CLEARFIELD TRAIL PROJECT

Latest Update:

Site Type:

STATIONARY

Address:

1250 STATE ST

County:

Facility Detail Report:

110071847684

Country:

USA

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			



SOUTH CLEARFIELD ELEMENTARY REBUILD

Latest Update:

Site Type:

STATIONARY

Address:

900 EAST 700 SOUTH

County:

DAVIS

Facility Detail Report:

110070883931

Country:

USA

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			



LYNN WOOD REMEDIATION

Latest Update:

Site Type:

STATIONARY

Address:

1265 S STATE STREET

County:

DAVIS COUNTY

Facility Detail Report:

110070711443

Country:

USA

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			



CLEARFIELD CAR UNLOADING

Latest Update: 29-Dec-2014

Site Type:

STATIONARY

Address:

1250 STATE ST

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015



LOCATION RISK ANALYSIS

County: DAVIS
Country: UNITED STATES

Facility Detail Report: [110002282262](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CIM			



COMMERCIAL CARRIERS INCORPORATED

Latest Update: 27-Jan-2012

Site Type: STATIONARY
County: DAVIS
Country: UNITED STATES
Address: 1250 SOUTH STATE STREET P O 834
Facility Detail Report: [110005201183](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CIM			
UNSPECIFIED UNIVERSE	RCRAINFO			



CLEARFIELD STATION

Latest Update:

Site Type: STATIONARY
County: DAVIS COUNTY
Country: USA
Address: 1250 S STATE STREET
Facility Detail Report: [110070705010](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			



FEEDERLINE 47 REPLACEMENT PROJECT

Latest Update:

Site Type: STATIONARY
County: DAVIS COUNTY
Country: USA
Address: 700 SOUTH DEPOT STREET
Facility Detail Report: [110070706109](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			



SOUTH CLEARFIELD SCHOOL

Latest Update: 01-May-2014

Site Type: FACILITY
County: DAVIS
Country:
Address: 990 E 700 S
Facility Detail Report: [110026442311](#)

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015



LOCATION RISK ANALYSIS

Country:

UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES	job site superintendent	BOB BENNION	

V CALIBER COLLISION CENTER - CLEARFIELD 0243

Latest Update:

Site Type:

STATIONARY

Address:

520 EAST 700 SOUTH

County:

DAVIS

Facility Detail Report:

110055475748

Country:

UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
VSQG	RCRAINFO			

W CONOCO STATION

Latest Update: 14-Mar-2001

Site Type:

STATIONARY

Address:

1255 S STATE ST

County:

DAVIS

Facility Detail Report:

110002283323

Country:

UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CIM			

X BONNELL ALUMINUM CLEARFIELD P2

Latest Update:

Site Type:

STATIONARY

Address:

1201 SOUTH FREEPORT

County:

DAVIS

Facility Detail Report:

INDUSTRIAL PARKWAY

Country:

USA

Facility Detail Report:

110071867467

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			

Y 5 VACANT HOUSES DEMOLITION

Latest Update:

Site Type:

STATIONARY

Address:

700 S. 1000 E.

County:

DAVIS COUNTY

Facility Detail Report:

110070709950

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015



LOCATION RISK ANALYSIS

Country: USA

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015



LOCATION RISK ANALYSIS

Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Disclaimer

This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way.

This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way. C21 Commercial Everest makes no express or implied representations or warranties regarding this report or the information in it. Without limiting the foregoing, CRE Tech, Inc. and C21 Commercial Everest does not warrant that the report or information in it will be error-free or will meet any particular criteria of performance or quality. CRE Tech, Inc. and C21 Commercial Everest expressly disclaims all implied warranties, including, without limitation, warranties of merchantability, title, fitness for a particular purpose, non-infringement, compatibility, security and accuracy.

Your use of this report and information in it is at your own risk. You assume full responsibility and risk of loss resulting from the use of this report or information in it. None of CRE Tech, Inc., C21 Commercial Everest, or their affiliates, or any partners, principals, stockholders or employees of any thereof will be liable for any special, indirect, incidental, consequential or punitive damages or any other damages whatsoever, whether in an action of contract, statute, tort (including, without limitation, negligence) or otherwise, relating to the use of this report or information contained in it.

