Turnkey Multifamily Property:

8,400 SF | Offering at $1,750,000

North Ogden Townhomes

472 E 2100 N, OGDEN UT 84414

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

472 E 2100 N

OGDEN, UT 84414

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EXECUTIVE SUMMARY

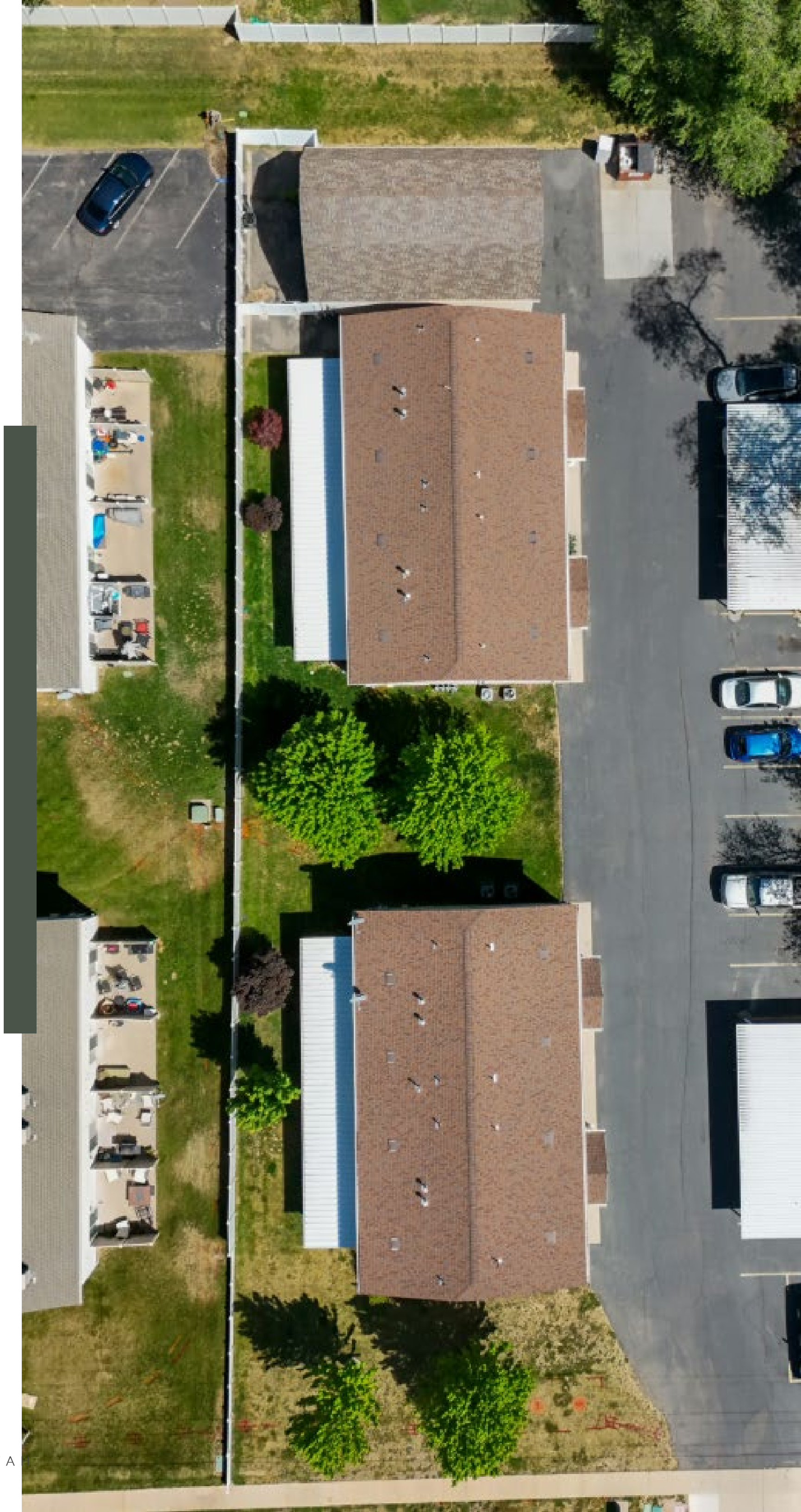
01

The North Ogden Townhomes, located at 472 E 2100 N, is a turnkey **8,400 SF 8-unit multifamily property** consisting of eight spacious **2BD/1.5BA units at approximately 1,050 SF each. Built in 1996**, the property has been well maintained by the current ownership with HVAC replacements, updated flooring and more, completed during their hold period. All eight units have been updated over the years and are **currently 100% occupied**, reflecting both the quality of the asset and the strength of the surrounding rental market.

