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Accelerating success.

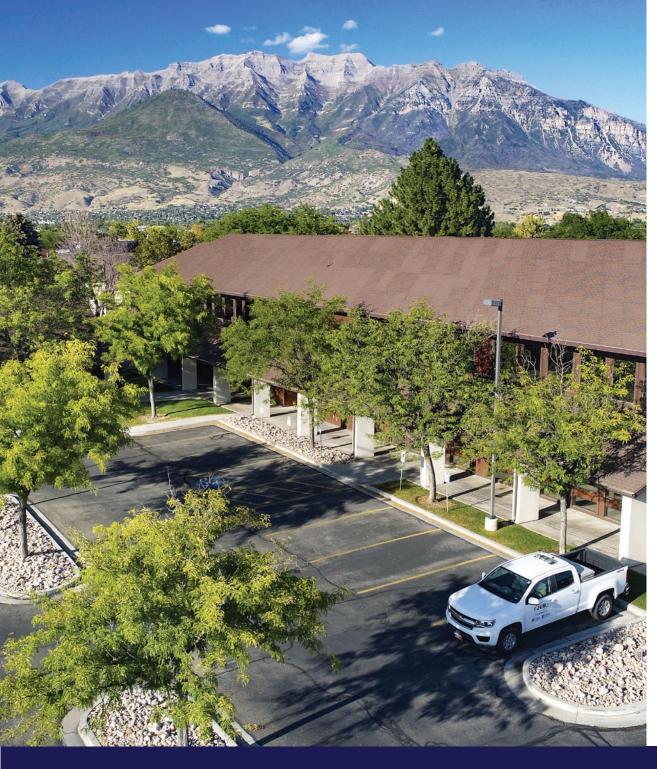


TABLE OF **CONTENTS**

- Executive Summary
- Property Summary
- Financial Overview
- Property Photos
- Area Overview
- Demographics

O1 EXECUTIVE SUMMARY

Investment Highlights
Site Plan



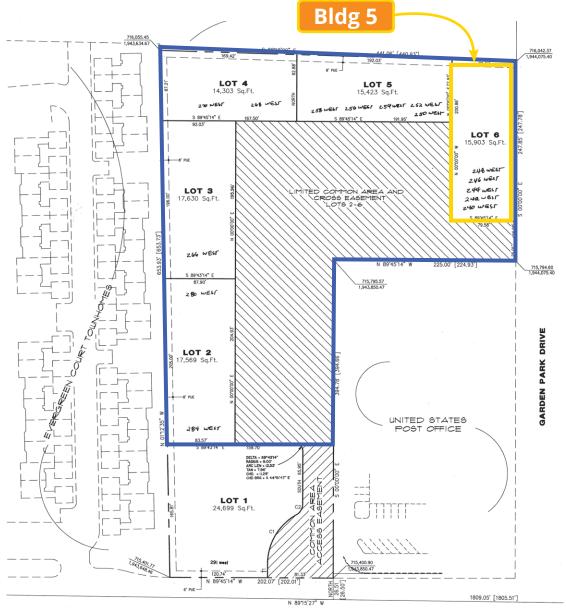
INVESTMENT HIGHLIGHTS

- **Prime Location:** Strategically positioned in the heart of Orem's central business district, offering convenient access to major transportation routes, amenities, and a vibrant mix of office, retail, and residential developments.
- **Strong Submarket:** Located in a dynamic submarket with a diverse economy, a growing technology sector, and a substantial pool of skilled workers, driven by the presence of major universities BYU and UVU.
- Ideal for New and Growing Businesses: The property's location, ample parking, and accessible layout make it a desirable location for businesses seeking a "retail feel" without the retail pricing.
- **Stable Tenant Base:** The building boasts a strong rental history, with the majority of tenants staying for 5+ years, demonstrating its appeal and tenant satisfaction.
- New Parking Lot Resurface
- New Roof





SITE PLAN





CENTER STREET

O2 PROPERTY SUMMARY

Property Description
Zoning Summary
Building Systems



PROPERTY SUMMARY

Post Office Place 5 is a 17,280-square-foot, multi-tenant office complex strategically located in the heart of Orem, Utah. The property comprises five buildings, offering a diverse mix of single- and two-story office spaces. This unique configuration caters to a wide range of tenants, from start-ups and small businesses to established corporations. Post Office Place is 100% occupied, demonstrating its strong appeal and tenant satisfaction. The property benefits from ample parking, a highly accessible layout, and a central location within a business-friendly environment with a strong economic base.