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015



AERIAL ANNOTATION MAP



**732 E 1000 S,
Clearfield**

732 E 1000 S, Clearfield, Utah, 84015

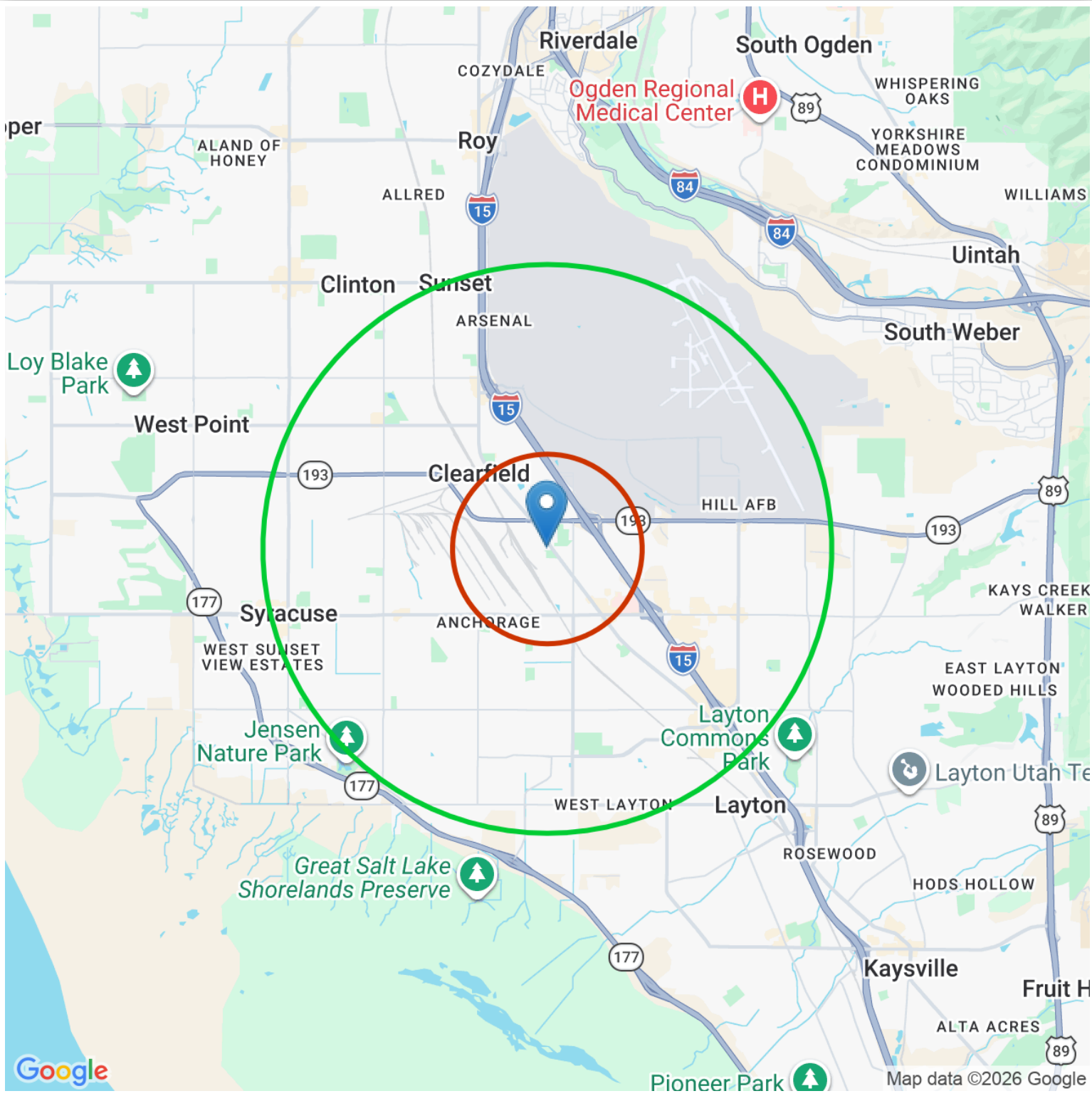
AREA LOCATION MAP



732 E 1000 S, CLEARFIELD

732 E 1000 S, CLEARFIELD, UTAH, 84015

LOCATION/STUDY AREA MAP (RINGS: 1, 3 MILE RADIUS)



732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015



INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

14,398

Population

29.2

Median Age



2.77

Average Household Size

4,583

Total Households

EDUCATION



4.12%

No High School Diploma



7.01%

High School Graduate



22.56%

Some College

18.18%

Bachelor's/ Grad

BUSINESS



376

Total Businesses



6,655

Total Employees

EMPLOYMENT

1,214

Retail Trade Employees

1,382

Manufacturing Employees

464

Eating & Drinking Employees

276

Finance/Ins/Real Estate Emp

2.5%

Unemployment Rate



\$68,350

Median Household Income

INCOME



\$30,727

Per Capita Income



\$63,131

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (21.37%)■

The smallest group : \$200,000+ (4.44%)■

Indicator	Value(%)	
< \$15,000	5.61	■
\$15,000 - \$24,999	5.28	■
\$25,000 - \$34,999	8.28	■
\$35,000 - \$49,999	13.67	■
\$50,000 - \$74,999	21.37	■
\$75,000 - \$99,999	15.86	■
\$100,000 - \$149,999	19.85	■
\$150,000 - \$199,999	5.67	■
\$200,000+	4.44	■



