



TAGG-N-GO CAR WASH

310 North State Street - Lindon, UT 84720

In Cooperation With Sands Investment Group Utah, LLC - Lic. #11325487-CN00
BoR: Tyler Ellinger - Lic. UT #8219031-SA00

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EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present a 5,586 SF Tagg-N-Go Located at 310 North State Street in Lindon, UT. This Deal Includes an Absolute Triple Net Lease (NNN) With Zero Landlord Responsibilities and a Corporate Guaranty, Providing For a Secured Investment.

Sale Price	\$5,665,000
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OFFERING SUMMARY

Cap Rate:	6.75%
NOI:	\$382,388
Price / SF:	\$68.45
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	310 N State Street
City, State, Zip:	Lindon, UT 84720
County:	Utah
Building Size:	5,586 SF
Lot Size:	0.85 Acres
Year Built:	2023



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Absolute Triple Net Lease (NNN) and Corporate Guaranty From Utah's Largest Locally Owned Car Wash, Tagg-N-Go Has Been in Business For 7 Years
- They Have Been Successfully Expanding Their Business Since 2016 and Now Have More Than 20 Open Locations
- Lindon is a Short Drive to Lehi Where You Can Find the Home of Silicon Slopes, and Includes Companies Such as Amazon, Adobe, Microsoft, Cisco, Oracle, Facebook and More
- Lindon is Just 45 Minutes South of Salt Lake City, Which is Ranked in the Top 10 Fastest Growing Cities in the US; Lindon Residents Enjoy a Quite Small Community Feel Without Giving Up Access and Convenience That Comes With Big City Life
- The Property Includes: 150 FT Tunnel With Coleman & MotorCity Equipment, Washify Pay Stations and Self-Serve Vacuums
- Lindon is Under an Hour From 6 Major World Renowned Ski Resorts (Such as Park City, Brighton, Deer Valley and More) and Driving Distance from 6 national parks
- Lindon is Home of BYU and UVU in Provo Utah, Which Has Over 80,000 Students



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

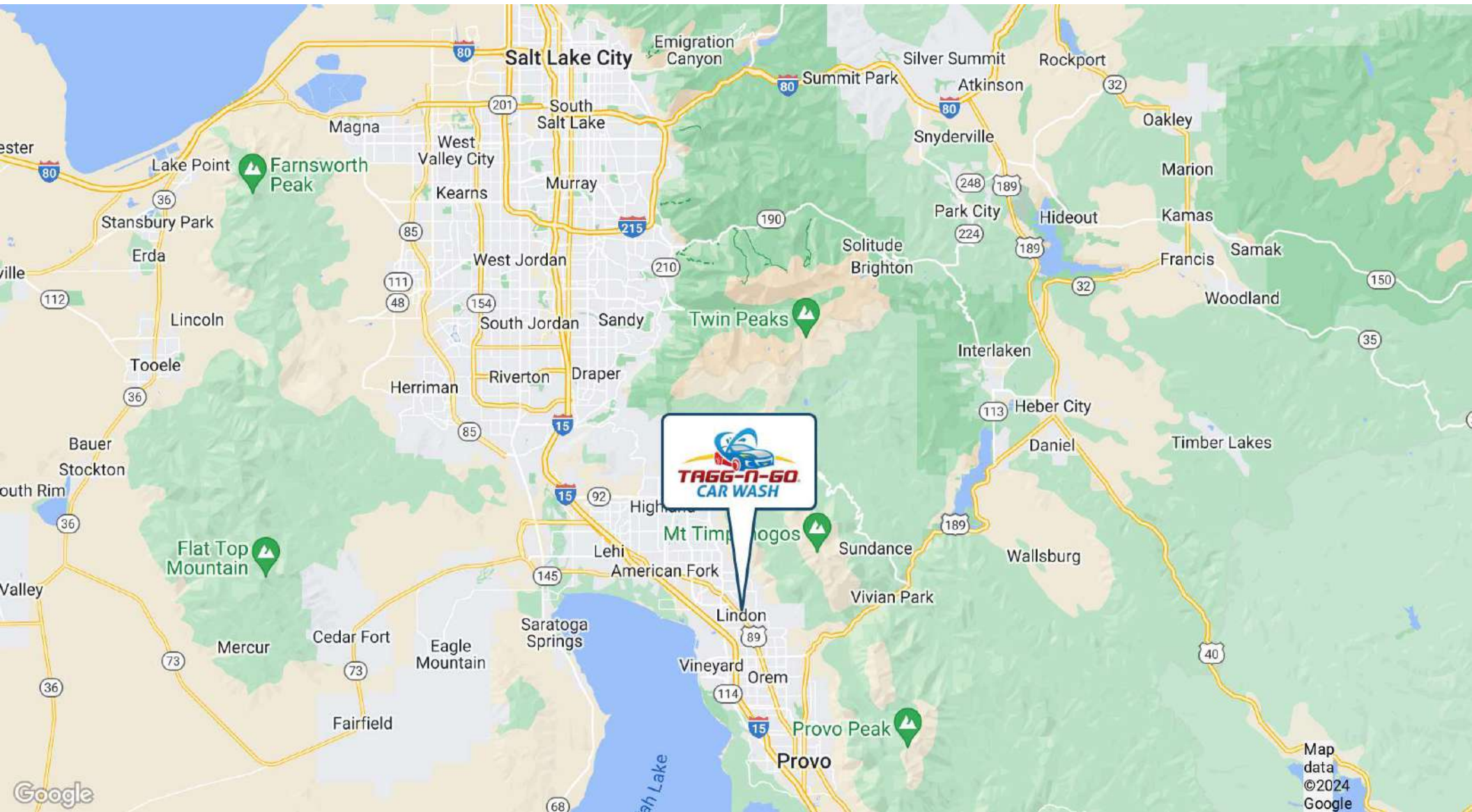
Tenant:	Tagg-N-Go
Premises:	5,586 SF
Base Rent:	\$382,388
Rent Per SF:	\$68.45
Lease Commencement:	12/22/2022
Lease Expiration:	12/21/2037
Lease Term:	13+ Years
Renewal Options:	3 x 5 Year Options
Rent Increases:	10% Every 5 Years
Lease Type:	Absolute Triple Net (NNN)
Use:	Automotive
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	Yes
Guarantor:	Corporate