240 WEST CENTER STREET OREM, UT 84057



BUILDING SQUARE FOOTAGE: 17,280



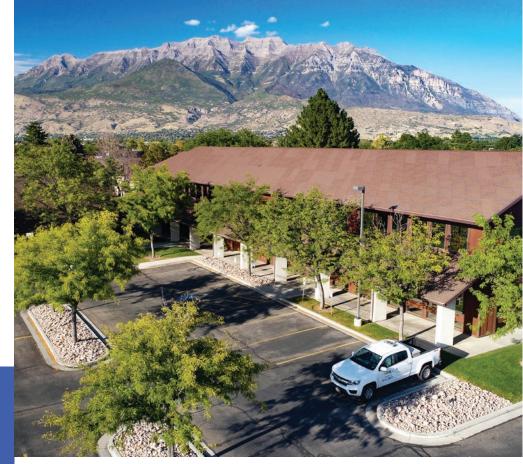
LOT SIZE BUILDING 5: 0.365 ACRE



ASKING PRICE: \$2,937,600.00 (\$170.00/SF)



CAP RATE: 7.29%

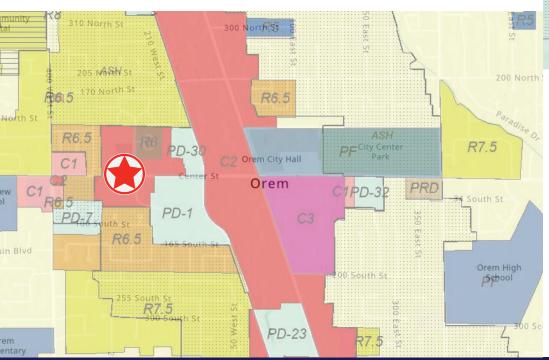


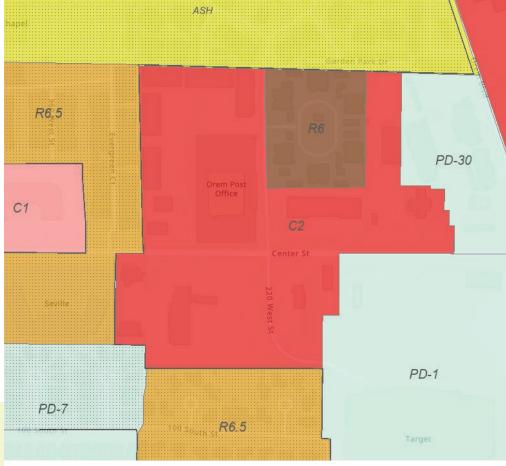


ZONING OVERVIEW

The property is currently zoned C2, which permits a variety of commercial uses. The C2 zone in Orem allows for a mix of commercial and retail development, including offices, business and personal services, public spaces, and general community shopping. The zone encourages high-quality building materials, architectural requirements, massing, lighting, landscaping, and a pedestrian-friendly environment.

Adjacent to the property are lots zoned for residential use, with designations of R6, R7.5, and R6.5. These zones allow for medium-density residential development with varying minimum lot sizes.





FUTURE REDEVELOPMENT POTENTIAL

The property's current C2 zoning and its proximity to medium-density residential zones could present opportunities for future redevelopment and rezoning through Orem City. This potential for rezoning could allow for the development of a multi-family project, subject to the approval of Orem City.

