

FOR SALE
36,130 SF

6.5 CAP
CREDIT TENANT
CPI INCREASES



INDUSTRIAL-OFFICE FLEX

4074 SOUTH 1900 WEST
ROY, UT 84067

Ilya Klein
303-552-4242
Ilya@KCommercial.com

UTHNEW, LLC

FINANCIAL SUMMARY

| | |
|------------------------|--|
| OFFERING PRICE | \$6,600,000 |
| LEASABLE AREA | 36,130 SF |
| PRICE PER SF | \$183 |
| NOI | \$429,206 |
| CAP RATE | 6.5% |
| LOT SIZE | 2.65 Acres |
| ZONING | BP - Industrial, Warehousing, Retail, Office, Others |
| TENANT'S CREDIT RATING | BBB (Fitch on 8/31/2023) |



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TENANT OVERVIEW



OSHKOSH™



An Oshkosh Corporation Company

Oshkosh Corporation is an industrial technology company and manufacturer of purpose-built vehicles and equipment for the access, defense, fire & emergency, refuse collection and concrete placement markets. Oshkosh maintains a strong track record of delivering shareholder value through thoughtful management, smart supply chain, materials integration and a commitment to cross-portfolio innovation. Our market-leading brands develop a wide range of products to serve a diverse group of industries, allowing us to leverage innovations and efficiencies across the enterprise.

Oshkosh Corporation continues to progress toward our long-term goals, positioning the company for growth in both revenue and operating margin. Our advanced technological capabilities align to a number of megatrends including climate change, the productivity imperative and the digital future. We have introduced innovative electric vehicles, autonomous functionality and intelligent products in nearly all of our end markets to enhance efficiency and improve safety. We will continue to strategically deploy capital to expand into adjacencies, prudently invest in capacity and automation in our factories, fund innovation valued by our customers and return capital to shareholders.

In 2022, we delivered revenue of \$8.3 billion, leading to adjusted operating income of \$384.6 million and adjusted diluted earnings per share of \$3.46. Strong demand for our industry-leading products led to a record consolidated backlog of \$14.1 billion at the end of 2022.



Integrated communication & broadcast vehicles



Field service vehicles & truck-mounted cranes



Towing & recovery vehicles



Mobile elevating work platforms, telehandlers & low-level access solutions



Compact crawler booms & tracked equipment



Fire apparatus & utility vehicles



Refuse collection vehicles



Aircraft rescue & firefighting vehicles



Purpose-built vehicles, technology solutions & mobility systems



Custom fire apparatus



Mobility systems, engineering & product development



Front discharge concrete mixers

FISCAL 2024 FOURTH QUARTER RESULTS

Reports Sales of \$2.47 Billion, up 12 Percent

Reports Strong Orders Leading to Backlog of \$16.8 Billion

Reports Fourth Quarter Diluted Earnings per share of \$2.28 and Adjusted Earnings per Share of \$2.56

Announces 12 Percent Increase in Quarterly Cash Dividend to \$0.46 Per Share

Initiates 2024 Earnings per Share Guidance in the Range of \$9.45 and Adjusted

Earnings per Share Guidance in the Range of \$10.25

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UTWNEW, LLC

LEASE OVERVIEW

| TENANT | SF | TYPE OF LEASE | MONTHLY BASE RENT | BASE RENT + CAM | LEASE INITIATION | LEASE EXPIRATION | ANNUAL ESCALATION | RENEWAL OPTION | CORPORATE GUARANTY |
|---|--------|---------------|---|-----------------|--|--|----------------------|-----------------------|--------------------------|
| JBT AEROTECH CORPORATION (a subsidiary of Oshkosh Corporation) | 36,130 | NNN | \$35,767.19 \$36,840.21* \$37,945.42* \$39,083.78* | \$43,771.50 | 07/01/24 07/01/25 07/01/26 07/01/27 | 06/30/25 06/30/26 06/30/27 06/30/28 | greater of 3% or CPI | (2) 3yr option at FMV | Yes, Oshkosh Corporation |
| | | | * rent may be higher if CPI is greater than 3% | | | | | | |



