

THE Enterprise

SECTION B
July 16, 2012

UTAH'S COMMERCIAL REAL ESTATE GUIDE

RETAIL
DEVELOPMENT
COMMERCIAL
INDUSTRIAL
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RESIDENTIAL





7TH ANNUAL MID-YEAR ECONOMIC REAL ESTATE SYMPOSIUM

Event Details

Wednesday, August 15th 2012

Little America Hotel
8:00 - 11:00 A.M.
Salt Lake City, Utah
Breakfast will be served

Keynote Speaker



Raymond G. Torto, Ph.D.
Global Chief Economist, CBRE

Dr. Torto is one of commercial real estate's most renowned economists and forecasters. He directs CBRE's worldwide team of commercial real estate market analysts and serves as the firm's primary spokesperson on macroeconomic issues and the global commercial real estate market.

Other Presenters

James Wood
Director, Bureau of Economic and Business Research, University of Utah

Market overviews to be given by local professionals in the office, retail, industrial, multi-family, capital, residential and investment markets.

Register online at www.utahappraisers-uaa.com
3 hours CE Credit available for appraiser and real estate licensees

To register by mail, complete the form below and send it with a check made payable to UAA, or credit card information to:

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Tickets will be emailed to you by August 13th. Please complete a separate form for each person attending. The early registration fee is \$90 per person with a 10% discount for groups of 10 or more. Late registration, after August 6th, is \$110 per person. Refunds will not be given after August 6th. Three hours of CE credit is available for Real Estate and Appraiser Licensees. Dual CE Credit is permissible for multiple licenses. Questions? Call 801-792-6590 or email utahappraisers@yahoo.com.

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DOWNTOWN CONDOMINIUM PROJECT IS SOLD OUT New Construction Success Story

Completed in 2008, the One and Nine Condominiums have sold out. Coldwell Banker's Neil Glover and 4 associates marketed the units for the last three and a half years and have completed their job of selling all available units.

On the corner of 100 South and 900 East and developed by a local family, this 4-story, 43 unit complex offered upscale living in a location that attracted those seeking an urban living experience with access to downtown and the University of Utah.

"We took on the project in the fall of 2008 in what was arguably the toughest market especially for newly constructed condos." Glover explains. "We had a team of dedicated, experienced agents and sellers that understood the complexity of the market conditions. And the product proved to be of interest to condo buyers too." said Glover.



"Influencing the success of the commercial real estate industry by advancing the achievements of women."



Melanie Hamilton started her insurance career after graduating from the University of Utah in 1983. She has a full perspective of insurance account pricing and placement having started with company rating and underwriting, moving to agency commercial account management, and finally starting her own business in 1999. Hamilton Insurance Associates serves residential and commercial clientele and represents highly rated and financially stable insurance carriers. Being independent was very important as she laid the ground work for her business. "One of the most important criteria for customers to recognize is that companies have niches. When you utilize an independent agent you increase the likelihood of finding the best niche." When Melanie isn't at the office you'll find her in the gym, hiking the Utah mountains, or coming up with new recipes around the hottest peppers.



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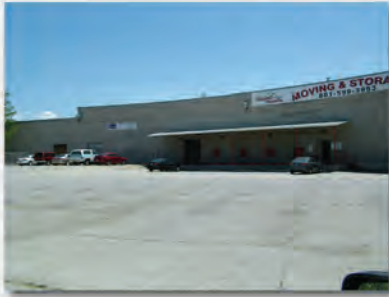
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Jake Copinga

801-706-9754 cell

jake@iproperties.com

545 South Gale Street (350 West) Salt Lake City, Utah



- Space Available: 24,255-16,400 SF
- 4 Dock High Doors
- Large Yard
- Good Visibility & Freeway Access
- \$0.20-\$0.25/SF/Month NNN
- Landlord will entertain short term deals

520 South Gale Street (350 West) Salt Lake City, Utah



- Automotive Garage
- 5,454 SF Available
- 4 Grade Level Doors (12' x 14')
- Possible Yard
- Good Visibility & Freeway Access
- \$2000/Month NNN
- Landlord will entertain short term deals

548 South Gale Street (350 West) Salt Lake City, Utah



- 10,000-50,000 SF Available
- 3 Dock High Doors
- 1 Grade Level Door (20' x 14')
- Yard Available
- \$0.20-\$0.25/SF/Month
- Landlord will entertain short term deals

509 South Gale Street Salt Lake City, Utah



- 3,450 SF
- 1 Grade Level Door
- Yard Available
- \$0.20-\$0.25/SF/Month NNN
- Landlord will entertain short term deals

333 West 500 South Salt Lake City, Utah



- 3,000-8,600 SF Available
- 18 Dock High Doors
- Large Yard
- Large Office
- Spray Booth
- \$0.20-\$0.25/SF/Month
- Landlord will entertain short term deals

89 D Street Salt Lake City, Utah



- Free-standing Building
- Great Avenue Location
- 2,400 SF
- Full Kitchen
- Lease Rate \$2,800/Month
- Sale Price \$499,000

4220 South State Street Murray, Utah



- Full Service Car Lot
- 1.29 Acres Improved
- 5 Bay Fully Equipped Repair Facility Including Wash Bay
- Great State Street Location
- State Street Signage
- Sale Price \$1,690,000
- Possible Seller Financing

630 West Girard Ave Salt Lake City, Utah



- Purchase Price \$89,000
- Warehouse/Shop Space
- 1,200 SF
- 2 Grade Level Doors (10' x 10')
- Small Yard



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