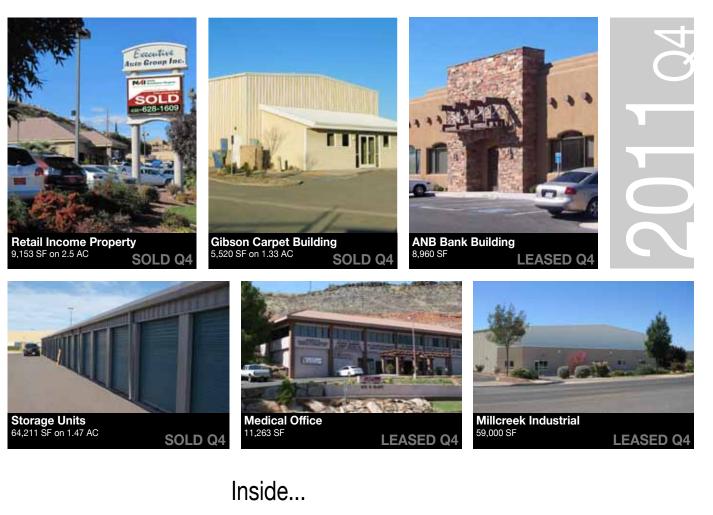


Commercial Real Estate Services, Worldwide.

4th Quarter 2011 Market Report

A Quarterly Newsletter & Report on Commercial Real Estate in Southern Utah



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243 E St George Blvd Suite 200 | St George UT | office 435 628 1609 | toll free 888 316 1609

The information contained herein has been provided by sources deemed reliable, with no reason to doubt its accuracy, but is not guaranteed. All information should be verified prior to purchase or lease



NAI Utah Southern Region is celebrating 10 Years of providing quality commercial real estate services to Southern Utah.

Over 150 Years Combined Real Estate Experience

Aquisitions & Dispositions | Investment Sales | Landlord & Tenant Representation | Property Management



Mark Walter







Wes Davis



Jason Griffith



Mat Chappell



Annette Humphrey





Brandon Vandermyde



Paul Damron



Curren Christensen



Phil Sargent

Meeja McAllister

Allene England



2 2011 Q4 Market Report | © 2011



To The Next 10 Years

Our commercial brokerage was founded during the turmoil of the last recession only a few months after September 11, 2001. A controversial Supreme Court decision had selected the President of the United States and we had declared war on the Taliban in Afghanistan. The stock market had been falling for a year; Enron was bankrupt and WorldCom was soon to follow - the two largest bankruptcies in US history at the time.

It was in this context 10 years ago that we launched the first commercial real estate brokerage in Southern Utah with the help of our clients, our agents, our staff, and our business partners. We did it because we believed in our market over the long term, and we believed that a national brand would help increase visibility of our market for our clients. Together, we then rode the wave through the boom and then the subsequent bust.

With a full economic cycle behind us, ironically we are in a very similar situation facing political uncertainty, treacherous financial markets and tepid economic conditions. Although the recent recession has been more severe than the 2001 recession, our belief in the long term viability and growth of Southern Utah is unchanged.

Overall market conditions remain challenging, but they are improving steadily. Historically, price levels rise when demand exceeds available inventory levels for about six months. Inventories are already tightening for large industrial facilities, anchored retail, and medical office space. Professional office space, multi-tenant industrial space, and unanchored retail remain oversupplied. Residential and commercial development land is beginning to sell again in anticipation of market conditions that will support development.

Although the next wave may not be the tsunami we just experienced, Southern Utah will recover and expand as part of the next economic cycle. To our clients, our agents, our staff, and our business partners, thank you. We look forward to the opportunities of the next 10 years.

Turk Matter Russ Mellach

Mark Walter Managing Broker

Neil Walter Managing Director

What can we do for you?



Broader Exposure Online

Every property gets premium listing exposure through web searches, email campaigns, property pushes, KSL. Com, Craigs List, flipping books, and marketing brochures. Upon completing a listing package, we send an email to potential buyers and tenants who have requested information for similar properties and we send an email to the other commercial brokers notifying them of the new opportunity.



Local Cooperation

NAI is the only commercial brokerage in Southern Utah participating in the Multiple Listing Service. We believe there are many agents who represent buyers and tenants that want to see commercial inventory in the MLS. We make it available to them through their FLEX MLS system and willingly cooperate with other brokerages.



More Closings

With over 200 transactions closed in 2011, we close 4 deals per week. Every transaction includes presentation of properties, showings, negotiations, due diligence, and closing. With this many tenants and buyers in our office, we are providing maximum visibility for our clients.



Marketing by Mail

Our direct mail inventory review and market report will deliver hard copies to over 4,000 current and past clients, developers, investors, business owners, architects, financial advisors, CPA's, attorneys, appraisers, city employees and service providers to the commercial real estate markets. Want a custom direct mail strategy? Talk with your agent about the cost and options.



On-Site Support Services

We are the only real estate brokerage in Southern Utah with on-site GIS, Marketing, and Property Management services. Whether your need is custom graphics, custom maps, demographics, or full service commercial property management, accounting and leasing, we can help.

NEW Flipping Books!

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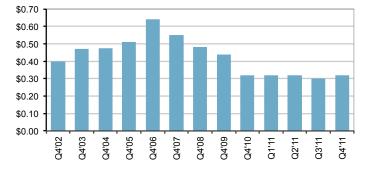
Industrial 2011 4th Quarter | Washington County

Industrial	Vacancy
Multi-Tenant Properties held as investment	
Industrial Average	16.8%
Full Market (includes Owner Occupied Properties)	
All Industrial	12.0%
Fort Pierce	14.6%
Millcreek	21.4%
Rio Virgin	26.8%
St George	6.0%
Gateway	5.5%

Asking Lease Rates (NNN)	< 20,000 SF	> 20,000 SF
Low	\$0.20	\$0.20
High	\$0.50	\$0.40
Average	\$0.32	\$0.30
Multi-Tenant Vacancy		16.8%
2010 Ending Inventory		8,261,000
Built Year To Date		39,000
Q4 2011 Ending Inventory		8,300,000
Absorption		218,000
Land Value per SF		\$2-3
CAP Rates		8-10%



Asking Industrial Lease Rates By Quarter



Industrial Units • SOLD Q4



8,500 SF Office / Warehouse / Dock



4,400 Corporate Leased Investment

Review

The industrial market is seeing significant signs of improvement. Total market vacancy declined year-overyear from 13.9% to 12%. The multi-tenant vacancy rate decreased from 23.9% to 16.8% during the same time period. The industrial market has been slowly improving since late 2009. Significant industrial transactions this year include: Czarnowski (95,000 SF), Classic Commercial Storage (58,000 SF), Fairgrounds Industrial (30,000 SF), Former E'Ola building (58,000 SF) and Sunchase (100,000). Cox Trucking finished its new facility 2011.

Fort Pierce Industrial Park has seen the greatest vacancy improvement in the last twelve months. At 5.5%, Gateway industrial park vacancy rate is skewed by Wal-Mart Distribution and Orgill, which together comprise nearly 25% of the entire industrial SF in Washington County. Omitting these two buildings causes Gateway's vacancy to rise to 17.4%. Millcreek and Rio Virgin saw vacancies fall while St. George Industrial Park showed an increase in vacancy year-over-year. For three consecutive years, there has been very little new construction, which has allowed for positive absorption in the industrial sector.

Even with the significant and positive movement, nearly one million square feet of industrial space remains vacant. Additional space occupied at deep discounts or by struggling tenants may come back to market, increasing the inventory selection and slowing the rise in lease rates.

Outlook

Although average asking lease rates ticked up slightly for smaller warehouses, there is still a great deal of market price sensitivity and substantial rent increases may slow industrial absorption. Buying activity has been strong from investors. While investors take distressed inventory off the market, that doesn't necessarily create absorption. Interest in distressed industrial deals will remain strong.

Historically, the contractors for the housing market have been a significant contributing factor to industrial absorption. Construction companies vacated space in the downturn and these businesses have started to lease new space as the new construction market has shown improvement. Along with new manufacturers relocating to Southern Utah, strong industrial absorption is expected to continue through 2012.

Market Trend

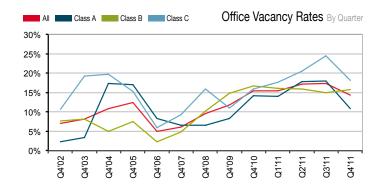


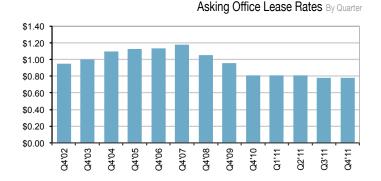
Office 2011 4th Quarter | Washington County



Office	Vacancy
Multi-Tenant Properties held as investment	
Office Average	14.3%
A	10.9%
В	15.8%
C	18.1%
Full Market (includes Owner Occupied Properties)	
All Office	16.7%
A	11.2%
В	19.1%
C	17.0%
CBD	17.9%
Downtown	14.4%
Suburban	28.7%
Medical	0.8%

Asking Lease Rates (NNN)	Class A	Class B	Class C
Low	\$0.70	\$0.45	\$0.35
High	\$1.10	\$0.85	\$0.55
Average	\$1.00	\$0.55	\$0.45
Vacancy	10.9%	15.8%	18.1%
Mu	lti-Tenant Vacancy		14.30%
	Ending Inventory		3,246,000
	Built Year To Date		32,000
Q4 2011	Ending Inventory		3,278,000
	Absorption		-55,000
	Land Value per SF		\$6-10
	CAP Rates		8-10%
U	nder Construction		12,000





Downtown Office Space • SOLD or LEASED Q4



Office Building on Tabernacle 1,326 SF Sold



Southgate Professional Office Suites 1,420 SF Leased

Review

While the retail and industrial markets are stabilizing, the office market has been slower to find equilibrium. Some office properties are seeing slowly declining vacancy rates, while others have been hit by the recent loss of large government tenants and an inability to attract tenants to unfinished space.

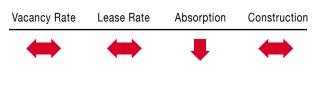
The vacancy rate for multi-tenant Class A and Class B office space showed some improvement. Given low lease rates, the properties that show well and are ready to occupy are naturally seeing better absorption. The full market study showing the vacancy rate increase explains another dynamic to the market that is not fully reflected in the more narrow multi tenant study--new construction and government absorption. With the completion of the new Washington County Justice Center, the former location on 200 N and 200 E became home to the Division of Child and Family Services. This move left 28,000 SF vacant on Riverside Drive. Workforce Services vacated 12,000 SF at the Boulevard Center. The Learning Center built a new 30,000 SF building and vacated 8,000 SF, and the Qualident building downtown added 24,000 square feet to the market. These and other similar projects have added as much space to the market as has been absorbed through new leases. Demand for new office space is slowly improving, but significantly lags the activity in the industrial and retail sectors.

Outlook

In the short term, the current office inventory will keep the pressure on office lease rates making it more difficult for property owners with unfinished suites to justify finishing the space to attract tenants. Class C building owners will struggle to compete with better A & B space. Medical office vacancies will remain low and suburban office buildings will be the last to see a recovery in vacancy rates.

The office market will need to experience more robust business growth and less new construction (including government or government supported entities) to realize a sustained recovery for current landords. The business environment appears to be showing some signs of growth and the office market is expected to start improving in 2012 following recent trends in industrial and retail.

