

FOR SALE **ROY CROSSROADS & EAST ROY RETAIL**



ROY CROSSROADS

Rental Income	\$385,276
Vacancy Factor 5%	\$19,264
Gross Operating Income	\$366,012
Expenses	\$34,785
Net Operating Income	\$331,228
Cap Rate	8.50%

SALES PRICE \$3,896,797

EAST ROY RETAIL

Rental Income	\$251,040
Vacancy Factor 5%	\$12,552
Gross Operating Income	\$238,488
Expenses	\$16,008
Net Operating Income	\$222,480
Cap Rate	8.50%

SALES PRICE \$2,617,415



ROY DEMOGRAPHICS (2007)

Population	37,112
Median Age	28.8
% Families	80.5%
Median Income	\$56,092

marketed by:
MARCUS SMOOT 801.510.5707
MATT SMOOT 801.706.5522

SKY PROPERTIES
 585 West 500 South, #110
 Bountiful, UT 84010
www.UtahSkyProperties.com





ROY CROSSROADS

Traffic Counts

- Intersection 30,870 avg. cars/day
- 3500 West 15,725 avg. cars/day
- 5600 South 15,145 avg. cars/day



EAST ROY RETAIL

Traffic Counts

- Intersection 41,635 avg. cars/day
- 1900 West 26,156 avg. cars/day

ANCHOR TENANTS

Roy Crossroads - ACE Hardware, Domino's, Allstate Insurance, Weber State University

East Roy Retail - Quizno's, Little Caesar's, Kelly's Services, Money 4 You, Tunex

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