



KEENEYE FAMILY VISION

come see the difference

KEENEYEFAMILYVISION.COM

Commercial Property Bid

Location: 100 East Main St Santaquin, UT 84655

Bidder: Kenyon Anderson, Keeneye Family Vision

Dear Santaquin City,

I have been a current business owner in Santaquin City since February 2014. Since that time, I have worked with diligent intent to acquire a desirable property location to build an office building that would improve visibility, look and location for my business in Santaquin. I have visited with many persons in an attempt to see this goal and plan to fruition. I have networked with other local businesses and discussed options for improving locations for other businesses as well. As such, I am excited to give my best offer to the city of Santaquin.

I have secured funding from UCCU and will provide documentation supporting the bid amount. The intent of the purchase of this property is to build a beautiful commercial building to help provide improved location and space for my eye health care and vision business, in addition to opportunity for other local businesses, which would in turn provide additional tenants in the current commercial space. As a whole, the plan for this property would be to maximize potential commercial business use in a beautiful, clean, and wholesome look to the city with an desired feel for both the businesses and city. I would project that there could be anywhere from 3-6 businesses that would join this property location. That would be a significant benefit to the current status of Santaquin commercial business. That would keep the current sales, and the new building would stimulate business growth, increasing sales tax. Property tax would of course increase with the development of the land. Job creation would increase, pride in the city look and feel would improve with a new building, and more residents of the city would keep their business in town.

I am in the business of eye health care and glasses and contact lens sales. The use of the property would for sure include Keeneye Family Vision. It is very likely that the property could/would include a dental practice, other medical office(s), or professional office space.

KENYON ANDERSON, D. D.

SANTAQUIN

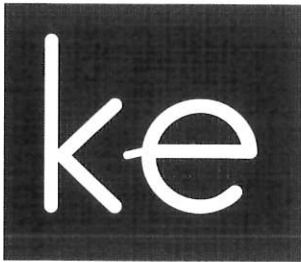
252 WEST MAIN ST. SUITE C
SANTAQUIN, UT 84655
801-609-2020
FAX 884-221-4750

FILLMORE

30 NORTH MAIN ST.
FILLMORE, UT 84631
435-743-6572
FAX 435-743-5558

DELTA

111 EAST MAIN ST. SUITE B
DELTA, UT 84624
435-864-4040
FAX 435-864-4030



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The plan for development would be immediate. I would project that the initial construction would begin and be completed in 2021. It is projected that the building would be a 2-3 story building, thus meeting the city zoning plans for this space.

Bid Amount: \$474,000

Please feel free to reach out should you have any questions.

Warmest Regards,

Kenyon Anderson, O.D.
Cell # 208-201-4560

KENYON ANDERSON, O. D.

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November 9, 2020

Kenyon Anderson
906 S Anna Ekins Lane
Genola, Utah 84655

RE: Santaquin Property Purchase

Dear Mr. Anderson,

On behalf of Utah Community Credit Union, I am pleased to express our intent to finance your upcoming property purchase. Based upon the information you provided, I believe your request has merit.

The proposed UCCU loan is expected to be commensurate with your bid amount
Specific loan terms can be determined at a later time.

Final loan approval is contingent upon complete underwriting, acceptable Appraisal Report, acceptable Preliminary Title Report, and any other items deemed necessary by the Approving Committee. This letter is not considered a binding commitment by either party.

I look forward to working with you. Please feel free to contact me with any questions or concerns.

Regards,

A handwritten signature in dark ink, appearing to read 'Linda Pemberton', is written over the 'Regards,' text.

Linda Pemberton
Commercial Loan Officer