03 FINANCIAL OVERVIEW

Tenant Summary

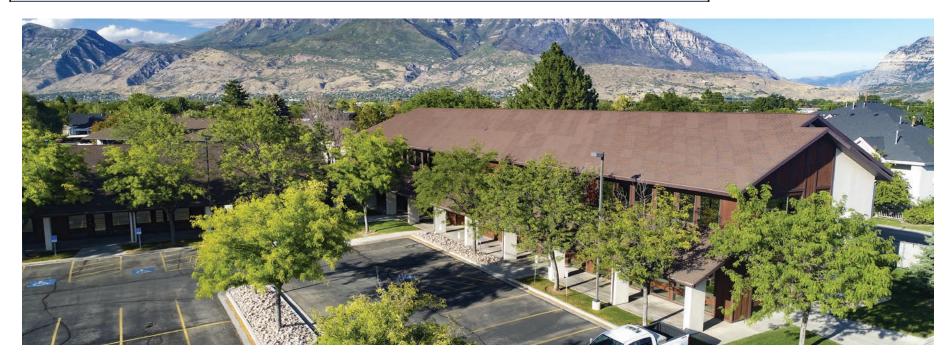
Market Leasing Assumptions

In-place/Pro-forma NOI



BUILDING 5

Building #5			Purchase
Unit Number			Unit 5
Total SF			17,280 SF
Total Acreage			0.365 AC
Tenant	ZIG FINANCIAL	Gross Income	\$ 156,399.32
Tenant	J.U.B	Gross Income	\$ 144,067.25
\$ PSF			\$170.00
Gross Income			\$ 300,466.57
Expenses		\$5.00 PSF	(\$86,400.00)
Total NOI			\$ 214,066.57
Cap Rate			7.29%
Total Purchase	Price		\$ 2,937,600.00



O4
PROPERTY PHOTOS

















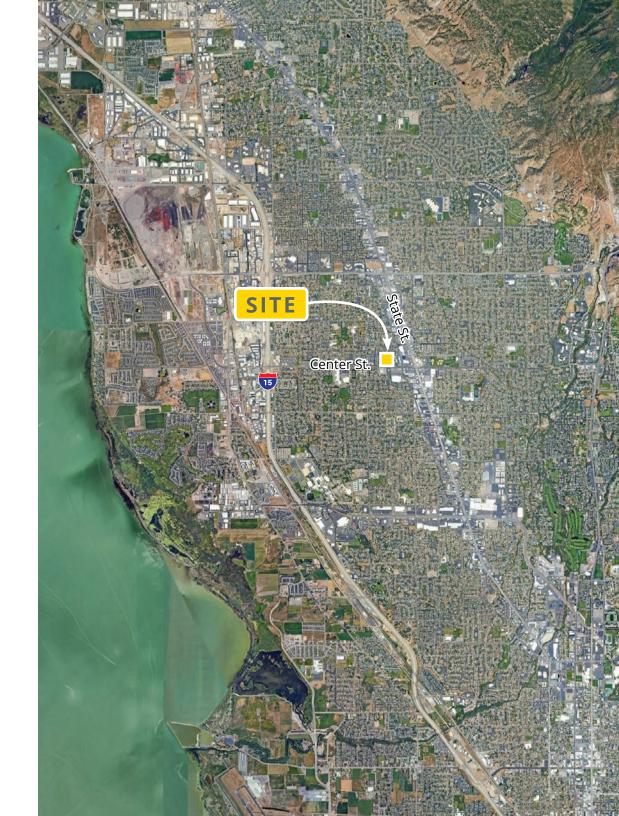






O5 AREA OVERVIEW

Location Overview Nearby Amenities Aerial



OREM, UTAH

Orem, Utah, located in the heart of Utah County, is a thriving city with a population exceeding 97,000 residents. The community is known for its strong family-oriented values and its significant emphasis on education, highlighted by the presence of Brigham Young University (BYU) and Utah Valley University (UVU). These institutions contribute to a well-educated and skilled workforce within the city. Orem boasts a diverse economy, with major employment sectors including educational services, healthcare, and retail trade (Data USA). Furthermore, the city is increasingly recognized as a dynamic center for technology and innovation (Nucamp), and its job market experienced a growth of 1% between 2022 and 2023 (Data USA). Situated along the scenic Wasatch Front, Orem offers residents and businesses convenient access to major transportation corridors and a wealth of outdoor recreational opportunities.