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015



INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

97,115
Population

30 Median Age

3.13
Average Household Size

28,758
Total Households

EDUCATION

4.07%
No High School Diploma

9.59%
High School Graduate

21.9%
Some College

21.8%
Bachelor's/ Grad

BUSINESS

2,401
Total Businesses

34,337
Total Employees

EMPLOYMENT

9,089
Retail Trade Employees

3,889
Manufacturing Employees

1,832
Finance/Ins/Real Estate Emp

3,616
Eating & Drinking Employees

2.5% Unemployment Rate

INCOME

\$89,090
Median Household Income

\$35,626
Per Capita Income

\$228,797
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (22.68%) ■
The smallest group : \$15,000 - \$24,999 (3.88%) ■

Indicator	Value(%)	
< \$15,000	4.14	■
\$15,000 - \$24,999	3.88	■
\$25,000 - \$34,999	4.8	■
\$35,000 - \$49,999	7.92	■
\$50,000 - \$74,999	19.03	■
\$75,000 - \$99,999	16.09	■
\$100,000 - \$149,999	22.68	■
\$150,000 - \$199,999	11.62	■
\$200,000+	9.84	■



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

732 E 1000 S, CLEARFIELD
732 E 1000 S, Clearfield, Utah, 84015

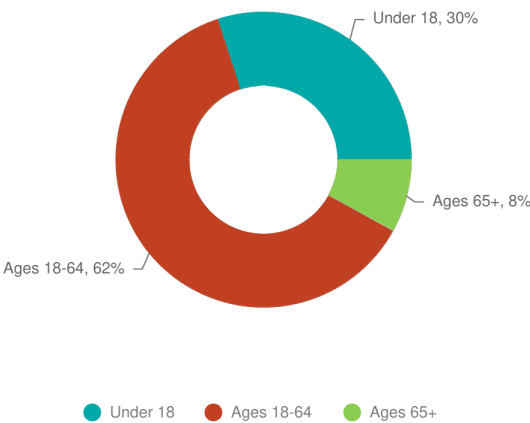


INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

14,398 Population	5,134 Households	29.2 Median Age
2.77 Avg Size Household	\$68,350 Median Household Income	\$352,917 Median Home Value
54 Wealth Index	80 Housing Affordability	64.1 Diversity Index

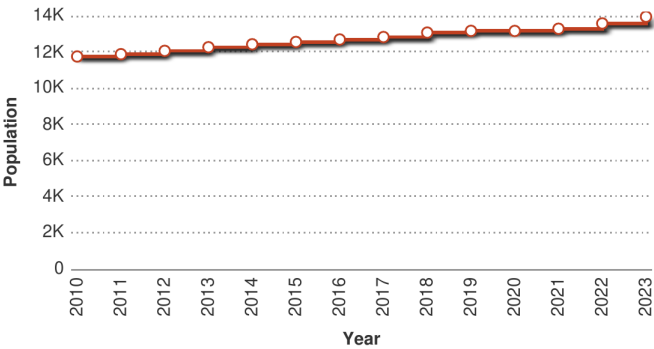
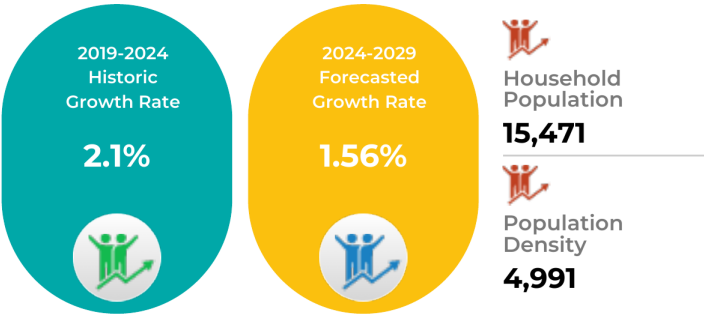
POPULATION BY AGE



POPULATION BY GENERATION

2.06% Greatest Gen: Born 1945/Earlier	9.48% Baby Boomer: Born 1946 to 1964	12.93% Generation X: Born 1965 to 1980
32.96% Millennial: Born 1981 to 1998	27.21% Generation Z: Born 1999 to 2016	15.38% Alpha: Born 2017 to Present

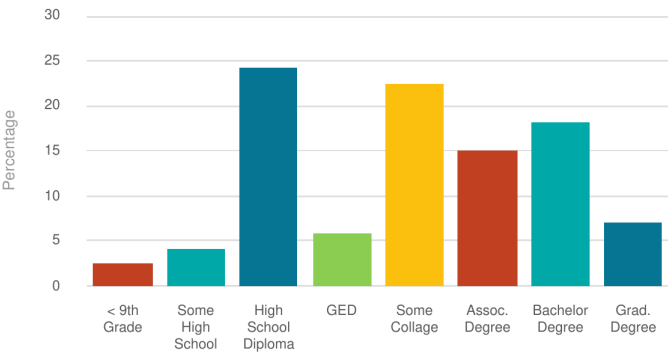
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