Market Trend



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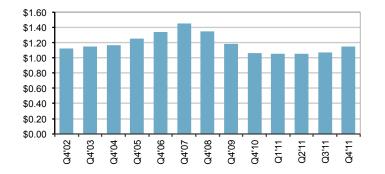
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Retail 2011 4th Quarter | Washington County

Retail	Vacancy
Multi-Tenant Properties held as investment	
Retail Average	9.2%
Anchored	7.3%
Unanchored	11.9%
Full Market (includes Owner Occupied Properties)	
All Retail	6.6%
Anchored	3.5%
Unanchored	12.1%
Free Standing	9.3%

Asking Lease Rates (NNN)	Anchored	Unanchored
Low	\$0.90	\$0.50
High	\$2.00	\$1.20
Average	\$1.40	\$0.90
Vacancy	7.3%	11.9%
Multi-Tenant Vacancy		9.2%
2010 Ending Inventory		6,108,000
Built Year To date		67,000
Q4 2011 Ending Inventory		6,175,000
Absorption		115,000
Land Value per SF		\$8-12
CAP Rates		7-9%
Under Construction		68,000





Retail Buildings • LEASED Q4





Asking Retail Lease Rates By Quarter

Jimmy John's Leased 1,820 SF in the former Osaka Restaurant space

Dinosaur Crossing - 3,060 SF Leased

Review

The retail market has made significant improvement over the last year. The overall market vacancy dropped 1.2% year over year to 6.6%. This is a much lower vacancy rate than either industrial or office. The full market vacancy survey includes big box retailers such as Wal-Mart, Home Depot, Lowes, Costco, the Red Cliffs Mall and the grocery stores. The vacancy rate for anchored properties is extremely low at 3.5% as virtually all big boxes are leased and the amount of inline space is small relative to the cumulative square feet of the big box retailers.

Although the vacancy rate for unanchored retail is much higher, it has also seen improvement over the past 12 months. While free standing retail vacancies have improved, it is important to note that the Desert Palms building (that was vacant in 2010) was removed from the survey as much of it was torn down and is undergoing reconstruction.

Lease rates remain aggressive for outlying unanchored retail properties that are still experiencing high vacancies. Those tenants with very specific location and size requirements are seeing a much tighter market and landlords with the best properties are less flexible than they were twelve months ago. For the best locations, lease rates are rising.

Red Rock Commons has been the largest and most visible retail project for 2011. Dicks Sporting Goods, PetSmart, and Ulta are opening. Old Navy isn't far behind. Chickfil-A and Chase Bank are taking pads. This year has also been the year for rebuilding sites. McDonalds opened on Telegraph and rebuilt their Bluff Street and St. George Blvd locations. Taco Bell, Maverik, Kneeders, and the Boulevard Sinclair have torn down buildings and rebuilt. Pizza Hut, Paradise bakery, Russo's Pizza, Camille's Sidewalk Café, and many other retailers have also opened locations in 2011.

Outlook

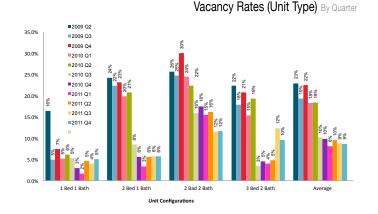
Anchored retail locations will continue to see declining vacancy rates and upward pressure on lease rates. Unanchored retail locations are still expected to improve, though prices will remain aggressive through 2012 and lag anchored locations. Acquisition prices will vary widely based on location and tenant mix. There is a shortage of strong locations with great tenants for investors to acquire and sellers will see good liquidity.

Market Trend

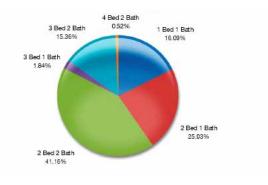


Multi-Family 2011 4th Quarter | Washington County





Market Share by Unit (SF)



Configuration	Rent	Rent/SF	Vacancy
1 Bed 1 Bath	\$ 569	\$ 0.89	5.0%
2 Bed 1 Bath	\$ 635	\$ 0.65	5.7%
2 Bad 2 Bath	\$ 700	\$ 0.69	11.6%
3 Bed 2 Bath	\$ 864	\$ 0.67	9.5%
Average	\$ 671	\$ 0.70	8.6%

Review

Year-over-year, the multi-family vacancy rate is lower by more than 1%. Average rents are \$20 per month higher than a year ago, and we should see continued upward pressure on lease rates. There have been no transactions for more than 10 units this year. There have been some bargain prices for some properties between 2-4 units, although many have significant deferred maintenance, problem locations or obsolescense. Few sellers are highly motivated and improving market conditions will cause prices to rise and CAP rates to remain low.

Outlook

We have seen some interest in multi-family land in 2011 and we expect that interest to increase in 2012. There is a senior subsidized housing project that should break ground in 2012 and it won't be a surprise if there is additional construction announced next year. Although the economics of new construction are still tight, our land markets have historically provided few windows where multi-family developers could afford to buy land at attractive prices. This is one of those times, but the window will close as the residential market gains steam and land prices per door begin to increase.

Multi-family's primary competition are condos and single family homes in the rental pool. As home ownership reduces the rental pool and as our residential market matures, the multi-family market should mature as well. Older properties without amenities will struggle with vacancy and lease rates relative to newer properties with amenities. Relative to the past, we should see a development trend toward larger properties with the economies to support amenities.

Agent Spotlight: Phil Sargent



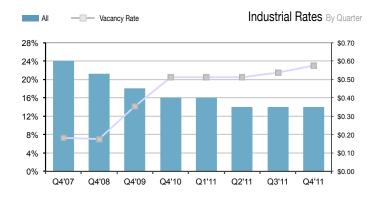
Phil Sargent is the newest member of the NAI team and has extensive experience in both residential, commercial and land development transactions. Phil has worked for over 25 years in the real estate industry and has helped in the development of innovative products and methods that help both the buyer and the seller. Using the latest technology and marketing concepts, as well as understanding the current market conditions, Phil can help both buyers and sellers achieve their real estate goals with the least amount of hassle or inconvenience.

As a successful business owner and real estate investor, Phil knows the importance of excellent customer service. His passion and knowledge of real estate is firmly grounded in business experience and technology. His experience provides you with the professional and ethical know-how to achieve your real estate goals.

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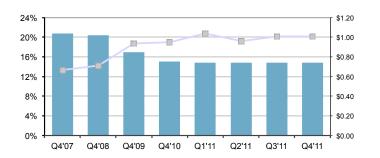
Cedar City 2011 4th Quarter | Iron County





All — Vacancy Rate

Office Rates By Quarter



All — Vacancy Rate

Retail Rates By Quarter



Asking Lease Rates (NNN)	Industrial	Office	Retail
Low	\$0.22	\$0.45	\$0.65
High	\$0.50	\$1.00	\$1.15
Average	\$0.35	\$0.74	\$0.96
Vacancy	23.0%	20.2%	16.8%

Cedar City • SOLD



Former KB Express purchased for a future Jimmy Johns restaurant



e 9,400 SF Flying J C-Store

Iron County

Conditions improved slightly in retail while industrial and office saw some activity, but the leasing market remains sluggish. Overall, absorption is low, construction is nearly stalled, and there are few new tenants entering the market. Look for this spring to signal whether the Cedar City market will improve in 2012.

Industrial

Over the past year, the multi-tenant industrial vacancy rate continued to increase as Highway 56 office warehouse properties lost more tenants. After climbing to nearly 20% in the first quarter of 2010, the high vacancy rate has persisted for nearly two years. This quarter that rate ticked slightly higher to 23%. There has been some absorption of facilities in the 10,000 – 20,000 SF range, but larger facilities and spaces less than 10,000 SF continue to struggle. Lease rates remain under pressure and tenants continue to get great deals on space. Industrial land sales have been rare over the last three years with only one transaction in 2011. With the improvements in Washington County's industrial market over the past 18 months, these conditions can't hold indefinitely.

Office

Similar to the industrial market, the office market remains soft. Some office buildings built two or three years ago are still vacant with little interest. In spite of the general lack of demand, the office market in Cedar City isn't deep and finding a particular space configuration can be a challenge. Tenants coming up on lease renewals or who are entering the market should be able to negotiate very favorable terms while vacancy rates remain high. Asking lease rates fall within a wide range and pricing to generate new interest is a challenge.

Retail

Vacancy rates continue to fall from 18.5% this time last year to 16.4% as of this writing. As with Washington County, retail has the lowest vacancy rates and is the strongest sector. The unanchored properties in the Fiddlers Canyon area on Main Street remain mostly full, and the best properties in Providence Center are full. Vacancies in a large property in Providence Center and the downtown Dollar Tree location result in a higher average vacancy rate than what many landlords currently see. Mountain America Federal Credit Union has a sign announcing a new branch in Providence Center and Jimmy John's is under construction on 200 North. Although retail is improving, there are still some soft leases and tenant turnover that will persist in 2012.