Post Office Place benefits from a strategic location within Orem's central business district, situated directly north of the Orem Post Office. This prime positioning provides the property with excellent visibility and convenient access to a wide array of amenities, services, and key transportation routes. Such accessibility makes Post Office Place a highly attractive location for a diverse range of tenants seeking a prominent presence within Orem's established commercial core.



OREM QUICK FACTS

- Utah's fifth largest city
- Ranked among the top 100 "Best Places to Live in America" (Niche, 2023)
- Utah Valley University (Orem): Largest public university in Utah with 46,809 students (Fall 2024)
- Brigham Young University (Provo): Major private university with 35,074 students (Fall 2023)
- Approximately 5 miles from Provo Airport



NEARBY AMENITIES

Post Office Place is surrounded by a variety of amenities that cater to the needs of businesses and their employees. For dining options, there are several fastfood chains within walking distance, including Raising Cane's, Five Guys, and Arby's. For those seeking a sit-down meal, R&R BBQ offers delicious barbecue just a short walk from the property. In terms of shopping, there is a Walmart Supercenter a short drive away, providing a wide variety of groceries, household goods, and other items.

Post Office Place is strategically positioned within Orem's central business district, just north of the Orem Post Office. The property is also located near several major retail stores, such as Target and Costco. For entertainment and recreation, there is the SCERA Center for the Arts, which hosts a variety of shows and events, and the Timpanogos Storytelling Festival, a popular annual event. The property's central location in Orem provides convenient access to a variety of amenities that enhance the quality of life for those who work and live in the area.



AREA OVERVIEW UTAH

Utah offers a compelling combination of economic strength, unparalleled outdoor recreation, and a high quality of life, making it an attractive destination for businesses and residents alike. The state boasts a diverse and robust economy, fueled by a variety of industries, including technology, healthcare, aerospace, and tourism. Utah's commitment to education and innovation is evident in its renowned higher education institutions, such as Brigham Young University, Utah Valley University, and the University of Utah, which provide a skilled and educated workforce. This, combined with a business-friendly environment, has led to Utah being recognized as a national leader in high job growth, low unemployment, a low cost of doing business, and a talented labor pool.

Beyond economic strength, Utah is a haven for outdoor enthusiasts and those seeking a high quality of life. The state's five national parks, numerous state parks, and vast wilderness areas offer unparalleled opportunities for skiing, hiking, biking, and water sports, fostering a healthy and active lifestyle. Utah also boasts a vibrant cultural scene, with renowned events like the Sundance Film Festival and a thriving arts community. The Wasatch Front, where most of Utah's population resides, is a bustling region with roughly 150 miles of contiguous cities and communities, offering a variety of lifestyle options. The beehive, symbolizing hard work, industriousness, and cooperation, is the state symbol of Utah, embodying the spirit of the state and its residents.