Rents and Income

The income profile is equally compelling. According to Rentometer, the average rent for a 2BD/1BA unit near this property is **$1,344.** The North Ogden Townhomes **average $1,390** when combining base rents with RUBS and ancillary income, approximately **3% above that benchmark.** Notably, the Rentometer comp base reflects standard 2BD/1BA units, while these homes offer an additional half bath, further supporting the rent premium and the quality of the tenant experience. Vacancy has remained low, **at just 1.4%** over the trailing 12 months.

At the asking price **of $1,750,000**, the property is priced at a **5.50% cap rate** on current income. For a self-managing owner, the opportunity is even more immediate as **reduced management overhead** translates directly to stronger returns from the outset.



Unit Features & Improvements

Each unit has been thoughtfully updated and well-maintained. Key features across the property include: Each unit has been thoughtfully updated and well-maintained. Key features across the property include:

- In-unit washer and dryer hookups
- Central Heating and Cooling
- Dishwashers in all units
- Updated flooring in select units
- Newer Kitchen appliances and cabinetry throughout
- Above-range microwaves
- 8 covered parking stalls- and 15 additional uncovered spaces
- Covered backyard porch and covered entrance
- Roof – about 7 years old

Investment Highlights

1. Turnkey Property
2. Very Well-Maintained Units
3. Desirable Unit Mix of all 2BD/1.5BA
4. Central Heating & Cooling
5. Covered Parking
6. Low Density Feel
7. Auxiliary Income Opportunities

PROPERTY

DESCRIPTION

02

PROPERTY OVERVIEW

Address	472 E 2100 N, Ogden, UT 84414
Market/Submarket	Weber County/Ogden
Square Footage	8,400
Lot Size	.63 acres
Year Built	1996
Occupancy	100%
Operating Expenses	$40,847
Taxes	$10,964

The combination of in-unit laundry, individual climate control, covered parking, and generous space sets this property apart from typical older inventory in the Ogden market and directly supports the above-market rental rates the property commands today.

FINANCIAL

ANALYSIS

03

FINANCIAL ANALYSIS | April Rent Roll + T12 Expenses

FINANCIAL ANALYSIS

RENT ROLL & T-12 EXPENSES

472 E 2100 N | OGDEN, UT 84414

T-12 INCOME & EXPENSES | ACTUAL

INCOME		
Potential Rental Income	$123,840.00	
Vacancy	$1,733.76	1.4%
Effective Rental Income	$122,106.24	
Other Income (RUBS, etc)	$15,000.00	
Gross Operating Income	**$137,106.24**	
OPERATING EXPENSES		
Real Estate Taxes	$10,964.33	
Property Insurance	$5,888.00	
Management	$9,969.72	7.3%
Marketing	$149.69	
Repairs & Maintenance	$2,904.10	
Landscaping	$3,705.00	
Gas	$25.53	
Water	$5,773.09	
Garbage	$1,487.61	
Total Operating Expenses	**$40,867.07**	29.8%
Expenses / Unit / Year	$5,108.38	
Expense Ratio	29.8%	