2011 Closed Transactions from **Wall** Utah Southern Region

	Agent	Property Description	Size		Trans
	Brandon	Office/Warehouse in Gateway Ind. Park	2,500		Lease
	Brandon	Office/Warehouse in Gateway Ind. Park	2,500	SF	Lease
	Brandon	River Park	3,656	SF	Lease
	Brandon	River Park	2,347	SF	Lease
	Brandon, Jason & Meeja	Industrial with Retail Visibility	5,000	SF	Lease
	Brandon, Jason & Meeja	Classic Contractors Park	2,500	SF	Lease
	Brandon, Jason & Meeja	River Park	4,675		Lease
	Brandon, Jason & Meeja	River Park	4,675	SF	Lease
	Brandon, Roger	Office/Wrhs in Gateway Ind. Park	3,000	SF	Lease
	Brandon, Roger	Office/Wrhs in Gateway Ind. Park	3,000	SF	Lease
	Brandon, Ryan	2,230 SF in St. George Industrial Park	2,230	SF	Lease
	Curren	Riverside Plaza	3,340	SF	Lease
	Jason & Meeja	Industrial Building	10,440	SF	Lease
	Jason & Meeja	Fairgrounds Industrial Park, Lot 38	1,755	SF	Lease
	Jason & Meeja	Warehouse Space	10,500	SF	Lease
	Jason & Meeja	Riverside Drive Retail/Warehouse	2,750	SF	Lease
	Jason & Meeja	Ence Office, Warehouse & Yard	3,984	SF	Lease
	Jason & Meeja	R&R Industrial Center, PH 2	2,000	SF	Lease
	Jason & Meeja	HED Building	4,000	SF	Lease
	Jason & Meeja	Industrial Building North of Sunset	4,200	SF	Lease
	Jason & Meeja	Fairgrounds Industrial Park, Lot 38	1,755	SF	Lease
	Jason & Meeja	320 East Project	3,864	SF	Lease
	Jason & Meeja	Hoskins Construction	3,440		Lease
	Jason & Meeja	R&R Industrial Center, PH 2	3,000	SF	Lease
	Jason & Meeja	320 East Project	2,610		Lease
	Jason & Meeja	R&R Industrial Center, PH 2	3,000	SF	Lease
	Jason & Meeja Jason & Meeja Brandon	Fairgrounds Industrial Park, Lot 38	1,755 10,500	SF SF	Lease Lease
	Jason & Meeja, Brandon Jason & Meeja, Brandon	Warehouse Space	2,280		Lease
		HED Building		SF	
١×	Jason & Meeja, Brandon	HED Building	4,000		Lease
	Jason & Meeja, Brandon	HED Building	1,800		Lease
H	Jason & Meeja, Brandon	HED Building	4,607	SF	Lease
	Jason & Meeja, Brandon	River Park	1,777	SF	Lease
NDUST	Jason & Meeja, Brandon	River Park	3,600	SF	Lease
믓	Jason & Meeja, Brandon	River Park	5,472		Lease
	Jason & Meeja, Brandon	River Park	3,600	SF	Lease
	Jason & Meeja, Brandon	River Park	1,839		Lease
	Jason & Meeja, Brandon, Chappell	River Park	5,449	SF	Lease
	Jason & Meeja, Brandon, Wes	River Park	1,840	SF	Lease
	Jason & Meeja, Brandon, Wes	River Park	2,473	SF	Lease
	Jason & Meeja, Curren	R&R Industrial Center, PH 2	2,000	SF	Lease
	Jason & Meeja, Roger	R&R Industrial Center, PH 2	2,500	SF	Lease
	Jason & Meeja, The Chappell Team	Fairgrounds Industrial Park, Lot 38	1,787	SF	Lease
	Jason & Meeja, The Chappell Team	Fairgrounds Industrial Park, Lot 38	1,787	SF	Lease
	Roger	Westridge Warehouse	2,400	SF	Lease
	Ryan	Millcreek Building	59,000	SF	Lease
	The Walter Group, Brandon	Southland Retail Building	1,720		Lease
	The Walter Group, Curren	Southland Retail Building	1,720	SF	Lease
	Wes	Office/Warehouse	1,600		Lease
	Wes	Office/Warehouse/Yard	2,000	SF	Lease
	Wes			SF	
	Wes	Office/Retail Warehouse	2,900		Lease
		Sunland Commercial Center	1,600	SF	Lease
	Wes, Jason & Meeja	Office/Warehouse	1,600		Lease
	Curren	Ft. Pierce Net Leased Investment	10,529	SF	Sale
	Curren	Snow Storage Facility	64,211	SF	Sale
	Jason & Meeja	Gibson Carpet Gallery	5,520	SF	Sale
	Ryan	Investment Building	32,699	SF	Sale
	The Walter Group	Manufacturing Warehouse	1,800	SF	Sale
	The Walter Group	Storage Units	58,735	SF	Sale
	Wes	Ofc/Wrhs/Dock & Lots of Extras	8,500	SF	Sale
	Wes	Office/Warehouse/Yard	13,636		Sale
	Wes, Brandon	Office/Warehouse & Yard	3,000	SF	Sale
	Wes, Curren	Investment Opportunity	1,600	SF	Sale
	Wes, Curren	Corporate Leased Investment	4,400	SF	Sale
		TOTAL	434,957	SF	
	The Chappell Team	Profitable Local Business w/ Inventory			Sale
ŝ	The Walter Group	Sinclair C-Store	2,825	SF	Sale
щ	The Walter Group	Flying J C-Store	9,400	SF	Sale
> Z	The Walter Group	Bloomington Market	6,098	SF	Sale
	Wes	Rare Water Rights Opportunity			Sale
			18,323	SF	
	Curren	Hurricane Acreage	1	AC	Sale
	Curren	Ranch Property w/ Mammoth Creek Frontage	5	AC	Sale
	Jason & Meeja, Wes	Bank Owned Washington Fields Parcels		AC	Sale
	Ryan	Prime Pad at Busy Intersection	1	AC	Sale
	The Walter Group	Vacant Land	3	AC	Sale
	The Walter Group	Paunsaugunt Cliffs, Phase III	1	AC	Sale
2	The Walter Group	Old Phillips 66 aka KB Express Land	0	AC	Sale
LAN	The Walter Group	Scenic Point - 34 Lot Improved Subdivision		AC	Sale
	Wes	1.2 Acres of Industrial Land		AC	Sale
	Wes	Desert Garden Estates Building Lot	1	AC	Sale
	Wes	26 Townhome Pads (Tuscan Hills Dev.)		AC	Sale
	Wes	Lots & Acreage / R-3 Zoning		AC	Sale
	Wes	Industrial Lot		AC	Sale
	Wes, The Walter Group	Potential Commercial Corner	3	AC	Sale
		TOTAL	108	AC	
	Brandon	Medical Office	11,263	SF	Lease
	Brandon, Roger	Southtown Professional Plaza	1,847	SF	Lease
	Curren	Troon Park	2,500		Lease
	Curren, Wes	Office Suites at Southgate Professional Center	1,420		Lease
	Jason & Meeja	Red Cliffs Professional Park	1,000		Lease
	Jason & Meeja	Red Cliffs Professional Park	1,000		Lease
	Jason & Meeja	Red Cliffs Professional Park	650	SF	Lease
	Jason & Meeja	Red Cliffs Professional Park	2,000		Lease
	Jason & Meeja	Red Cliffs Professional Park	639	SF	Lease
ш ш		Ventana Office Park	1,155		Lease
ö	Jason & Meeja Jason & Meeja				
		Red Cliffs Professional Park	1,000		Lease
			1,600	SF	Lease
	Jason & Meeja	Sunland Commercial Center			
	Jason & Meeja Jason & Meeja	Second North Plaza	1,632	SF	Lease
	Jason & Meeja Jason & Meeja Jason & Meeja	Second North Plaza Red Cliffs Professional Park	1,632 2,000	SF	Lease
	Jason & Meeja Jason & Meeja Jason & Meeja Jason & Meeja	Second North Plaza Red Cliffs Professional Park Red Cliffs Professional Park	1,632 2,000 826	SF SF	Lease Lease
	Jason & Meeja Jason & Meeja Jason & Meeja	Second North Plaza Red Cliffs Professional Park	1,632 2,000	SF SF	Lease

Jacon & Meeja Jacon & Meeja Jacon & Meeja Jacon & Meeja Jacon & Meeja Meeja Jacon & Meeja Meeja Meeja Jacon & Meeja Meeja Meeja Jacon & Meeja Meeja Meeja Meeja Jacon & Meeja Meeja Meeja Meeja Jacon & Meeja Meeja Meeja Jacon & Meeja		Property Description	Size		Trans
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isaon A Meeja Mall Drive Office Building 1.401 SF Lease isaon A Meeja Red Clifts Professional Park 1.403 SF Lease isaon A Meeja Red Clifts Professional Park 1.423 SF Lease isaon A Meeja East Tabernack Commercial Center 5.323 SF Lease isaon A Meeja East Tabernack Commercial Center 5.343 SF Lease isaon A Meeja East Tabernack Commercial Center 5.343 SF Lease isaon A Meeja Red Clifts Professional Park 5.74 SF Lease isaon A Meeja Red Clifts Professional Park 5.74 SF Lease isaon A Meeja, Mandon Mission Piace Piace 1.802 SF Lease isaon A Meeja, Meeja Mission Piace Piace 1.802 SF Lease isaon A Meeja, Meeja Mission Piace Piace 1.802 SF Lease isaon A Meeja, Meeja Mission Piace Piace 1.803 SF Lease isaon A Meeja, Meeja Mission Piace Piace 1.8					
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Ves, Curren Bluff Street Office Building 7,692 SF Sale	Ves Ves Ves, The Walter Group 'he Walter Group	Anchored Retail Space Restaurant with Arby's Tenant	2,430	SF	
TOTAL 151,722 SF	Ves Ves Ves, The Walter Group he Walter Group Ves	Anchored Retail Space Restaurant with Arby's Tenant Retail Investment / Debt-Free Opportunity Income Property	2,430 9,000 9,153	SF SF SF	Sale Sale
Over 200 Transactions!	Ves Ves Ves, The Walter Group he Walter Group Ves	Anchored Retail Space Restaurant with Arby's Tenant Retail Investment / Debt-Free Opportunity Income Property Bluff Street Office Building	2,430 9,000 9,153 7,692	SF SF SF SF	Sale Sale

E B

740,000 SF Leased or Sold!

A Selection of **2011 Closed Transactions** from **WI Utah** Southern Region



Sinclair C-Store Mesquite, NV 2,825 SF SOLD Q1



Ventana Office Park 2,310 SF

SOLD Q1



Shoppes at Red Cliffs 1,600 SF

LEASED Q1



3D Comm Center Building 10,840 SF

LEASED Q3



Ft Pierce Net Leased Investment 10,529 SF

SOLD Q3



High Visibilty Retail Land Boulder Springs .78 AC SOLD Q3



Bloomington Market C-Store 6,098 SF

Office Building on Golf Course

Promenade at Red Cliffs

SOLD Q3

Mesquite, NV 7,692 SF

SOLD Q2

2,015 SF

LEASED Q3

Retail Investment

Warehouse Space

Bank Owned Parcel

Washington Fields

26.13 AC

SOLD Q3

10,500 SF

LEASED Q1

9,000 SF

SOLD Q3



Troon Park Office 3,725 SF

LEASED Q2



Professional Office 5,900 SF

SOLD Q1



Bluff Street Office Building 7,692 SF

SOLD Q2

URBY ART



Office Condo Troon Park 2,000 SF SOLD Q3



Office / Warehouse / Yard 13,636 SF

SOLD Q1



Scenic Point 34 Lot Improved Subdivision 41.92 AC SOLD Q2



4,296 SF

LEASED Q3



Downtown Office Building 9,000 SF

SOLD Q1



Anchored Retail 5,050 SF

LEASED Q3



Office/ Warehouse Stand Alone Building with Yard 3,000 SF SOLD Q3



HED Building 8,607 SF

LEASED Q3



Ranch Property Small Ranch on Highway 89

SOLD Q3

A Selection of **Distressed Properties** from **Will Southern Region**



Ephraim Office Building Jason Griffith & Meeja McAllister 5,042 SF \$ 449,000



Greens Lake Road Acreage The Walter Group 5.13 AC \$ 647,000



Washington Dam Road Acreage Jason Griffith & Meeja McAllister 103.17 AC \$ 154,755



Rare Bluff St Acreage Wes Davis 2.35 AC \$ 249,500



Acreage with Highway 9 Frontage The Walter Group 4.72 AC and 5.50 AC \$ 650,000 and \$ 900,000



1.5 Acres in Mesquite The Walter Group 1.5 AC \$ 110,000



Farm/Ranch Near Bryce Canyon Wes Davis/Mat Chappell 35 AC \$ 99,000

Avanyu Residential Development

Buffalo's Southwest Cafe Building



Toquerville Acreage Wes Davis 60 AC \$ 315,500

Curren Christensen

240 AC

\$ 1,690,000

SR-9 Frontage

The Walter Group

Prime Bluff St Retail

Wes Davis

5.288 SF

\$359,900

5,990 SF

\$1,190,000

Wes Davis

\$ 3,499,000

25 AC



Ephraim Acreage

9 66 AC

\$ 349,000

Jason Griffith & Meeja McAllister 3,584 SF \$ 250,000

Jason Griffith & Meeja McAllister



REO - Forclosure Sale Wes Davis 3 AC \$ 530,000



Industrial Warehouse The Walter Group 16,105 SF \$ 239,000



Riverside Drive Buildings The Walter Group 28,364 SF \$ 2,270,000



Professional Office Wes Davis 2,936 SF \$ 230,000



Auto Sales Lot / Building The Walter Group 1,832 SF \$ 375,000



Gateway Industrial Lot Wes Davis 1.02 AC \$ 110,000



Blackhill Business Park Wes Davis 52,400 SF \$ 1,990,000



5.2 Acres Highway Commercial Wes Davis 5.2 AC \$ 395,000



Multi-Family Units in Mesquite The Walter Group 19,968 SF \$ 900,000



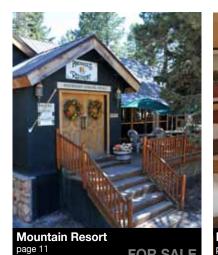
Twin Lakes Acreage Wes Davis 14.35 AC \$ 1,655,000

Search **136** NAI listings For Sale and **100** NAI listings For Lease at www.naiutahsouth.com



4th Quarter 2011 Commercial Inventory Review

A Quarterly Sampling of NAI Commercial Real Estate Listings in Southern Utah





Best Western & C-Store FOR SALE



Downtown Office Building page *+ FOR SAL





FOR

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FOR SAL

Staheli Laundry Building page 10





Utah Southern F

Listings Inside...