ANNUALIZED OPERATING DATA**YEAR 1****Income**

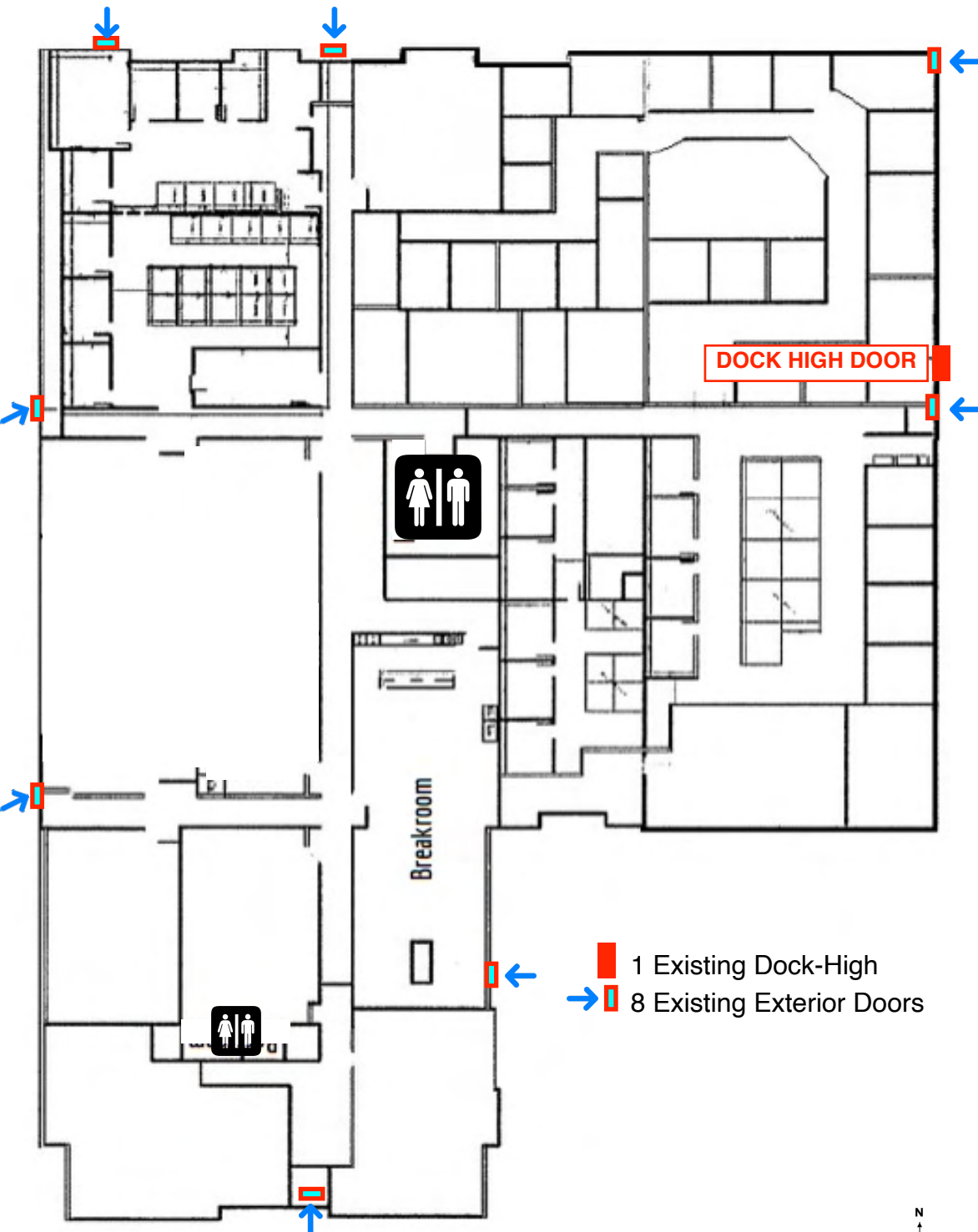
| | |
|-------------------------------|------------|
| Scheduled Base Rental Revenue | \$429,206 |
| Expense Reimbursements | \$97,159 |
| Gross Effective Income | \$526,365 |
| Total Operating Expenses | (\$97,159) |
| Net Operating Income | \$429,206 |

Expenses (2023 Estimates)

| | |
|-----------------------------|----------|
| Real Estate Taxes | \$28,274 |
| Insurance | \$9,810 |
| Golden Spike Tech. Park HOA | \$15,825 |
| Repairs & Maintenance | \$6,644 |
| Roof Depreciation/Reserve | \$10,237 |
| HVAC Depreciation/Reserve | \$9,250 |
| Management Fee | \$17,118 |
| Total Expenses | \$97,159 |
| Expenses/SF | \$2.69 |