Cap Rate

5.50%

Purchase Price: $1,750,000 | Price/Unit: $218,750 | Units: 8

APRIL 2026 RENT ROLL

Unit	SF	Mix	Current Rent	Extra	Rent+Extra	Move In	Lease To
1	1,050	2BD/1.5BA	$1,200	$100	**$1,300**	10/1/2025	8/31/2026
2	1,050	2BD/1.5BA	$1,200	$100	**$1,300**	2/1/2026	8/31/2026
3	1,050	2BD/1.5BA	$1,200	$200	**$1,400**	1/3/2026	4/30/2027
4	1,050	2BD/1.5BA	$1,470	$100	**$1,570**	7/8/2024	6/30/2027
5	1,050	2BD/1.5BA	$1,450	—	**$1,450**	9/1/2024	8/31/2025
6	1,050	2BD/1.5BA	$1,400	$100	**$1,500**	6/4/2025	7/31/2027
7	1,050	2BD/1.5BA	$1,200	$100	**$1,300**	11/1/2025	9/30/2026
8	1,050	2BD/1.5BA	$1,200	$100	**$1,300**	10/31/2025	10/31/2026
Garage	648	—	—	$450	**$450**	12/1/2025	8/31/2026
Total	**9,048**		**$10,320**	**$1,250**	**$11,570**		

T-12 NET OPERATING INCOME

$96,239.17

PRO FORMA

PRO FORMA ANALYSIS

INCOME		
Potential Rental Income	$139,800.00	All Rents at $1,400
Vacancy	$6,990.00	5.0%
Effective Rental Income	$132,810.00	
Other Income (RUBS, etc)	$15,000.00	
Gross Operating Income	**$147,810.00**	
OPERATING EXPENSES		
Real Estate Taxes	$10,964.33	
Property Insurance	$5,868.00	
Management	$10,346.70	7.0%
Marketing	$149.69	
Repairs & Maintenance	$4,000.00	$500/unit
Gas	$25.53	
Water	$5,773.09	
Garbage	$1,487.61	
Reserves	$2,000.00	$250/unit
Total Operating Expenses	**$40,614.95**	29.1%
Expenses / Unit / Year	$5,076.87	
Expense Ratio	29.1%	
Net Operating Income	**$107,195.05**	