- INDUSTRIAL 1,
- LAND 1-
- 1-OFFICE
- 1/ RETAIL







For LEASE: Industrial

5587 Port 15 Building Office/Retail Warehouse	5601 Dixie Sunset Plaza Warehouse Office/Retail Warehouse
5352 W 900 N SF: 9,800 Bidg 4 Min SF: 2,450 Cedar City, UT 84720 S/SF: \$0.30 YearBuilt: 2008 Type: MG Brandon Brandon	1812 W Sunset Blvd SF: 1,375 Unit 31 Min SF: 1,375 St. George, UT 84770 S/SF: \$0.62 YearBuilt: 2000 Jason & Meeja
5579 ARCO Warehouse Warehouse/Distribution	5782 Crocker Ventures Park Warehouse/Distribution
1425 W Red Ledge RdSF: 12,850Unit 101 & 102Min SF: 6,250Washington, UT 84780S/SF: \$0.39YearBuilt: 1997Type: MGCurrenCurren	SF: 5,000 492 N Old Hwy 91 Min SF: 5,000 Hurricane, UT 84737 S/SF: \$0,30 YearBuilt: 2000 Type: MG Jason & Meeja
5754 Retail w/ Wrhs on State St Office/Retail Warehouse	5805 Sunset Cabinet Shop Warehouse/Distribution
296 S State St SF: 15,000 Various Min SF: 2,250 La Verkin, UT 84745 S/SF: YearBuilt: 2006 Type: MG Curren	1155 W 1130 N SF: 4,020 Bldg. 2 Min SF: 4,020 St. George, UT 84770 S/SF: \$0,40 YearBuilt: 1993 Type: MG Jason & Meeja
5929 Ft. Pierce Warehouse Warehouse/Distribution	5374 River Park Office/Retail Warehouse
4256 S 950 E SF: 6,000 Bidg A Min SF: 6,000 St. George, UT 84790 S/SF: \$0.30 YearBuilt: 2006 Type: MG Curren Curren	4012 S River Rd SF: 5,470 Bidg 6, Units C-D Min SF: 1,800 St. George, UT 84790 S/SF: \$0.35 YearBuilt: 2006 Type: MG Jason & Meeja, Brandon
5798 HED Building Office/Retail Warehouse	5734 Westridge Warehouse Warehouse/Distribution
1478 S 270 E SF: 4,000 Unit 4B Min SF: 4,000 St. George, UT 84790 S/SF: \$0.35 YearBuilt: 1994 Type: MG Jason & Meeja Type: MG	1054 N Westridge Dr SF: 2,600 2,600 SF Min SF: 2,600 St. George, UT 84770 S/SF: \$0.50 YearBuilt: 2005 Type: MG Roger Type: MG
2345 Norandex Reynolds Building Warehouse/Distribution	5966 Staheli Laundry Building Warehouse/Distribution
SF: 20,000 890 E Factory Dr St. George, UT 84790 YearBuilt: 2006 Jason & Meoja	4332 S Enterprise Dr St. George, UT 84790 YearBuilt: 2008 Ryan
2911 Industrial Warehouse Space Warehouse/Distribution	5240 Large Building in Kanab Warehouse/Distribution
1076 E Commerce Dr SF: 24,000 Unit 200&300 Min SF: 12,000 St. George, UT 84790 S/SF: \$0.30 YearBuilt: 2001 Type: MG Jason & Meeja Type: MG	6746 Hwy 89 Min SF: 40,003 6746 Hwy 89 Min SF: 40,003 Kanab, UT 84741 S/SF: 50.20 YearBuilt: 1995 Type: NNN The Walter Group The Walter Group
3538 Fairgrounds Industrial Park Office/Retail Warehouse	5618 Large Industrial Bldgs Office/Retail Warehouse
526 S Commerce St SF: 1,787 Unit 107 Min SF: 1,755 Unit 107 S/SF: \$0.31 YearBuilt: Type: MG Jason & Meeja	600 N Airport Rd 600 N Airport Rd Cedar City, UT 84720 YearBuilt: 1995 The Walter Group
4530 Office/Warehouse in Ft Pierce Office/Retail Warehouse	5666 Highway 56 Commercial Warehouse/Distribution
1030 E Commerce Dr Unit 400 SF: 5,000 Min SF: 5,000 St. George, UT 84790 S/SF: \$0.40 YearBuilt: 2006 Type: MG Jason & Meeja Type: MG	396 N 2150 W SF: 24,799 Gedar City, UT 84720 YearBuilt: 2005 YearBuilt: 2005 The Walter Group
5038 Riverside Retail/Warehouse Office/Retail Warehouse	4570 Office/Warehouse/Yard Office/Retail Warehouse
393 E Riverside Dr SF: 2,750 Bidg 5 Min SF: 2,750 St. George, UT 84790 S/SF: \$0.40 YearBuilt: 2005 Type: NNN Jason & Meeja	146 N Old Hwy 91 SF: 6,000 Unit 1 or 6 Min SF: 3,000 Hurricane, UT 84737 S/SF: \$0.30 YearBuilt: 2007 Type: NNN Wes Version







For LEASE: Industrial

5027 Office/Warehouse	/Yard Office/	Retail Warehouse	5766 Highly Visible Offi	ce	Downtown
	1408 & 1410 Rio Virgin Unit 1410 Washington, UT 84780 YearBuilt: 2000 Wes	SF: 2,700 Min SF: 2,700 S/SF: \$0.34 Type: NNN		910 S Bluff St Various St. George, UT 84770 YearBuilt: 1984 Curren	SF: 2,300 Min SF: 600 \$/SF: \$0.75 Type: MG
5298 Office/Warehouse	e Office/	Retail Warehouse	3562 Chelsea Commerc	cial Condos	Downtown
- Annun	1460 E Washington Unit 6 Washington, UT 84780 YearBuilt: 2004 Wes	SF: 1,500 Min SF: 1,000 S/SF: \$0.32 Type: NNN		163 W 1600 S Suite 3 St. George, UT 84770 YearBuilt: 2002 Jason & Meeja	SF: 2,566 Min SF: 1,283 S/SF: \$0.80 Type: MG
5333 Sunland Commer	cial Center Office/	Retail Warehouse	5420 Sandale Terrace		Downtown
	376 E Sunland Dr Suite 9 St. George, UT 84790 YearBuilt: 1996 Wes	SF: 1,600 Min SF: 1,600 S/SF: \$0.41 Type: MG	Longurgy Mandatas	382 S Bluff St Suite 175 St. George, UT 84770 YearBuilt: 1995 Jason & Meeja	SF: 1,400 Min SF: 1,400 S/SF: \$0.70 Type: MG
5524 CBD Retail/Warel	nouse Space Office	Retail Warehouse	2343 Sun Valley Profes	sional Park	Suburbar
	67 E St. George Blvd St. George, UT 84770 YearBuilt: 1928 Wes	SF: 10,375 Min SF: 10,375 S/SF: \$0.17 Type: NNN		48 S 2500 W Suite 240 Hurricane, UT 84737 YearBuilt: 2007 Jason & Meeja	SF: 1,700 Min SF: 1,497 S/SF: \$1.10 Type: NNN
5555 Office/Warehouse	z/Dock Ware	house/Distribution	2554 Rio Plaza		Suburbar
State	396 N Industrial Rd St. George, UT 84770 YearBuilt: Wes	SF: 8,500 Min SF: 8,500 S/SF: \$0.40 Type: NNN		558 E Riverside Dr Suite 209 St. George, UT 84790 YearBuilt: 2007 Jason & Meeja	SF: 1,356 Min SF: 1,190 S/SF: \$1.05 Type: NNN
5659 Office/Warehouse	e Office/	Retail Warehouse	2815 Tabernacle Comm	nercial Center	Downtown
salitation the	1324 S Sandhill Dr Unit 4 Washington, UT 84780 YearBuilt: 2008 Wes	SF: 3,871 Min SF: 3,871 S/SF: \$0.32 Type: NNN		1067 E Tabernacle St Suite 12 St. George, UT 84770 YearBuilt: 1998 Jason & Meeja	SF: 4,623 Min SF: 552 S/SF: \$0.65 Type: MG
5745 Sunchase Busine	ss Park Ware	house/Distribution	4345 Sunland Professio	nal Park	Downtown
and Deretter	3848 S River Rd Bidg A-5 St. George, UT 84790 YearBuilt: 2006 Jason & Meeja, Wes	SF: 20,000 Min SF: 20,000 S/SF: \$0.30 Type: MG	time the state	491 E Riverside Dr Suite 5B St. George, UT 84790 YearBuilt: 2005 Jason & Meeja	SF: 2,180 Min SF: 1,013 S/SF: \$0.70 Type: MG
			4747 Red Cliffs Profess	ional Park	Suburbar
For LEASE: La	and Lease	Retail/Office SF:		321 N Mall Dr Suite VW-105 St. George, UT 84790 YearBuilt: 1996 Jason & Meeja	SF: 2,000 Min SF: 574 S/SF: \$0.65 Type: MG
HTN	1850 E Redhills Pkwy St. George, UT 84770	Min SF: S/SF: \$1,700.00	5559 New Medical Offic		Medical Office
For LEASE: Of	YearBuilt: Wes	Type: MG		1990 E Riverside Dr St. George, UT 84790 YearBuilt: Jason & Meeja	SF: 8,169 Min SF: 1,144 S/SF: \$1.28 Typo: NNN
4044 Office Suites at S	outhgate	Suburban	5778 Mall Drive Office B	Building	Suburbar
	283 W Hilton Dr Suites 101 & 102 St. George, UT 84790 YearBuilt: 1995 Curren	SF: 2,448 Min SF: 1,028 S/SF: \$0.69 Type: MG		94 S Mail Dr Suite 102 St. George, UT 84790 YearBuilt: 2007 Jason & Meeja	SF: 1,943 Min SF: 1,943 S/SF: \$0.65 Type: MG
5565 Sunland Commer	and the second statement of the second statement of	Downtown			
	376 E Sunland Dr Suite 2B St. George, UT 84790 YearBuilt: Curren	SF: 800 Min SF: 800 S/SF: \$0.50 Type: MG			
			All Rights Reserved - 2011	Q4 Market Report NAI Ut	ah Southern Region





