

Retail

Carriage Crossing

RENT ROLL

28-May-15

Suite #	Name of Tenant	Sq. Ft Area	Lease Begins	Lease Ends	Lease Term	Annual Rent Per Sq Ft	Monthly Rent	Annual Rent	Lease Type	Escalations	Option Period
	Professional Dental ✓	2,105	11/01/10	10/30/20	10-yr	\$18.13	\$3,355.72	\$40,269	NNN		
	Rice King Express ✓	1,200	01/01/05	12/31/17	12-yr	\$21.00	\$2,500.00	\$25,200	NNN		
	Karate	1,200	07/01/08	06/30/18	10-yr	\$18.10	\$1,810.00	\$21,720	NNN		
	Big Daddy Pizza ✓	1,287	02/01/11	01/31/17	6-yr	\$18.01	\$1,946.58	\$23,359	NNN		
	Vacant	1,100				\$20.00	\$1,833.33	\$22,000			
	A Gentle Vet ✓	3,239	02/01/12	01/31/17	5-yr	\$16.00	\$4,318.67	\$51,824	NNN		
	The Guitar Store ✓	1,201	09/01/14	07/30/19	5-yr	\$16.00	\$1,601.33	\$19,216	NNN		
	The Guitar Store	568	08/01/14	07/30/19	5-yr	\$13.00	\$604.50	\$7,254	NNN		
	Local Motion Dance ✓	3,907	07/01/14	06/31/19	5-yr	\$11.50	\$3,744.21	\$44,931	NNN		
	European Tan ✓	1,434	11/01/10	02/28/16	6-yr	\$13.59	\$1,624.01	\$19,488	NNN		
	Sassy Nails	1,200	12/01/06	10/31/15	9-yr	\$18.57	\$1,857.00	\$22,284	NNN		
	Dollar Tree ✓	10,159	09/01/12	09/01/17	5-yr	\$9.00	\$7,619.25	\$91,431	NNN		
	Vacant	1,824				\$16.00	\$2,432.00	\$29,184			
	Northridge Learning Center ✓	1,400	10/01/10	10/31/15	5-yr	\$6.00	\$700.00	\$8,400	NNN		
	Love2Learn Children's Center ✓	2,182	07/01/12	09/30/15	3-yr	\$11.00	\$2,009.33	\$24,112	NNN		
Totals		34,018				\$13.25	\$37,655.33	\$450,671			
Total Leased		31,092				\$12.65	\$33,290.60	\$399,467			
Percentage Leased		91.40%									

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W-1e

South Jordan City

1600 West Towne Center Drive
South Jordan, Utah 84095
801 254-1778

OCT 20 2004

Certificate of Occupancy

Print Date: 10/4/2004

Use Classification: Expand Commercial/Industrial Bld Group/Division Use Zone: C-C

Address: 3658 West 9800 South Street -Dollar zone

Owner of Building: Boyer Company

Owner Address: 127 South 500 East Ste #100, Salt Lake City, UT 84102

Permit Number: 2004-BP-22037

Issue Date:

10/4/04
Date

David Davis
Signature



City of South Jordan

Building and Safety Division

Certificate of Occupancy

This certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use for the following address.

Building Address: **3648 W 9800 S**

Project Number: **2010-13498**

Permits: 40344

Commercial Add/Alter

10/15/2010

Contractor Name: **TERRY THOMPSON - ICON BUILDERS ICON BUILDERS**

Contractor Address **129 N 3600 W LEHI UT 84043**

Description: **TI/PROFESSIONAL DENTAL OFFICE
MAX OCCUPANCY LOAD 20
OWNER CHANGED CONTRACTOR FROM LACAYO BUILDERS TO ICON BUILDERS 10/28/10
CO ISSUED 12/10/2010**

Occupancy Type: **Commercial**

Const. Type: **Type V B**

Square Feet:

APN: **2708178020**

Tract Number:

Lot Number:

Date: **12/10/2010**

Approved By: _____



Building Official

This Certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.