EQUITY GAIN TO BUYER | EXIT @ 5.50% CAP

$199,001

Exit Price: $1,949,001 | Reno Cost: — | Adj. Value: $1,949,001

ASKING PRICE

$1,750,000

PRICE / UNIT

$218,750

PRO FORMA CAP

6.13%

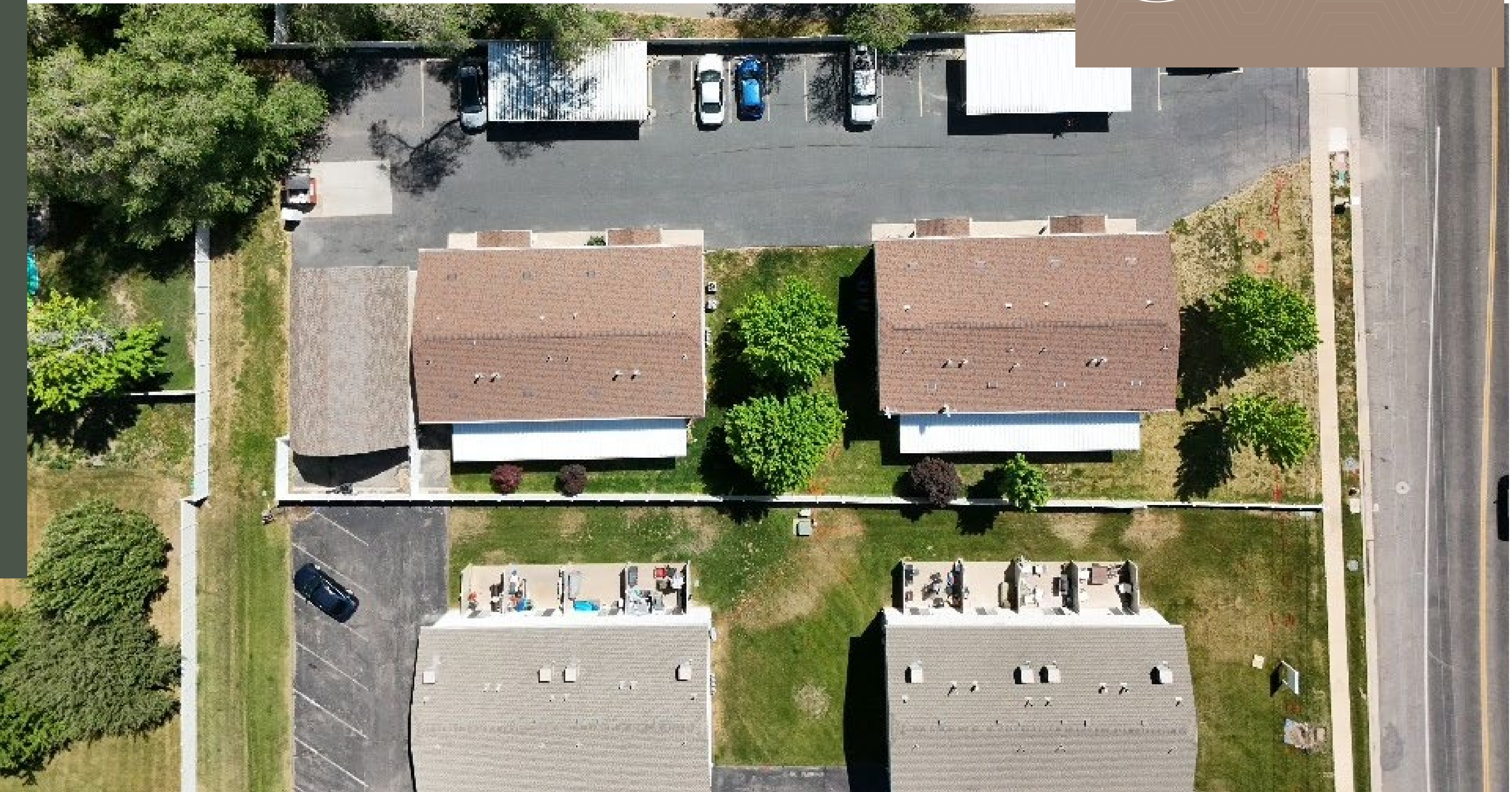
PRO FORMA NOI

$107,195

LOCATION

OVERVIEW

04

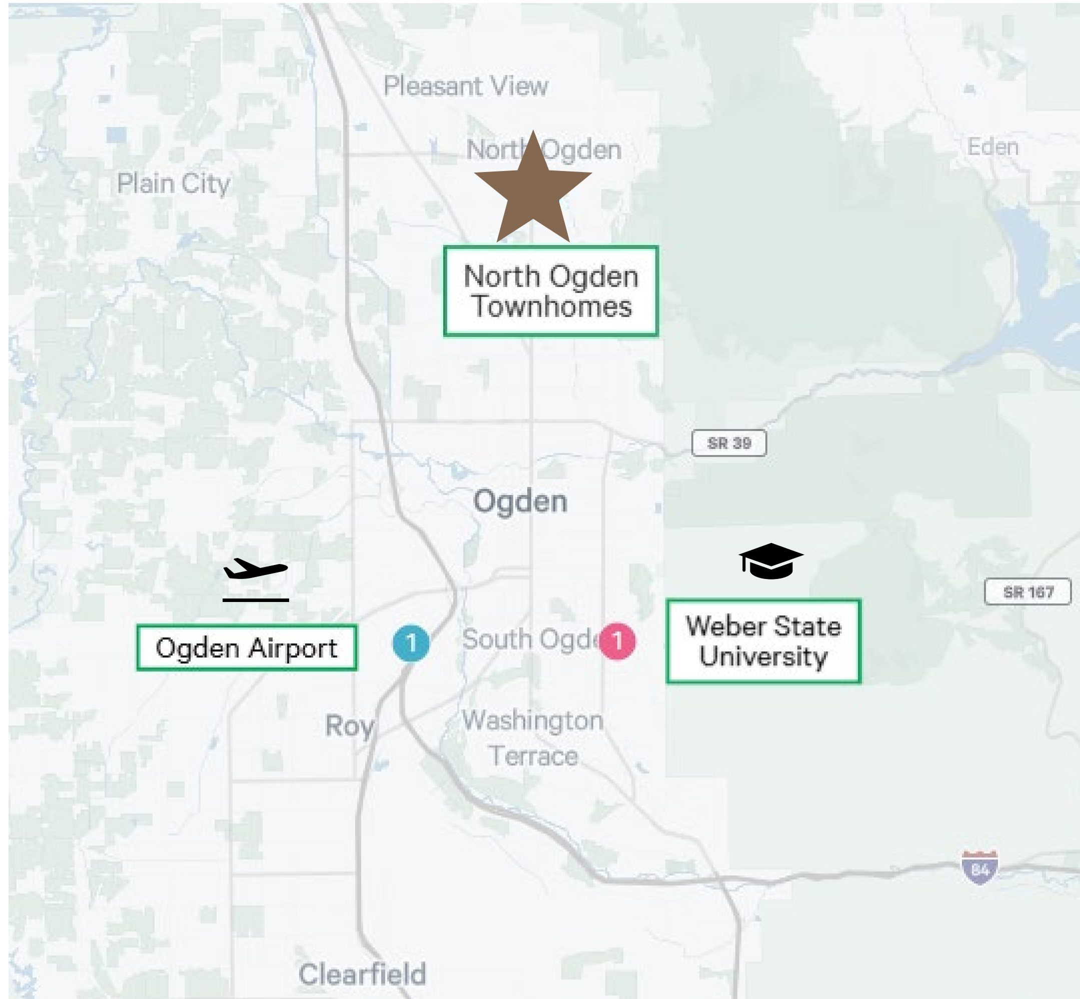


OGDEN| UTAH

Ogden's economic growth is strong and resilient, with the **Ogden-Clearfield submarket recently ranked as the #2 Best Performing City by the Milken Institute**. **Ogden has one of the lowest unemployment rates in the nation at 1.9%,** supported by a diverse and stable economy driven by the defense industry, tourism, and a growing technology sector.

Hill Air Force Base, the region's largest employer, provides a steady influx of high-paying civilian and military jobs, with Northrop Grumman expanding its presence in the area. **Ogden's job growth rate is leading the nation at 8.5%** (October 2021–October 2022), making it an attractive location for real estate investment. Additionally, in-migration to Ogden is strong, **with a projected population growth rate that is more than double the national average over the next decade.**

Ogden's market is expected to benefit from these economic and demographic trends, making this investment opportunity an ideal option for those seeking both immediate returns and long-term growth.



MARKET

OVERVIEW

05

OGDEN MARKET

- **#2 Best Performing City** - ogden has earned national recognition as one of the top-performing cities in the country, reflecting its strong economic fundamentals, quality of life, and sustained growth trajectory that continues to attract both businesses and residents.
- **1.9% Unemployment Rate** - With an unemployment rate of just 1.9%, Ogden's labor market remains among the tightest in the nation, signaling a workforce that is fully employed, economically active, and capable of supporting consistent rental demand.