For LEASE: Office

5787 Second North Pla	nza Centra	al Business District	5950 City Center Office	Bidg Centra	al Business District
	192 E 200 N Suite 202 St. George, UT 84770 YearBuilt: 1998 Jason & Meeja	SF: 2,016 Min SF: 2,016 S/SF: \$0.90 Type: MG		168 N 100 E St. George, UT 84770 YearBuilt: 1960 The Walter Group	SF: 8,730 Min SF: 100 \$/SF: \$0.50 Type: MG
5906 Tonaquint Office	Campus	Suburban	5877 Boulevard Center	- Building A Centra	al Business Distric
	912 W 1600 S Suite 101 St. George, UT 84770 YearBuilt: 2005 Jason & Meeja	SF: 995 Min SF: 995 S/SF: \$0.95 Type: NNN		162 N 400 E Stes 201-204 St. George, UT 84770 YearBuilt: 2002 Jason & Meeja, The	
5933 Ventana Office P	11/24	Suburban	3469 Chase Plaza		Downtown
	230 N 1680 E Suite E2 St. George, UT 84790 YearBuilt: 2004 Jason & Meeja	SF: 1,155 Min SF: 1,155 S/SF: \$0.65 Type: MG	Course and	50 E 100 S Suite 302 St. George, UT 84770 YearBuilt: 1981 Wes	SF: 1,664 Min SF: 1,627 \$/SF: \$0.90 Type: G
4238 Small Office Suite	e for Lease	Downtown	4244 Troon Park Profes	ssional	Downtown
A DECEMBER OF DECE	170 N 400 E Suite C, D & E St. George, UT 84770 YearBuilt: 1992 The Walter Group	SF: 950 Min SF: 200 S/SF: \$0,70 Type: MG		1240 E 100 S Bldg 22-219 St. George, UT 84770 YearBuilt: 1997 Wes	SF: 1,871 Min SF: 1,871 \$/SF: \$0.60 Type: MG
5126 Goldenwest Cred	lit Union	Suburban	5350 CBD Office Space	e Centra	al Business Distric
and the second	1805 W Sunset Blvd St. George, UT 84770 YearBuilt: 2008 The Walter Group &		AND NOT AMOUNT	67 E St. George Blvd Suite 200 St. George, UT 84770 YearBuilt: 1928 Wes	SF: 3,600 Min SF: 3,600 \$/SF: \$0.50 Type: NNN
5334 Boulevard Office		al Business District	5650 Office with Upgra	ded Finish	Suburbar
	134 N 200 E Suite 302 St. George, UT 84770 YearBuilt: 1996 The Walter Group	SF: 4,306 Min SF: 4,306 S/SF: \$1,15 Type: NNN		780 N 2860 E Suite 202 St. George, UT 84790 YearBuilt: 2006 Wes	SF: 1,500 Min SF: 1,500 \$/SF: \$0.65 Type: NNN
5702 Troon Park Profe	ssional Office	Downtown	5667 Professional Offic	:05	Downtown
Mun	1240 E 100 S Bidg 6 St. George, UT 84770 YearBuilt: 1997 The Walter Group	SF: 1,000 Min SF: 1,000 S/SF: \$0.65 Type: MG		91 W 1470 S St. George, UT 84770 YearBuilt: Wes	SF: 900 Min SF: 900 \$/SF: \$0.70 Type: MG
5716 Office Space off	Sunset	Suburban	5712 River Road Fronts	age	Suburbar
	1192 W Sunset Blvd Various Suites St. George, UT 84770 YearBuilt: 1995 The Walter Group	SF: 4,500 Min SF: 700 S/SF: \$0,49 Type: MG	Sech	1224 S River Rd Stes 104-106 St. George, UT 84790 YearBuilt: 2005 Wes	SF: 4,383 Min SF: 1,387 S/SF: \$0.75 Type: MG
5849 Tabernacle Office	Building Centra	al Business District	5954 Furnished Profess	sional Office	Downtown
	435 E Tabernacle St St. George, UT 84770 YearBuilt: 1980 The Walter Group	SF: 10,697 Min SF: 160 S/SF: \$0.60 Type: MG		393 E Riverside Dr Suite 101 St. George, UT 84790 YearBuilt: 2006 Wes	SF: 1,850 Min SF: 1,850 \$/SF: \$0.90 Type: MG
5873 Tonaquint Office	Space	Suburban	5762 Medical Office Pla	aza	Medical Office
the section of the se	1165 W Silicon Cir Suite 3 St. George, UT 84770 YearBuilt: 2005 The Walter Group	SF: 5,250 Min SF: 5,250 S/SF: \$0.65 Type: NNN		736 S 900 E Various St. George, UT 84790 YearBuilt: 1998 Wes	SF: 9,700 Min SF: 2,000 \$/SF: Type: NNN







For LEASE: Retail

5952 WalMart Anchore	d Retail	Community Center	5529 Boulevard Home I	Charles and a second	Community Center
	2696 S Pioneer Rd St. George, UT 84790 YearBuilt: 2007 Brandon, Jason & Me			390 N Mall Dr Stes 1,2&3 St. George, UT 84790 YearBuilt: 1999 Jason & Meeja	SF: 5,801 Min SF: 1,614 S/SF: \$0,85 Type: MG
5753 Blvd Dealership P	roperty	Vehicle Related	5687 Sunset Retail Build	ding 4	Anchorless Center
	568 E St. George Blvd St. George, UT 84770 YearBuilt: Curren	SF: 1,200 Min SF: 1,200 S/SF: \$2.92 Type: MG	THE REAL PROPERTY OF	1234 W Sunset Blvd Suite 10 St. George, UT 84770 YearBuilt: 2008 Jason & Meeja	SF: 2,600 Min SF: 2,600 S/SF: \$0.65 Type: MG
5765 West Wind Plaza	Retail/Office	Suburban	5874 Retail/Office Just	Off Sunset	Anchorless Center
	525 W State St Suite B3 Hurricane, UT 84737 YearBuilt: 1990 Curren	SF: 720 Min SF: 720 S/SF: \$0.70 Type: G	Just Bar	1418 W Sunset Blvd Suite 2 St. George, UT 84770 YearBuilt: 1995 Jason & Meeja	SF: 1,250 Min SF: 1,250 S/SF: \$0.55 Type: MG
5921 I-15 Visible 'Class	A' Retail	Anchorless Center	5151 Coral Canyon Tow	vn Center	Anchorless Center
	2051 E Red Hills Pkwy Suite 7 St. George, UT 84770 YearBuilt: 2006 Curren	SF: 1,580 Min SF: 1,580 S/SF: \$0.75 Type: NNN		2303 N Coral Canyon Various Suites Washington, UT 84780 YearBuilt: 2003 Roger	SF: 4,765 Min SF: 1,136 S/SF: \$0.70 Type: NNN
5922 Providence Office	/Retail	Anchorless Center	5709 Retail Space in La	Verkin	Free Standing
TANK I DANK	1020 S Bentley Blvd Cedar City, UT 84720 YearBuilt: Curren	SF: 3,600 Min SF: 3,600 S/SF: \$0.50 Type: NNN		475 S State St La Verkin, UT 84745 YearBuilt: 1940 Roger	SF: 10,342 Min SF: 3,680 S/SF: \$0.50 Type: NNN
1650 The Shoppes at T	elegraph Sq 👘 🤇	Community Center	4623 Former Rent-A-Ca	ar Location	Vehicle Related
Carlo Brend Valland	568 W Telegraph Suite 2 Washington, UT 84780 YearBuilt: 2006 Jason & Meeja	SF: 2,400 Min SF: 1,200 \$/SF: \$1.05 Type: NNN		176 W St. George Blvd St. George, UT 84770 YearBuilt: 1971 Ryan	SF: 1,100 Min SF: 1,100 \$/SF: \$0,78 Type: NNN
3505 Dixie Sunset Plaz	a i	Anchorless Center	5523 Blvd Commons Re	etail Space	Anchorless Center
	1812 W Sunset Blvd Stes 26 & 27 St. George, UT 84770 YearBuilt: 2000 Jason & Meeja	SF: 4,788 Min SF: 1,090 S/SF: \$0.55 Type: NNN	the Party of the second second second	140 N 400 W Bidg B, Ste 5 St. George, UT 84770 YearBuilt: 2006 Ryan	SF: 2,628 Min SF: 2,628 S/SF: \$0.65 Type: NNN
4355 Rio Plaza		Anchorless Center	2822 Southland Retail E	Building	Anchorless Center
A Magaz	558 E Riverside Dr Suite 107 St. George, UT 84790 YearBuilt: 2007 Jason & Meeja	SF: 1,270 Min SF: 1,190 S/SF: \$1.10 Type: NNN		1495 S Black Ridge Dr Various Suites St. George, UT 84770 YearBuilt: 2007 The Walter Group	SF: 3,440 Min SF: 1,885 S/SF: \$0.75 Type: NNN
4637 Bloomington Cou	rtyard	Anchorless Center	3443 The Shoppes at S	anta Clara	Anchorless Center
	144 W Brigham Rd Suite 11 St. George, UT 84790 YearBuilt: 1998 Jason & Meeja	SF: 1,250 Min SF: 1,250 S/SF: \$0.65 Type: MG	To DE LOUIS DAL	1100 Canyon View Dr Suite E Santa Clara, UT 84765 YearBuilt: 2006 The Walter Group	SF: 2,058 Min SF: 2,058 S/SF: \$0.95 Type: NNN
4808 S&R Commercial	Center	Anchorless Center	3885 Dinosaur Crossing	1 //	Anchorless Center
Alter Composition Table Alter	1062 E Tabernacle St St. George, UT 84770 YearBuilt: 1984 Jason & Meeja	SF: 7,000 Min SF: 7,000 S/SF: \$0.65 Type: NNN		446 S Mall Dr Various Suites St. George, UT 84790 YearBuilt: 2008 The Walter Group	SF: 2,090 Min SF: 1,280 S/SF: \$0.79 Type: NNN