732 E 1000 S, CLEARFIELD
732 E 1000 S, Clearfield, Utah, 84015

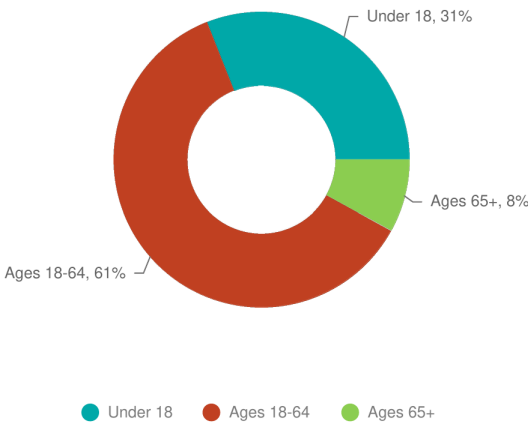


INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

97,115 Population	30,865 Households	30 Median Age
3.13 Avg Size Household	\$89,090 Median Household Income	\$481,910 Median Home Value
86 Wealth Index	76 Housing Affordability	58.7 Diversity Index

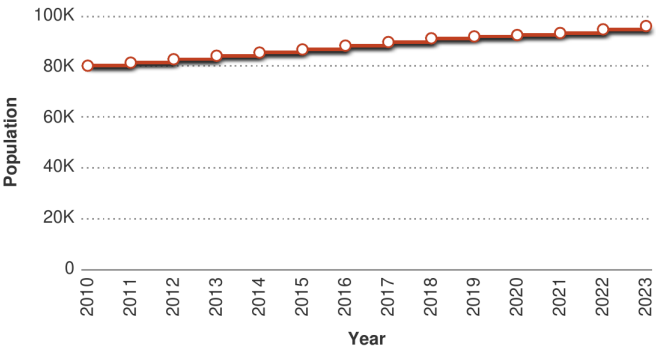
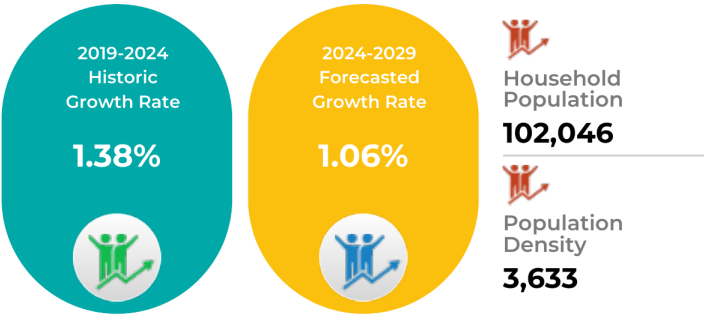
POPULATION BY AGE



POPULATION BY GENERATION

1.81% Greatest Gen: Born 1945/Earlier	10.14% Baby Boomer: Born 1946 to 1964	15.92% Generation X: Born 1965 to 1980
28.92% Millennial: Born 1981 to 1998	29.74% Generation Z: Born 1999 to 2016	13.48% Alpha: Born 2017 to Present

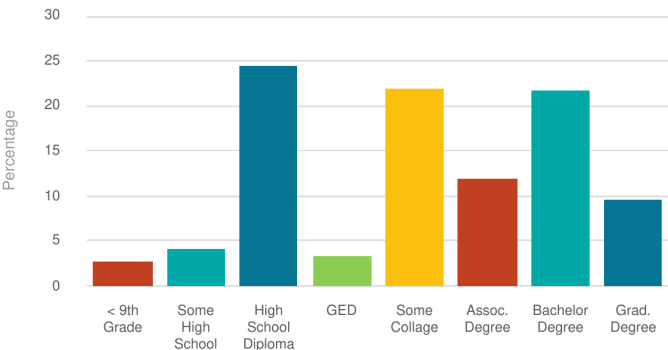
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

732 E 1000 S, CLEARFIELD
732 E 1000 S, Clearfield, Utah, 84015



INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

Reports Not Generated

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015



INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)

732 E 1000 S, CLEARFIELD

732 E 1000 S, Clearfield, Utah, 84015



CONTACT



Alicia Polevoi Davis, Commercial Specialist

Phone: 8016312306

Email: alicia@traverseadvisors.com

License: 5972589-SA00



8016312306



alicia@traverseadvisors.com



**6925 S. Union Park Center, Suite 600
Cottonwood Heights, UT 84047 United States**