- 36,130 SF

- 2.65 Acres Lot

- 13' Clear Heights

- 1 Dock High Door

- LED Lighting

- Fully Fire Sprinklered

- Next to Ogden Airport

- Ample Parking



DEMOGRAPHICS

POPULATION

1 MILE

3 MILE

7,671

78,434

HOUSEHOLDS

1 MILE

3 MILE

2,893

27,209

MEDIAN AGE

1 MILE

3 MILE

35.40

33.80

MEDIAN HH INCOME

1 MILE

3 MILE

\$67,646

\$69,675

POPULATION GROWTH '23-'28

1 MILE

3 MILE

↑3.35%

↑4.72%

HOUSEHOLD GROWTH '23-'28

1 MILE

3 MILE

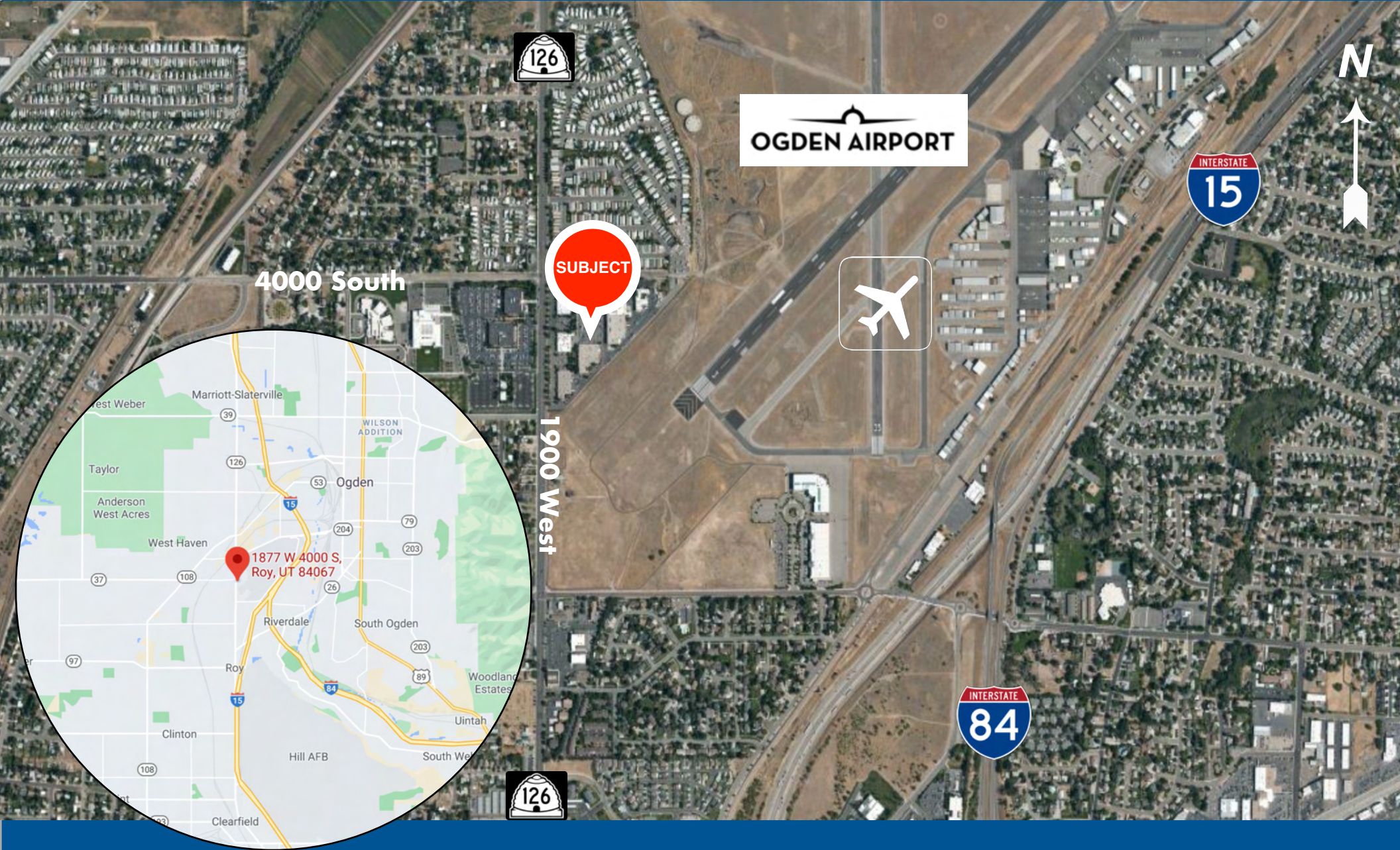
↑3.46%

↑5.05%

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LOCATION 1900 West & 4000 South



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