For LEASE: Retail

210 N 1000 E Old Theatre St. George, UT 84770 YearBuilt:	SF: 13,000 Min SF: 13,000			SF:	13,376
The Walter Group	S/SF: Type:	tasa a	4332 S Enterprise Dr St. George, UT 84790 YearBuilt: 2008 Ryan	Zoning:	3.00 \$1,200,000
	Restaurant SF: 5,990 Min SF: 5,990 S/SF: \$1.50 Type: NNN	4758 16,105 SF Wareho	405 W 100 N Hurricane, UT 84737 YearBuilt: 1965 The Walter Group	SF: AC: Price:	16,105 0.82 \$195,000
Location	Downtown	5530 28,800 SF Industr	ial Building	Man	ufacturing
511 E St. George Blvd Various Suites St. George, UT 84770 YearBuilt: 1980 The Walter Group	SF: 1,340 Min SF: 450 S/SF: \$0.64 Type: MG		Chad Rd Veyo, UT 84782 YearBuilt: The Walter Group	AC:	28,800 5.00 \$595,000
1007 W Sunset Blvd St. George, UT 84770 YearBuilt: 2008 The Walter Group	Anchorless Center SF: 2,500 Min SF: 2,500 S/SF: \$1.00 Type: NNN	5617 Lg Industrial Bldg	s in Cedar Office/ 600 N Airport Rd Cedar City, UT 84720 YearBuilt: 1995 The Walter Group	SF: AC: Price:	26,000 6.33 \$1,800,000
268 W State St Hurricane, UT 84737 YearBuilt: 2006 The Walter Group	Anchorless Center SF: 4,573 Min SF: 1,000 S/SF: \$0.90 Type: NNN	5665 Highway 56 Comr	nercial Warel 396 N 2150 W Cedar City, UT 84720 YearBuilt: 2005 The Walter Group	SF: AC: Price:	24,799 3.28 \$1,440,000
1141 W State St Suite 13 Hurricane, UT 84737 YearBuilt: 2000 The Walter Group	Anchoriosa Center SF: 1,848 Min SF: 1,848 S/SF: \$1.00 Type: NNN	5672 Warehouse Buildi	ng Office/ 70 S State St La Verkin, UT 84745 YearBuilt: The Walter Group	SF: AC:	8,316
Mall	Anchorless Center	4239 Office/Warehouse	e Office/	Retail W	arehouse
358 W St. George Bivd St. George, UT 84770 YearBuilt: 1985 The Walter Group	SF: 1,790 Min SF: 1,790 S/SF: \$0.68 Type: MG	Inno	1460 E Washington Washington, UT 84780 YearBuilt: 2004 Wes	AC: Price:	\$580,000
980-984 W State St Hurricane, UT 84737 YearBuilt: 2006 Wes	Anchorless Center SF: 10,470 Min SF: 5,110 \$/SF: \$0.60 Type: NNN	4241 Office/Warehouse	Office/ 1324 S Sandhill Dr Washington, UT 84780 YearBuilt: 2008 Wes	SF: AC:	9,500
ge & CBD 700 E 50 N (Approx.) St. George, UT 84770 YearBuilt: 1968 Wes	Anchorless Center SF: 2,500 Min SF: 850 S/SF: \$0.50 Type: NNN	4569 Blackhill Business	146 N Old Hwy 91 Hurricane, UT 84737 YearBuilt: 2007 Wes	SF: AC: Price:	52,400 8.00 \$1,500,000
890 E Factory Dr	SF: 25,000 AC: 1,97	5621 Office/Warehouse	Yard Office/ 1410 Rio Virgin Dr Washington, UT 84780 YearBuilt: 2000 Wes	SF: AC: Price:	5,400 1.00 \$359,000
	Washington, UT 84780 YearBuilt: 2008 The Walter Group Location 511 E St. George Blvd Various Suites St. George, UT 84770 YearBuilt: 1980 The Walter Group Urricane 268 W State St Hurricane, UT 84737 YearBuilt: 2006 The Walter Group 23 1141 W State St Suite 13 Hurricane, UT 84737 YearBuilt: 2000 The Walter Group 23 1141 W State St Suite 13 Hurricane, UT 84737 YearBuilt: 2000 The Walter Group Mail 358 W St. George Blvd St. George, UT 84770 YearBuilt: 1985 The Walter Group Mail 358 W St. George Blvd St. George, UT 84770 YearBuilt: 1985 The Walter Group Addurant 980-984 W State St Hurricane, UT 84770 YearBuilt: 1985 The Walter Group Addurant 980-984 W State St Hurricane, UT 84770 YearBuilt: 1985 Wes USTRIAL CIS Building Ware 890 E Factory Dr St. George, UT 84790 YearBuilt: 2006	2400 N Town Center Dr. Min SF: 5,990Washington, UT 84780S/SF: \$1.50YearBuilt: 2008Type: NNNThe Walter GroupSt. George BlvdSF: 1,340Min SF: 450S/SF: \$0.64YearBuilt: 1980Type: MGThe Walter GroupAnchorless Center1007 W Sunset BlvdS/SF: 2,500NoMin SF: 2,500St. George, UT 84770S/SF: \$1.00YearBuilt: 2008Type: NNNThe Walter GroupS/SF: \$0.90Type: NNNThe Walter GroupControlSt. George, UT 84737YearBuilt: 2006SF: 1,848Min SF: 1,000Hurricane, UT 84737YearBuilt: 2006SF: 1,848Suite 13Min SF: 1,848Murricane, UT 84737YearBuilt: 2000The Walter GroupMailAnchorless Center358 W St. George BlvdMin SF: 1,790358 W St. George BlvdMin SF: 10,470YearBuilt: 1985Type: MGThe Walter GroupSt. George, UT 84737YearBuilt: 2006YearBuilt: 1985Type: NNNWespe: St. George, UT 84730S/SF: \$0.60Type: NNNWesDiate and the Walter GroupSt. George, UT 84770St. George, UT 84770YearBuilt: 1968WesDiate and the Walter GroupSt. George, UT 84770<	2400 N Town Center Dr Min SF: 5,990 Washington, UT 84780 SysF: S1.50 Type: NNN The Walter Group55:10 St. George Blvd Min SF: 1,340 Min SF: 2,500 SysF: S1.00 Type: NNN The Walter Group55:30 St. 28,800 SF Industri St. 30 St. 28,800 SF Industri St. 30 St. 28,800 SF Industri St. 30 St.	2400 N Town Center Dr. Min SF: 5,990 405 W 100 N Washington, UT 84780 SySr: 51.50 The Walter Group Downtown 511 E St. George Blvd SYS: 51.60 Yarious Suitos Min SF: 450 St. George, UT 84770 SYSI: 51.00 YearBuilt: 2008 Type: NNN Artchorless Center SYSI: 51.00 St. George, UT 84770 SYSI: 51.00 YearBuilt: 2008 Type: NNN Artchorless Center SYSI: 51.00 St. George, UT 84770 SYSI: 51.00 YearBuilt: 2008 Type: NNN The Walter Group SYSI: 51.00 Verafbuilt: 2008 Type: NNN The Walter Group SYSI: 51.00 Verafbuilt: 2006 Type: NNN The Walter Group SYSI: 51.00 Coll Artchorless Center SF: 1.048 SH: 1.448 Suite 31 Min SF: 1.448 Min SF: 1.448 Suite 13 SF: 1.0470 Sife 1.13 Min SF: 1.0470 Sife 1.14 State St Marker Group SF: 1.0470 Sife 1.0470 SF: 1.0470 S	2400 N Town Center Dr. Min SF: 5,900 Washington, UT 84730 YearBuilt: 2008 Type: NNN405 W 100 N YearBuilt: 2008 YearBuilt: 2008 Type: NNN405 W 100 N YearBuilt: 2007 YearBuilt: 2008 Type: NNN405 W 100 N

Jason & Meeja





For SALE: Industrial

5755 Block Office/Ware	Second		and the second s	2576 6
The second se	5570 W 290 N Units 1-6	SF: AC:	12,000	
2 mat 1 11 11 11 11	Hurricane, UT 84737 YearBuilt: 2008		\$105,000	
Charles Card	Wes	Zoning:		1
				3927 B
For SALE: Inve	stment			-
5445 Pine Valley Lodge	Resort	н	otei/Motel	No.
	1-2010-00-00		7,545	-
Statement of the statem	960 N Main St Pine Valley, UT 84781		2.20 \$698,000	4872 R
	YearBuilt: 2002	Zoning:		-
	The Chappell Team			
5758 Lake Powell Reso	ort		otel/Motel	and the second second
THE OWNER AND ADDRESS OF THE OWNER	276 Ticaboo Rd		56,300 36.63	100
	Ticaboo, UT 84533		\$990,000	5320 L
	YearBuilt: The Chappell Team	Zoning:		and the second second
5961 Business For Sale			Other	and the second division of the second divisio
	Confidential	SF:		
CONFIDENTIAL	Confidential	AC:		5675 44
CONFIDENC	Confidential YearBuilt:	Price: Zoning:	\$289,000	5675 4
	The Chappell Team	Touris.		
5963 Hilltop House Hot	el & C-Store	н	otel/Motel	
the strength of	400 Trinity Dr @ Central		81,454	
A Designed and the second second	Los Alamos, NM 8754		1.87 \$5,900,000	5684 6.
1	YearBuilt:	Zoning:	C-2	
	The Chappell Team		C. Oteres	
5045 2 Convenience St	ores	SE	C-Store 6,900	-
States and a state	Main St		3.93	
	Tonopah, NV 89049 YearBuilt:		\$2,750,000	5692 14
LAN	The Walter Group	Zoning:		
5635 (3) Fourplex Build	ings	M	ulti-Family	
martin	767 Moss Dr		19,968	and the second second
HARTEN I	Units 1-12 Mesquite, NV	AC: Price:	\$900,000	5718 5.
BALANDER I	YearBuilt: 2008	Zoning:		Contraction of the
1984	The Walter Group			and the second second
5781 Premier Mountain	Heson	14.75	otel/Motel 33,280	
ALC: NOT ALC	1490 E Duck Creek		6.00	
	Duck Creek Village, UT YearBuilt:		\$2,490,000	5909 D
Contraction of the local division of the loc	The Walter Group	Zoning:	COM	1
5935 National Franchis	e Hotel	н	otel/Motel	1
	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -		32,534	101 B
	333 N Main St Richfield, UT 84701		1.03 \$1,295,000	5913 20
Continue of the Parson of the	YearBuilt: 1985	Zoning:		Contraction (state
	The Walter Group			
5887 Established Busin			Other	Charles and
	Confidential Confidential	SF: AC:		
	Confidential		\$59,900	
		FILE.	333,300	
	YearBuilt: We	Zoning:	335,500	

2576 6 Acre (+/-) Rane	chette	Farm/Ranch
A REAL PROPERTY AND	650 W 1150 S Lot A-4 Bicknell, UT 84715	SF: AC: 6.00 Price: \$93,000
and the second	YearBuilt: The Chappell Team	Zoning: AG
3927 Boulder Mounta	in Ranch	Farm/Ranch
		SF: 5,000
and sold in the second s	624 E 2500 S	AC: 42.00
the market	Bicknell, UT 84715 YearBuilt:	Price: \$695,000 Zoning: AG
ATT & THE	The Chappell Team	Loning. Ho
4872 Rare Land on Hy	wy 56 in Cedar	Industrial
		SF:
	6100 W Hwy 56 Cedar City, UT 84720	AC: 8.68 Price: \$125,000
Real Property of the lot of the	YearBuilt:	Zoning: AG
	The Chappell Team	2000 C
5320 Lot 109 Ft Pierc		Industrial
States and States	Mill Cir	SF
The second s	Lot 109 St. George, UT 84790	AG: 1.44 Price: \$175,000
	YearBuilt:	Zoning: M-1
and a star	The Chappell Team	
5675 44.35 +/- Acres	in Parowan	Other
	600 S 2200 W	SF: AC: 44.35
	Parowan, UT 84761	Price: \$300,000
	YearBuilt:	Zoning: COM
	The Chappell Team	
5684 6.24 Acres on B	oulder Mtn	Farm/Ranch
Contraction of the Contraction	475 N 825 W	SF: AC: 6.24
and the second se	Grover, UT 84773	Price: \$178,500
and the second second	YearBuilt:	Zoning: AG
	and the second se	Zoning: AG
a see a se	The Chappell Team	
5692 14.13 Acres in F	The Chappell Team	Farm/Ranch
5692 14.13 Acres in F	The Chappell Team remont	Farm/Ranch SF:
5692 14,13 Acres in F	The Chappell Team remont Mile Marker 4 Hwy 72 Fremont, UT 84747	Farm/Ranch
5692 14.13 Acres in F	The Chappell Team remont Mile Marker 4 Hwy 72 Fremont, UT 84747 YearBuilt:	Farm/Ranch SF: AC: 14,13
	The Chappell Team remont Mile Marker 4 Hwy 72 Fremont, UT 84747 YearBuilt: The Chappell Team	Farm/Ranch SF: AC: 14,13 Price: \$209,124 Zoning: AG
5692 14.13 Acres in F	The Chappell Team remont Mile Marker 4 Hwy 72 Fremont, UT 84747 YearBuilt: The Chappell Team	Farm/Ranch SF: AC: 14,13 Price: \$209,124 Zoning: AG
	The Chappell Team remont Mile Marker 4 Hwy 72 Fremont, UT 84747 YearBuilt: The Chappell Team	Farm/Ranch SF: AC: 14,13 Price: \$209,124 Zoning: AG Farm/Ranch
· · · ·	The Chappell Team remont Mile Marker 4 Hwy 72 Fremont, UT 84747 YearBuilt: The Chappell Team ring I-15 600 S off of 2200 W Parowan, UT 84761	Farm/Ranch SF: AC: 14.13 Price: \$209,124 Zoning: AG Farm/Ranch SF: AC: 5.70 Price: \$114,000
	The Chappell Team remont Mile Marker 4 Hwy 72 Fremont, UT 84747 YearBuilt: The Chappell Team ring I-15 600 S off of 2200 W Parowan, UT 84761 YearBuilt:	Farm/Ranch SF: AC: 14,13 Price: \$209,124 Zoning: AG Farm/Ranch SF: AC: 5.70
5718 5.7 Acres Borde	The Chappell Team remont Mile Marker 4 Hwy 72 Fremont, UT 84747 YearBuilt: The Chappell Team ring I-15 600 S off of 2200 W Parowan, UT 84761 YearBuilt: The Chappell Team	Farm/Ranch SF: AC: 14.13 Price: \$209,124 Zoning: AG Farm/Ranch SF: AC: 5.70 Price: \$114,000 Zoning: COM
	The Chappell Team remont Mile Marker 4 Hwy 72 Fremont, UT 84747 YearBuilt: The Chappell Team ring I-15 600 S off of 2200 W Parowan, UT 84761 YearBuilt: The Chappell Team	Farm/Ranch SF: AC: 14.13 Price: \$209,124 Zoning: AG Farm/Ranch SF: AC: 5.70 Price: \$114,000 Zoning: COM
5718 5.7 Acres Borde	The Chappell Team remont Mile Marker 4 Hwy 72 Fremont, UT 84747 YearBuilt: The Chappell Team ring I-15 600 S off of 2200 W Parowan, UT 84761 YearBuilt: The Chappell Team t Multi- 108 N 3400 W Lot 108, Plat C	Farm/Ranch SF: AC: 14,13 Price: \$209,124 Zoning: AG Farm/Ranch SF: AC: 5.70 Price: \$114,000 Zoning: COM Farmlly/Residential SF: AC: 0.25
5718 5.7 Acres Borde	The Chappell Team remont Mile Marker 4 Hwy 72 Fremont, UT 84747 YearBuilt: The Chappell Team ring I-15 600 S off of 2200 W Parowan, UT 84761 YearBuilt: The Chappell Team ot Multi- 108 N 3400 W Lot 108, Plat C Hurricane, UT 84737	Farm/Ranch SF: AC: 14,13 Price: \$209,124 Zoning: AG Farm/Ranch SF: AC: 5.70 Price: \$114,000 Zoning: COM Farmly/Residential SF: AC: 0.25 Price: \$25,000
5718 5.7 Acres Borde	The Chappell Team remont Mile Marker 4 Hwy 72 Fremont, UT 84747 YearBuilt: The Chappell Team ring I-15 600 S off of 2200 W Parowan, UT 84761 YearBuilt: The Chappell Team t Multi- 108 N 3400 W Lot 108, Plat C	Farm/Ranch SF: AC: 14,13 Price: \$209,124 Zoning: AG Farm/Ranch SF: AC: 5.70 Price: \$114,000 Zoning: COM Farmlly/Residential SF: AC: 0.25
5718 5.7 Acres Borde	The Chappell Team remont Mile Marker 4 Hwy 72 Fremont, UT 84747 YearBuilt: The Chappell Team ring 1-15 600 S off of 2200 W Parowan, UT 84761 YearBuilt: The Chappell Team ot Multi- 108 N 3400 W Lot 108, Plat C Hurricane, UT 84737 YearBuilt: The Chappell Team	Farm/Ranch SF: AC: 14,13 Price: \$209,124 Zoning: AG Farm/Ranch SF: AC: 5.70 Price: \$114,000 Zoning: COM Farmly/Residential SF: AC: 0.25 Price: \$25,000 Zoning: RES
5718 5.7 Acres Borde	The Chappell Team remont Mile Marker 4 Hwy 72 Fremont, UT 84747 YearBuilt: The Chappell Team ring 1-15 600 S off of 2200 W Parowan, UT 84761 YearBuilt: The Chappell Team ot Multi- 108 N 3400 W Lot 108, Plat C Hurricane, UT 84737 YearBuilt: The Chappell Team	Farm/Ranch SF: AC: 14,13 Price: \$209,124 Zoning: AG Farm/Ranch SF: AC: 5,70 Price: \$114,000 Zoning: COM Farmly/Residential SF: AC: 0.25 Price: \$25,000 Zoning: RES
5718 5.7 Acres Borde	The Chappell Team remont Mile Marker 4 Hwy 72 Fremont, UT 84747 YearBuilt: The Chappell Team ring I-15 600 S off of 2200 W Parowan, UT 84761 YearBuilt: The Chappell Team ot Multi- 108 N 3400 W Lot 108, Plat C Hurricane, UT 84737 YearBuilt: The Chappell Team ppty Valley Main St @ 7400 E	Farm/Ranch SF: AC: 14,13 Price: \$209,124 Zoning: AG Farm/Ranch SF: AC: 5.70 Price: \$114,000 Zoning: COM Family/Residential SF: AC: 0.25 Price: \$25,000 Zoning: RES Farm/Ranch SF: AC: 20.00
5718 5.7 Acres Borde	The Chappell Team remont Mile Marker 4 Hwy 72 Fremont, UT 84747 YearBuilt: The Chappell Team ring I-15 600 S off of 2200 W Parowan, UT 84761 YearBuilt: The Chappell Team at Multi- 108 N 3400 W Lot 108, Plat C Hurricane, UT 84737 YearBuilt: The Chappell Team	Farm/Ranch SF: AC: 14,13 Price: \$209,124 Zoning: AG Farm/Ranch SF: AC: 5.70 Price: \$114,000 Zoning: COM Family/Residential SF: AC: 0.25 Price: \$25,000 Zoning: RES Farm/Ranch SF:





5915 Vacation in Pond	lerosa Pines	Other	5900 20 Acres East of	Beryl	Farm/Ranct
	East Zion on North Fork Rd Kane County, UT YearBuilt: The Chappell Team	SF: AC: 139.56 Price: \$399,000 Zoning:	Te	Part of Sec 25, T335, R16W Beryl, UT 84714 YearBuilt: Jason & Meeja	SF: AC: 20.00 Price: \$4,500 Zoning: AG
5951 Commercial From	tage Zion Park Blvd Springsdale, UT 84767 YearBuilt: The Chappell Team	Retall/Office SF: AC: 2.77 Price: \$350,000 Zoning: COM	5857 10,000 SF Office	Building Pad 230 N 1680 E Lot 14 St. George, UT 84790 YearBuilt: Jason & Mat	Retall/Office SF: AC: 0.28 Price: \$428,000 Zoning: PD COM
5801 Farm/Ranch Nea	r Bryce Canyon 1150 N 100 W Tropic, UT 84776 YearBuilt: Wes & The Chappell	Farm/Ranch SF: AC: 35.00 Price: \$99,000 Zoning: Team	5858 4,500 SF Office B	uliding Pad 230 N 1680 E Lot 23 St. George, UT 84790 YearBuilt: Jason & Mat	Retail/Office SF: AC: 0.11 Price: \$225,000 Zoning: PD COM
5431 12.05 High-Dens			5904 Commercial Build		Flotail/Office SF: AC: 0.84 Price: \$200,000 Zoning: C-3
5649 .61 Acre Coal Cre	eek Ind Park 900 N 2200 W Cir Lot 2 (Phase 3) Cedar City, UT 84720 YearBuilt: Curren	Industrial SF: AC: 0.61 Price: \$99,000 Zoning: IND	5676 Ft Pierce Ind Par	k Land Venture Dr @ Commerc Lot 75 St. George, UT 84790 YearBuilt: Roger	Industria e SF: AC: 6.56 Price: \$642,880 Zoning: M-1
5693 240 Acre Resider	4000 S 1100 W Hurricane, UT 84737 YearBuilt: Curren	Family/Residential SF: AC: 240.00 Price: \$1,690,000 Zoning:	5791 Great View Lot in	Toquerville Multi- Rim View Dr Lot 15 Toquerville, UT 84774 YearBuilt: Roger	Family/Residentia SF: AC: 0.79 Price: \$49,900 Zoning: RES
5903 Ranch Property of	on Hwy 56 11800 W Hwy 56 Cedar City, UT 84720 YearBuilt: Curren	Farm/Ranch SF: AC: 5.18 Price: \$225,000 Zoning: AG	4803 28 Acres with SR	-9 Frontage Between MM 22 & 23 Virgin, UT 84779 YearBuilt: Ryan	Retail/Office SF: AC: 28.00 Price: \$560,000 Zoning:
2984 Fairgrounds Indu	Istrial Park SR-9 @ 5300 W Individual Lots Hurricane, UT 84737 YearBuilt: Jason & Meeja	Industrial SF: AC: Price: \$110,000 Zoning: IND	5697 Prime Pads by Re	estaurants 172 S 1470 E Lot 8 St. George, UT 84790 YearBuilt: Ryan	Retail/Office SF: AC: 2.61 Price: \$1,256,067 Zoning: C-2
5515 3.79 Acres Gatev	Vay Ind Park Old Hwy 91 Hurricane, UT 84737 YearBuilt: Jason & Meeja	Industrial SF: AC: 3.79 Price: \$360,050 Zoning: IND	5698 Prime Pads by Re	Ellaurants 172 S 1470 E Lot 9 St. George, UT 84790 YearBuilt: Ryan	Retail/Office SF: AC: 1.88 Price: \$1,092,000 Zoning: C-2
5898 Ephraim Comme	rcial Land 750 S Main, Hwy 89 Ephraim, UT 84627 YearBuilt: Jason & Meeja	Retail/Office SF: AC: 9.66 Price: \$349,000 Zoning: C-2	58 North Bluff Property	Multi- 1295 N Bluff St St. George, UT 84770 YearBuilt: The Walter Group	Family/Residentia SF: AC: 13.60 Price: \$3,100,000 Zoning: MFAM





1631 Paunsaugunt Cliff	fs, Phase III Multi-I	Family/Residential	5005 5.88 Acres in Lee	ds		Other
	Hwy 89 @ MM 119 Lot 105 Hatch, UT 84735 YearBuilt: The Walter Group	SF: AC: 1.92 Price: \$29,900 Zoning:		Between Hidden Valley Dr & I-15 Leeds, UT 84746 YearBuilt: The Walter Group		5.88 \$109,900 MIX
3376 13.65 Acres in W/	A Fields Multi-I	Family/Residential	5198 5.13 Acres			Other
ETTER OF	4000 S WA Fields Road Washington, UT 84780 YearBuilt: The Walter Group	SF: AC: 13.65 Price: \$395,850 Zoning: OS		Greens Lake Rd Parcel 2 Cedar City, UT 84720 YearBuilt: The Walter Group		5.13 \$647,000 HWY
3500 2.83 Acres at Can	yon Crossing	Retail/Office	5204 75.49 Residential	Acres		Other
	Snow Canyon Pkwy & Snow Canyon Dr Ivins, UT 84738 YearBuilt: The Walter Group	SF: AC: 2.83 Price: \$1,232,748 Zoning: RES		750 E Telegraph St Washington, UT 84780 YearBuilt: The Walter Group		75.49 \$1,509,800 RES
4370 Casto Canyon Lo		Farm/Ranch	5242 31.96 Acres in Fill	more	Ro	tail/Office
	Hwy 89 Lot 6 Near Hatch, UT 84735 YearBuilt: The Walter Group	SF: AC: 11.21 Price: \$39,900 Zoning:		I-15 Exit 163 Fillmore, UT 84631 YearBuilt: The Walter Group		31.96 \$299,000
4375 Paunsaugunt Cliff	s Ranches Multi-I	Family/Residential	5256 1.1 Acres on Hwy	56		Industrial
	Hwy 89 @ MM 119 Lot 3 Hatch, UT 84735 YearBuilt: The Walter Group	SF: AC: 33.52 Price: \$199,000 Zoning:		2680 W Hwy 56 Cedar City, UT 84720 YearBuilt: The Walter Group		1.10 \$167,706 IND
4411 2.76 Acre Parcel o	on State Street	Retail/Office	5331 3.3 Multi-Family A	cres		Other
	700 W State St Hurricane, UT 84737 YearBuilt: The Walter Group	SF: AC: 2.76 Price: \$800,000 Zoning:		Corner of 5th St & Ford St Pocatello, ID 83201 YearBuilt: The Walter Group		3.30 \$490,000
4638 380 Acres in Garf	ield County	Farm/Ranch	5413 Cantera Canyon F	Ranch	Fa	rm/Ranch
	Hwy 89 @ MM 119 Hatch, UT 84735 YearBuilt: The Walter Group	SF: AC: 380.00 Price: \$1,520,000 Zoning: AG		Hwy 89 @ MM 119 Hatch, UT 84735 YearBuilt: The Walter Group		437.00 \$795,000 AG
4726 Centennial Plaza	Multi-I	Family/Residential	5448 Lot 10 - 3D Comm	nercial Center		Industria
	1200 N Main Lot T1 Richfield, UT 84701 YearBuilt: The Walter Group	SF: AC: 0.31 Price: \$100,000 Zoning: COM	- and	87 E 2850 S Lot 10 St. George, UT 84790 YearBuilt: The Walter Group	Price:	0.84 \$245,000 PD COM
4761 73 Acres Plus Ho	me/Shop/Barn	Farm/Ranch	5561 36.52 Acres in Elin	m Valley Multi-I	Family/F	lesidential
	2250 E Paunsaugunt Hatch, UT 84735 YearBuilt: The Walter Group	SF: 10,994 AC: 73.00 Price: \$1,595,000 Zoning: AG		Sand Hollow & SR-9 Hurricane, UT 84737 YearBuilt: The Walter Group		36.52 \$1,175,000
4978 2.62 Acres On I-1	5 Interchange	Retail/Office	5591 4.24 Acres Gatew	ay Ind. Park		Industrial
- Alter and	I-15 & Main St Leeds, UT 84746 YearBuilt: The Walter Group	SF: AC: 2.62 Price: \$175,000 Zoning:	The lot of	155 N Gateway Park Lot 1 / Gateway Hurricane, UT 84737 YearBuilt: The Walter Group		4.24 \$402,800 IND