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

AERIAL MAP



AERIAL MAP

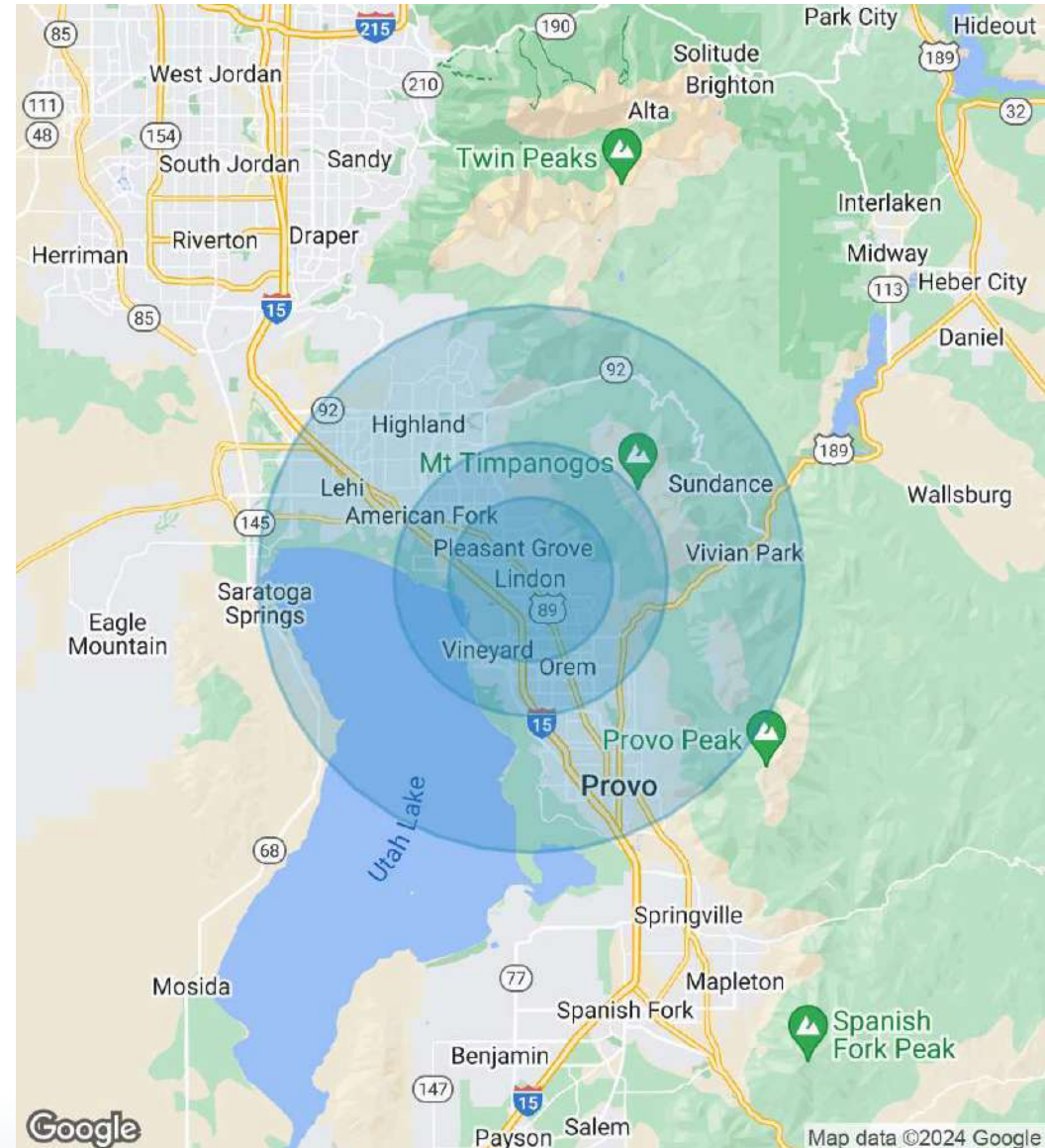


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	84,994	182,507	429,406
Average Age	28.8	28.5	27.3
Average Age (Male)	27.8	27.5	26.7
Average Age (Female)	30.6	30.3	28.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	24,127	51,754	120,357
# of Persons per HH	3.2	3.2	3.3
Average HH Income	\$92,936	\$95,292	\$96,790
Average House Value	\$342,438	\$355,665	\$376,987

TRAFFIC COUNTS	
North State Street	52,906 VPD
Interstate 15	151,541 VPD
West 800 Street	37,490 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Lindon Days



GoHealth

LINDON, UT

Lindon is located in the north of Utah County, 33 miles south of Salt Lake City, and 10 miles north of Provo, the County Seat. Lindon shares a boundary with Orem City and Vineyard City on the south and Pleasant Grove City and American Fork City on the north. Nestled below beautiful Mount Timpanogos, Lindon is an attractive destination for residents and businesses alike. The city benefits from easy access to the nearby cities and towns with which it shares the Provo - Orem metropolitan area. According to the United States Census Bureau, the city has a total area of 8.6 square miles. The City of Lindon had a population of 11,576 as of July 1, 2022.

The City is less than 10 miles from Utah Valley University and Brigham Young University, which provide the residents of Lindon the opportunity for higher educational programs. These higher education facilities employ more than 20,000 people and provide a strong educated work force for a large number of high tech businesses in the