

Use the Cap Rate List tool to search for the average Cap Rate (Capitalization Rate) by top US cities and states. For your convenience, the list also includes the average cap rate for the main property types: Single-Family, Multi-Family, Retail, Office, Industrial, and Specialty. You can filter by state by using the drop box below, or you can search for the city, state and zip code using the search box. Click on the column name to sort the column data by ascending or descending order.

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Search: 84025

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**CapRateIndex** tracks the capitalization rate and trends, of a diverse range of property types (eg. multifamily, retail, industrial) across cities and states using market information. Capitalization rate (Cap Rate) calculates the ratio of the property's Net Operating Income (NOI) to its asset value. Cap Rate is used to estimate the potential return an investor will have on a real estate property.

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style Insights

Results: 1 of 1

84025

Go!

State

Export to CSV

Filter: State: UT Search: 84025

City	State	Zip Code	Average Cap Rate	Single-Family	Multi-Family	Retail	Office	Industrial	Specialty
Farmington	UT	84025	5.41	*This data requires Professional Pass membership.					

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Google Chrome

Budget Discussio  
budget meeting  
1pm – 2pm  
Curtis' Office  
calendar.google.co

assetsamerica.com/ground-lease/

8. Rent Escalation

Lessors want the right to increase rents after specified periods so that it maintains market-level rents. A “ratchet” increase offers the lessee no protection in the face of an economic downturn.

Ground Lease Example

As an example of a ground lease, consider one signed for a Starbucks drive-through shipping container store in Portland.

Starbucks’ concept is to sell decommissioned shipping containers as an environmentally friendly alternative to conventional construction. The first store opened in Seattle, followed by Kansas City, Denver, Chicago, and one in Portland, OR.

It was a rather unusual ground lease, in that it was a 10-year triple-net ground lease with four 5-year options to extend.

This gives the GL a maximum term of 30 years. The rent escalation clause provided for a 10% rent

Interest Only Mortgage

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increase every five years. The lease value was just under \$1 million with a cap rate of 5.21%.

The [initial lease terms](#), on an annual basis, were:

- 09/01/2014 – 08/31/2019 @ \$52,000
- 09/01/2019 – 08/31/2024 @ \$57,200
- 09/01/2024 – 08/31/2029 @ \$62,920
- 09/01/2029 – 08/31/2034 @ \$69,212
- 09/01/2034 – 08/31/2039 @ \$76,133
- 09/01/2039 – 08/31/2044 @ \$83,747

## Ground Lease Pros & Cons

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