5671 Independence Po	int Lots Multi-I	Family/Residential	5449 Festival Plaza, Pa	d H	Retail/Office
	500 W 170 S (Approx.) Lots 1-15 & 17-29 La Verkin, UT 84745 YearBuilt: The Walter Group	SF: AC: 14.66 Price: \$840,000 Zoning: RES		969 N 3050 E St. George, UT 84790 YearBuilt: Wes	SF: AC: 0.28 Price: \$6.96/SF Zoning:
5715 Commercial Land		Retail/Office	5514 Highway Comm 8	Industrial	Industria
	900 E & Red Hills Pkwy St. George, UT 84770 YearBuilt: The Walter Group	SF: AC: 2.87 Price: \$1,115,571 Zoning: C-3		SR-9 & Old Hwy 91 Various Hurricane, UT 84737 YearBuilt: Wes	SF: AC: 46.67 Prico: Zoning: PD
5764 S Bluff Comm De	velopment Multi-i	Family/Residential	5522 60 Acres	Multi-	Family/Residentia
2 AM	900 S 250 W (Approx.) St. George, UT 84770 YearBuilt: The Walter Group	SF: AC: 15.99 Price: \$1,200,000 Zoning: C-2		Take Chaparell Dr to Sunshine Ln Toquerville, UT 84774 YearBuilt: Wes	SF: AC: 60.00 Price: \$315,000 Zoning:
5869 5.5 Acres w/ Hwy	9 Frontage	Retail/Office	5552 SR-9 Frontage		Retail/Office
	1510 W State St Hurricane, UT 84737 YearBuilt: The Walter Group	SF: AC: 5.50 Price: \$900,000 Zoning: HC-RA-1	and the second	3400 W Hwy 9 Lot L Hurricane, UT 84737 YearBuilt: Wes	SF: AC: 25.00 Price: \$3,499,000 Zoning:
5871 1.5 Acres			5770 Winchester Hills E	Building Lot Multi-	Family/Residentia
The second	720 Hardy Way Mesquite, NV 89027 YearBuilt: Jon (NV License)	SF: AC: 1.50 Price: \$110,000 Zoning: MFAM	74. APS (21)	5336 N 1530 W Lot 321 St. George, UT 84770 YearBuilt: Wes	SF: AC: 0.93 Price: \$99,000 Zoning: RES
5957 1.33 Commercial	Acres	Retail/Office	5772 Castle Rock Build	ling Lot Multi-	Family/Residentia
Lange States	750 E Telegraph Washington, UT 84780 YearBuilt: The Walter Group	SF: AC: 1.33 Price: \$175,000 Zoning: COM		1868 N Labyrinth Dr Lot 153 St. George, UT 84770 YearBuilt: Wos	SF: AC: 0.29 Price: \$120,000 Zoning: RES
5958 28 Residential Ac	res Multi-I	Family/Residential	5775 Quality Building L	ots Multi-	Family/Residentia
	Mesquite, NV YearBuilt: Jon (NV License), We	SF: AC: 28.63 Price: \$629,000 Zoning: RES		Various 5 Lots St. George, UT YearBuilt: Wes	SF: AC: 2.51 Price: \$639,000 Zoning: RES
5356 Highway Comme	rcial Acreage	Retail/Office	5803 Industrial Lot in G	iateway	Industria
under Communication	400 W Normandy Rd Ivins, UT 84738 YearBuilt: Wes	SF: AC: 5.20 Price: \$395,000 Zoning: COM		242 N Old Hwy 91 Hurricane, UT 84737 YearBuilt: Wes	SF: AC: 1.02 Price: \$110,000 Zoning: IND
5380 Lots & Acreage /	R-3 Zoning Multi-I	Family/Residential	5892 MUST SELL - 26	Townhome Pads	Multi-Family/Res
	Twin Lakes Dr St. George, UT 84770 YearBuilt: Wes	SF: AC: 14,35 Price: \$1,655,000 Zoning: R-3	Summe Contract	Providence Wy off S Dixie Dr St. George, UT 84770 YearBuilt: Wes	SF: AC: Price: Zoning:
5424 Rare Bluff Street	Acreage	Retail/Office	5953 Land Near Fairgro	bunds	Othe
	350 S Bluff St St. George, UT 84770 YearBuilt: Wes	SF: AC: 2.35 Price: \$249,500 Zoning: COM	E C	Hurricane, UT 84737 YearBuilt: Wes	SF: AC: 26.67 Price: \$649,000 Zoning:





5955 Pad Ready Lot / I	Build-to-Suit	Retail/Office	5706 Professional Offic	A CONTRACT STOCK STOCK STOCK STOCK	Downtown
	368 E Riverside Dr Lot 7 St. George, UT 84790 YearBuilt: Wes	SF: AC: Price: \$115,000 Zoning:		1173 S 250 W Suite S-305 St. George, UT 84770 YearBuilt: 2005 Wes	SF: 1,250 AC: Price: \$149,000 Zoning:
			4243 Professional Offic	Same strate to service.	Downtown
For SALE: Office	Ce		All the second s	1240 E 100 S Bldg 22	SF: 5,968 AC:
5405 Office Suites at S	283 W Hilton Dr	Suburban SF: 2,448		St. George, UT 84770 YearBuilt: 1997 Wes	Price: S775,840 Zoning: C-3
	Suites 101 & 102 St. George, UT 84790 YearBuilt: 1995 Curren	AC: Price: \$246,000 Zoning: C-3	5711 River Road Front	1224 S River Rd	Suburba SF: 4,383
5595 Ventana Office Pa		Suburban	STATE OF BELLET	Stes 104-106 St. George, UT 84790	AC: Price: \$399,000
SSSS Ventana Onice Pa	230 N 1680 E Bidg E	SF: 2,310		YearBuilt: 2005 Wes	Zoning:
	St. George, UT 84790 YearBuilt: 2004 Jason & Meeja	Price: S277,200 Zoning: PD COM	5731 Downtown Office	249 E Tabernacle	I Business Distric SF: 16,973 AC: 0,89
5899 Ephraim Office B	11 W 700 S	Suburban SF: 5,042 AC: 0,32		St. George, UT 84770 YearBuilt: 1988 Wos	Price: \$1,300,00 Zoning: C-4
Sector Contraction	Ephraim, UT 84627 YearBuilt: 2006 Jason & Meeja	Price: \$449,000 Zoning: C-2	5756 Professional Offic	535 S Sunset Dr	Medical Offic SF: 2,836 AC: 0,18
5932 Red Cliffs Profest	sional Park 321 N Mall Dr Bidg A	Suburban SF: 4,000 AC:	A BLANDAR AN AN AN	Cedar City, UT 84720 YearBuilt: 1991 Wes	Price: \$230,000 Zoning: COM
14-63	St. George, UT 84790 YearBuilt: 1996 Jason & Meeja	Price: \$440,000 Zoning: PD CO	For SALE: Reta	ail	
5504 Panguitch Office	Building	Suburban	4807 S&R Commercial	Center	Anchoriess Cente
	5 N Main Panguitch, UT 84759 YearBuilt: The Walter Group	SF: 2,117 AC: 0,42 Price: \$150,000 Zoning:		1062 E Tabernacle St St. George, UT 84770 YearBuilt: 1984 Jason & Meeja	SF: 7,000 AC: Price: \$475,000 Zoning: C-3
5506 Golf Course Offic	e Bldg	Suburban	5879 Dimsdale Propert	ly on State Street	Free Standing
AC	840 Pinnacle Ct Bldg #200 Mesquite, NV 89027 YearBuilt: 2003 Jon (NV License)	SF: 2,926 AC: Price: \$285,000 Zoning: PD COM		150 S State St La Verkin, UT 84745 YearBuilt: Jason & Meeja	SF: 4,100 AC: 0.41 Price: \$200,000 Zoning: COM
5947 Large Office Build	lings	Downtown	5924 Retail Showroom	on Telegraph	Free Standin
IT	359, 377A & 377B E St. George, UT 84790 YearBuilt: 2001 The Walter Group	SF: 28,364 AC: 4,00 Price: \$2,270,000 Zoning: C-3		214 E Telegraph St Washington, UT 84780 YearBuilt: 1996 Jason & Meeja	SF: 14,280 AC: 1.20 Price: \$895,000 Zoning: COM
5949 City Center Office	Bldg Centra	al Business District	4779 Auto Sales Lot/B	ldg/Land	Vehicle Related
	168 N 100 E St. George, UT 84770 YearBuilt: 1960 The Walter Group	SF: 29,433 AC: 1,25 Price: \$2,000,000 Zoning: C-4		55 E 1000 S Richfield, UT 84701 YearBuilt: 1996 The Walter Group	SF: 1,832 AC: 3.02 Price: \$375,000 Zoning: COM
5853 Sunset Blvd Offic	e Bldg/Warehouse	Suburban	5047 Buffalo's Southw	est Café Building	Restauran
	1192 W Sunset Blvd St. George, UT 84770 YearBuilt: 1995 The Walter Group	SF: 9,262 AC: 0.80 Price: \$495,000 Zoning:		2400 N Town Center Dr Washington, UT 84780 YearBuilt: 2008 The Walter Group	SF: 5,990 AC: 1,01 Price: \$1,190,00 Zoning:



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Landlord Representation | Tenant Representation | Investment Sales | Corporate Services | Retail Consulting

For SALE: Retail

5385 Auto Service Fac	ility	Vehicle Related	5856 Rural Grocery St	ore & Land Ne	ighborhood Center
	346 W State St Hurricane, UT 84737 YearBuilt: 1994 The Walter Group	SF: 8,019 AC: 1.00 Price: \$1,495,000 Zoning: HWY	CONFIDENTIAL LISTING	Confidential Confidential Confidential YearBuilt: The Walter Group	SF: 31,044 AC: 4,83 Price: \$2,990,000 Zoning: COM
5463 Retail Space in H	urricane	Anchorless Center	5959 Restaurant on Se	outh Bluff	Restaurant
an Junio Rile	258 W State St Hurricane, UT 84737 YearBuilt: 2006 The Walter Group	SF: 2,519 AC: 0,32 Price: \$175,000 Zoning:	Silemake.	1110 S Bluff St. George, UT 84770 YearBuilt: 1988 The Walter Group	SF: 7,680 AC: 0.83 Price: \$950,000 Zoning: C-3
5598 Grand Circle Plaz	'a	Anchorless Center	5031 Bluff Street Fron	tage	Free Standing
	1141 W State St Suite 13 Hurricane, UT 84737 YearBuilt: 2000 The Walter Group	SF: 1,848 AC: Price: \$150,000 Zoning:	Conserved Mar	456 S Bluff St St. George, UT 84770 YearBuilt: 1988 Wes	SF: 5,288 AC: 0.31 Price: S359,900 Zoning: C-3
5678 Retail Building fo	r Sale	Anchorless Center	5544 SR-9 Retail & Re	staurant/Land	Anchorless Center
	98 S State St La Verkin, UT 84745 YearBuilt: 1993 The Walter Group	SF: 4,093 AC: 0.34 Price: \$89,000 Zoning:	ant more than a finder	976-984 W State St Hurricane, UT 84737 YearBuilt: 2006 Wes	SF: 10,470 AC: 4,22 Price: \$975,000 Zoning: COM