area. The region also provides some of the best medical facilities in the western United States. Lindon supports hundreds of businesses and is rich in outdoor recreation opportunities with multiple parks, trails, and amenities. Lindon has all varieties of goods and services readily available, including one of the most extensive fiber optic networks in the state. Lindon offers a world of opportunities to retailers of all sizes. The population is growing, and residents are family-oriented, and the city is located at the heart of Utah's population center. Principal employers in the city include: Alpine School District, Gohealth, Bamboo HR, Response Marketing Group and Walmart.

Some of the notable locations in the area include Trafalga Family Fun Center, The Christa McAuliffe Space Education Center, and Mount Timpanogos Wilderness. There are numerous historical sites located nearby, such as Lindon Cider Mill, The Amusement Hall, Alfred Harper House and Joseph Wadley Farm. The Church of Jesus Christ of Latter Day Saints is located nearby as well. The important museums in the area include UVSC Woodbury Art Museum and North American Museum of Ancient Life. Lindon Days is a week long annual celebration in August. The Bonneville Shoreline Trail is on or near the shoreline bench of ancient glacial Lake Bonneville in Cache, Box Elder, Weber, Davis, Salt Lake, and Utah Counties. A variety of activities, including hiking, mountain biking, swimming, fishing, camping and skiing, are available within thirty minutes of Lindon.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Private
Founded:	2016
Locations:	20+
Headquarters:	St. George, UT
Website:	taggngo.com