South Jordan City

1600 West Towne Center Drive
South Jordan, Utah 84095
801 254-1778

Certificate of Occupancy

Print Date: 1/7/2005

Use Classification: Expand Commercial/Industrial Bld Group/Division Use Zone: C-C

Address: 3646 West 9800 South Pad A-2

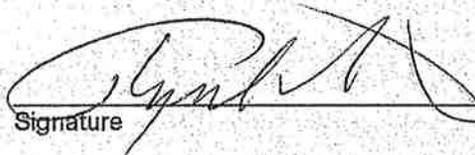
Owner of Building: Carriage LLC

Owner Address: 406 W South Jordan Parkway #250, South Jordan, UT 84095

Permit Number: 2004-BP-22739

Issue Date:

1/7/05
Date


Signature

South Jordan City

1600 West Towne Center Drive
South Jordan, Utah 84095
801 254-1778

Certificate of Occupancy

Print Date: 8/10/2005

Use Classification: Expand Commercial/Industrial Bld Group/Division Use Zone: C-C

Address: 3678 West 9800 South

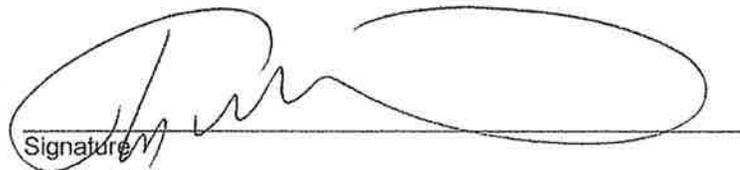
Owner of Building: Sunshine Square Child Enrichment

Owner Address: 3123 W 5400 S, Salt Lake City, UT 84118

Permit Number: 2005-BP-23658

Issue Date:

8/10/05
Date


Signature



36302

City of South Jordan

Building and Safety Division

Certificate of Occupancy

This certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use for the following address.

Building Address: **3658 W 9800 S**

Project Number: **2007-9237**

Permits: 36302

Commercial Add/Alter

6/29/2007 12:00:00 AM

Tenant Name: * **Axis Dance Center -**

Tenant Address: **3658 West 9800 South UT**

Description: TI-AXIS DANCE CENTER
MAX OCC LOAD 80
CO 8/30/07

Occupancy Type: **Commercial**

Const. Type: **Type V B**

Square Feet:

APN: **2708178018**

Tract Number:

Lot Number:

Date: **8/30/07**

Approved By: _____

Building Official

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City of South Jordan

Building and Safety Division

Certificate of Occupancy

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Building Address: **3668 W 9800 S**

Project Number: **2012-15115**

Permits: 42151

Commercial Add/Alter

4/3/2012

Contractor Name: * **COONS, DOUGLAS B CONSTRUCTION**

Contractor Address **673 W 2300 N WEST BOUNTIFUL UT 84087**

Description: T/A GENTLE VET ANIMAL CARE FACILITY
CARRIAGE CROSSING/BLDG B
MAX OCCUPANCY LOAD 35
CO ISSUED 9/7/12

Occupancy Type: **Commercial**

Const. Type: **Type V B**

Square Feet:

APN: **2708178019**

Tract Number:

Lot Number:

Date: **9/7/2012**

Approved By: _____



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City of South Jordan

Building and Safety Division

Certificate of Occupancy

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Building Address: **3668 WEST 9800 S**

Project Number: **2014-18646**

Permits: 45886

Commercial Add/Alter

8/5/2014

Contractor Name: * **STERNER CONSTRUCTION & MASONRY**

Contractor Address **2918 W 8870 S WEST JORDAN UT 84088**

Description: **TI/LOCAL MOTION DANCE STUDIO
CARRIAGE CROSSING SUITES C1-C3
MAX OCCUPANCY LOAD 40
CO ISSUED 8/29/14**

Occupancy Type: **Commercial**

Const. Type: **Type V B**

Square Feet:

APN: **2708178018**

Tract Number: **SOUTH JORDAN NEIGHBORHOOD MARKET**

Lot Number: **3**

Date: **8/29/2014**

Approved By: _____



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City of South Jordan

Building and Safety Division

Certificate of Occupancy

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Building Address: **3638 W 9800 S**