- **2x the National Average for Population Growth** - Ogden is growing at twice the national average, driven by in-migration from higher-cost metros and a young, expanding resident base. This sustained population expansion translates directly into increased housing demand and long-term rent support.
- **#1 State for Economic Growth** - Utah has ranked as the number one state for economic growth, and Ogden sits at the center of that momentum. The city benefits from a pro-business regulatory environment, low tax burden, and a steady pipeline of corporate investment and job creation.
- **Hill Air Force Base and Northrop Grumman** - Hill Air Force Base, one of the largest Air Force installations in the country, and Northrop Grumman's expanding regional presence together anchor thousands of high-quality jobs in the Ogden area. This institutional employment base provides a durable demand floor for housing that is largely insulated from broader economic cycles.

SALT LAKE CITY AND UTAH MARKET INSIGHTS

• Economic Growth: Utah has been named the #1 state for economic growth by Forbes and continues to attract significant investment due to its robust business environment and quality of life.

• Population and Job Growth: Ranked #1 in population growth over the last decade, Utah also stands in the top 5 for job growth, reinforcing its status as a prime market for commercial real estate investment.

• Investment Recognition: Salt Lake City has been identified by PwC and the Urban Land Institute as one of the top markets for multifamily investment in both 2021 and 2022.

• Recent Accolades: Utah is celebrated for its business-friendly policies, high rent collections during the pandemic, and overall economic resilience.

Utah's strong economic indicators, supportive business climate, and impressive growth metrics make it an exceptional choice for commercial real estate investment. This opportunity represents a strategic investment in a high-demand area with significant upside potential.

SOME OF UTAH'S RECENT ACCOLADES INCLUDE:

#1
State for economic growth
Forbes

#1
State for business
CNBC

#1
Happiest state
WalletHub, 2016

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