TAGG-N-GO

Locally owned and operated, Tagg-N-Go Car Wash founded by Quinn Allgood and Conner Atkin in 2016. We are the largest privately owned car wash in the state of Utah, as well as ranked within the top 100 list of largest car wash chains within the US. Here at Tagg N Go we are dedicated to providing you with the best car wash and customer experience. We have multiple Southern Utah locations which makes it quick and easy to get a wash. Our automated process will get your car washed and dried in a reasonable time without someone at the end waiting for a tip. We also offer free vacuums, and a referral program so our long-term members get more for their commitment. We pride ourselves on being people focused by cultivating unity and inspiring opportunity. We are involved in our communities, engaged with our customers and focused on growth with our team members.

CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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UTAH DISCLOSURE LANGUAGE

AGENCY RELATIONSHIP DISCLOSURE

THE FOLLOWING AGENCY RELATIONSHIPS EXIST IN UTAH.

Seller/Lessor Agent. A Seller/Lessor agent represents only the seller/lessor.

Duties of a seller's or lessor's agent. A principal broker and licensees acting on his behalf who act solely on behalf of the seller or the lessor owe the seller or the lessor the following fiduciary duties:

- (a) Loyalty, which obligates the agent to act in the best interest of the seller or the lessor instead of all other interests, including the agent's own;
- (b) Obedience, which obligates the agent to obey all lawful instructions from the seller or lessor;
- (c) Full disclosure, which obligates the agent to tell the seller or lessor all material information which the agent learns about the buyer or lessee or about the transaction;
- (d) Confidentiality, which prohibits the agent from disclosing any information given to the agent by the seller or lessor which would likely weaken the seller's or lessor's bargaining position if it were known, unless the agent has permission from the seller or lessor to disclose the information. This duty does not require the agent to withhold any known material fact concerning a defect in the property or the seller's or lessor's ability to perform his obligations;
- (e) Reasonable care and diligence;
- (f) Holding safe and accounting for all money or property entrusted to the agent; and
- (g) Any additional duties created by the agency agreement.

Buyer/Lessee Agent. The Buyer/Lessee's agent represents only the buyer/lessee.

Duties of a buyer's or lessee's agent. A principal broker and licensees acting on his behalf who act solely on behalf of the buyer or lessee owe the buyer or lessee the following fiduciary duties:

- (a) Loyalty, which obligates the agent to act in the best interest of the buyer or lessee instead of all other interests, including the agent's own;
- (b) Obedience, which obligates the agent to obey all lawful instructions from the buyer or lessee;
- (c) Full Disclosure, which obligates the agent to tell the buyer or lessee all material information which the agent learns about the property or the seller's or lessor's ability to perform his obligations;
- (d) Confidentiality, which prohibits the agent from disclosing any information given to the agent by the buyer or lessee which would likely weaken the buyer's or lessee's bargaining position if it were known, unless the agent has permission from the buyer or lessee to disclose the information. This duty does not permit the agent to misrepresent, either affirmatively or by omission, the buyer's or lessee's financial condition or ability to perform;
- (e) Reasonable care and diligence;
- (f) Holding safe and accounting for all money or property entrusted to the agent; and
- (g) Any additional duties created by the agency agreement.

Limited Agent. A limited agent represents BOTH the seller/lessor and the buyer/lessee and must receive informed written consent from all parties before engaging in this type of agency relationship.

Duties of a limited agent. A principal broker and licensees acting on his behalf who act as agent for both seller and buyer, or lessor and lessee, commonly referred to as "dual agents," are limited agents since the fiduciary duties owed to seller and to buyer, or to lessor and lessee, are inherently contradictory. A principal broker and licensees acting on his behalf may act in this limited agency capacity only if the informed consent of both buyer and seller, or lessor and lessee, is obtained.

Attention Agents/Buyers/Sellers – Refer to Utah State Department of Commerce – Division of Real Estate

Administrative Rule Nos. 6.1.11, 6.1.11.1, 6.1.11.2, 6.1.11.3. All licensees are required to have a written agency agreement with their principals