

## Property Information

<b>Tenant</b>	Quench It!
<b>Location</b>	4972 West 12600 South, Herriman, Utah 84096
<b>Property Type</b>	Freestanding, Food
<b>Building Size</b>	1,617 Square Feet
<b>Purchase Price</b>	\$1,458,800
<b>Cap Rate</b>	5.10%

Quench It! is a popular soda shop chain that originated in Heber, UT. Quench It! serves award winning Suss Cookies, pretzel knots, gourmet popcorn, and of course the best drinks around! Since 2014, Quench It! has experienced rapid growth—expanding rapidly to 5 operating locations across Utah, with 15 additional locations slated to open in both Utah and Texas in 2022.

## Herriman, UT

Herriman is a city in southwestern Salt Lake County, Utah. The city has experienced rapid growth since incorporation, growing to the 14th-largest incorporated place in Utah in 2020.

U.S. Census Bureau data shows that Herriman was the fastest-growing city over 10,000 residents in the United States between 2010-2019.

In April 2021, WalletHub ranked Herriman as the #1 city in the United States in “access to resources” for starting a new business. Herriman was rated #37 nationally for cities to start a business out of 1,337 cities overall.



Lease Year	Cap Rate	Annual Minimum Rent
Year 1	5.10%	\$74,398.80
Year 2	5.10%	\$74,398.80
Year 3	5.10%	\$74,398.80
Year 4	5.10%	\$74,398.80
Year 5	5.10%	\$74,398.80
Year 6	5.10%	\$74,398.80
Year 7	5.10%	\$74,398.80
Year 8	5.10%	\$74,398.80
Year 9	5.10%	\$74,398.80
Year 10	5.10%	\$74,398.80

## Lease Information

<b>Lease Guarantor</b>	Kevin and Julie Ann Forsgren (Owners)
<b>Initial Lease Term</b>	10 years
<b>Rent Increases</b>	No Escalations
<b>Renewal Options</b>	No Renewal Options



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