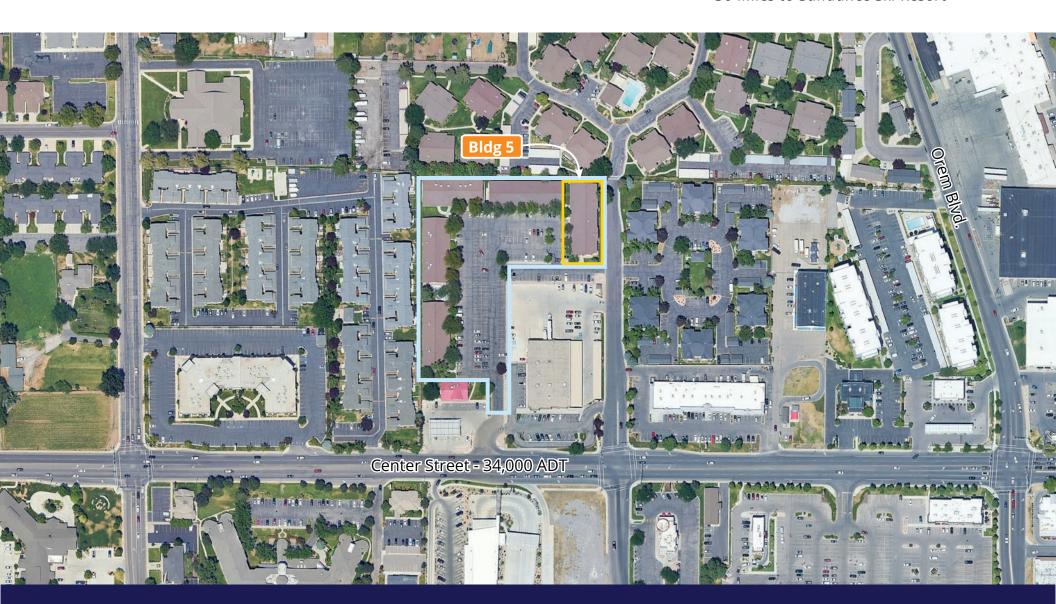




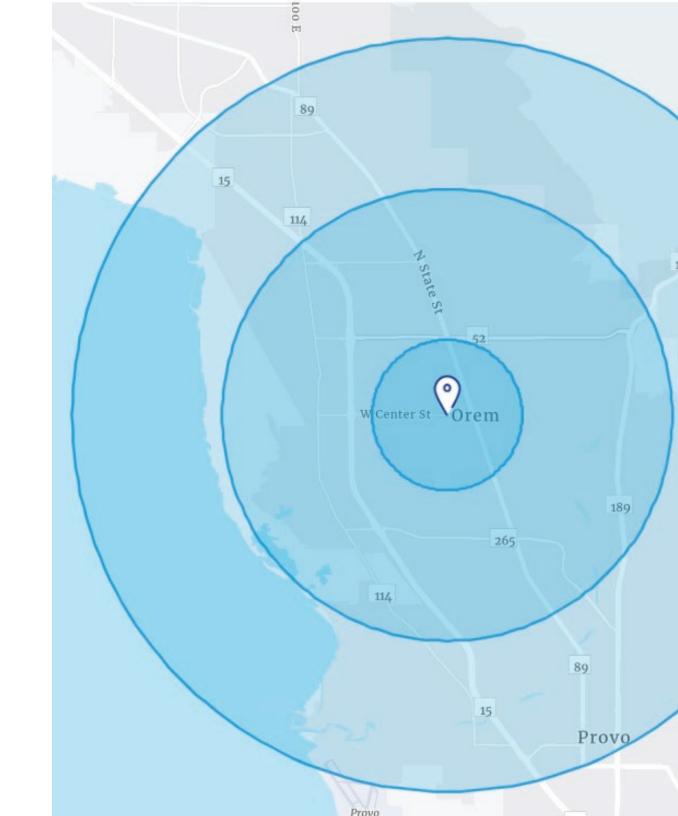


AERIAL

6 Miles to Provo Airport 3 Minutes to Bus Stop: Center St / Orem Blvd (WB) 40 Miles to Salt Lake City International Airport 30 Miles to Sundance Ski Resort



06 DEMOGRAPHICS



DEMOGRAPHICS



\$77,043MEDIAN HH
INCOME



\$490,062MEDIAN
HOME VALUE



3.4%UNEMPLOYMENT RATE



30.2 MEDIAN AGE

1 MILE 3 MILES 5 MILES

MEDIAN AGE

30.2

26.3

24.1

MEDIAN HH INCOME

\$77,043

\$90,500

\$81,421

POPULATION

22,266

124,863

222,682

HOUSEHOLDS

7,596

38,680

67,376



DEMOGRAPHICS



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