Project Number: **2011-14039**

Permits: 41028

Commercial Add/Alter

6/7/2011

Contractor Name: * **BAER CONSTRUCTION**

Contractor Address **RIVERTON UT**

Description: **TI/BIG DADDY PIZZA
CARRIAGE CROSSING/UNIT A4
MAX OCCUPANCY LOAD 39
CO ISSUED 9/22/2011**

Occupancy Type: **Commercial**

Const. Type: **Type V B**

Square Feet:

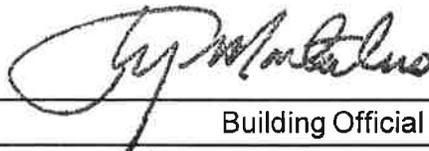
APN:

Tract Number:

Lot Number:

Date: **9/22/2011**

Approved By: _____



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City of South Jordan

Building and Safety Division

Certificate of Occupancy

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Building Address: **3662 9800 S**

Project Number: **2006-7808**

Permits: 34644

Commercial Add/Alter

7/28/2006

Contractor Name: * **GLEN BAILEY -**

Contractor Address **8236 S 5310 W WEST JORDAN UT 84088**

Description: **EUROPEAN TANNING SALON
CO ISSUED 4/21/11**

Occupancy Type:

Const. Type:

Square Feet:

APN: **3131313131**

Tract Number:

Lot Number:

Date: **4/21/2011**

Approved By: _____



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City of South Jordan

Building and Safety Division

Certificate of Occupancy

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Building Address: **3654 W 9800 S**

Project Number: **2012-15435**

Permits: 42478

Commercial Add/Alter

6/25/2012

Contractor Name: * **RICK NORTHRUP CONSTRUCTION LLC**

Contractor Address **6125 W 13900 S HERRIMAN UT 84065**

Description: TI/LOVE 2 LEARN PRESCHOOL
CARRIAGE CROSSING/BLDG E
MAX OCCUPANCY LOAD 98
CO ISSUED 7/26/12

Occupancy Type: **Commercial**

Const. Type: **Type V B**

Square Feet:

APN:

Tract Number:

Lot Number:

Date: **7/26/2012**

Approved By: _____



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City of South Jordan

Building and Safety Division

Certificate of Occupancy

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Building Address: **3678 WEST 9800 S**

Project Number: **2014-18638**

Permits: 45934

Commercial Add/Alter

8/18/2014

Contractor Name: * **3RD GENERATION LLC**

Contractor Address **3366 HURSTBOURNE DRIVE WEST JORDAN UT 84084**

Description: TI/THE GUITAR STORE
CARRIAGE CROSSING SHOPPING CENTER BLDG B1
MAX OCCUPANCY LOAD 37
CO ISSUED 10/2/14

Occupancy Type: **Commercial**

Const. Type: **Type V B**

Square Feet:

APN: **2708178018**

Tract Number: **SOUTH JORDAN NEIGHBORHOOD MARKET**

Lot Number: **3**

Date: **10/2/2014**

Approved By: _____



Building Official

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South Jordan City

1600 West Towne Center Drive
South Jordan, Utah 84095
801 254-1778

Certificate of Occupancy

Print Date: 10/21/2004

Use Classification: New Commercial/Industrial Bldg. Group/Division Use Zone: C-C

Address: 3658 West 9800 South Street

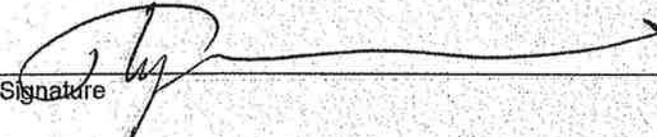
Owner of Building: Carriage LLC

Owner Address: 406 W South Jordan Parkway #250, South Jordan, UT 84095

Permit Number: 2003-BP-21230

Issue Date: 9/15/2004

10/21/04
Date


Signature

South Jordan City
1600 West Towne Center Drive
South Jordan, Utah 84095
801 254-1778

Certificate of Occupancy

Print Date: 9/15/2004

Use Classification: Expand Commercial/Industrial Bld Group/Division Use Zone: C-C

Address: 3668 West 9800 South Ste C-1

Owner of Building: Dana Reed

Owner Address: ,,

Permit Number: 2004-BP-21612

Issue Date:

9/15/04
Date

Signature 