# PROPERTY MANAGEMENT REPORT

JUNE 2026

**OMP Colima, LLC**

4272 and 4314 South Zevek
Park Lane
Murray, UT

**Prepared For :**
Timur Tecimer


SLC GLC
SALT LAKE CITY GLOBAL LOGISTICS CENTER

WADSWORTH
DEVELOPMENT GROUP

# EXECUTIVE SUMMARY

**OMP Colima, LLC**
4272 & 4314 S. Zevex Park Lane
Murray, UT

Reporting Period: June 2026
Property Manager: Tim Stroshine

KEY METRICS

| Description | Actual | Budget | Variance - Explanation |
|---|---|---|---|
| Income | $35,104 | $35,104 | - |
| Expenses | $422 | $2,545 | PM Fees, landscaping paid in July |
| NOI | $26,462 | $(2,545) | Prepaid rent received |
| Capital Expenses | $0 | $0 | - |

**LEASING ACTIVITY:**

Lease signed with IGA. Rent to commence in July. 3 months of free rent. Tenant is caught up on all rent and other fees.

**MAJOR HIGHLIGHTS:**

New tenant moved in and operating as of July 1, 2026. Inpsect MOOG and found the building in exceptional condition. Roof looks good but coming to the end of its useful life. Looking at replacing when solar panels are installed.

**KEY RISKS/ISSUES:**

N/A

# EXECUTIVE SUMMARY

**Manager Summary:**

**7/13/2026 -** Construction of the Pentalon building north of 4272 building is commencing. They started working on the road and installing utilities. Looking to have curb and gutter completed by the end of July. This will allow us to have TSC complete the approaches and landscaping on the north side of the buildng.

Waiting for permitting for the dock door and well. Work on the dock should be completed by mid August depending on timing of permit.

Moog building is in excellent condition. Walked the property with their facility manager for an hour and looked at all mechanical and structural components of the building. The only issue is that the elevator is overdue for a state inspection. Facility manager told me he'd get right on that. Building is clean, organized and very well maintained. Tenant is looking to install solar panels on the roof that would offset their power consumption by 40%.

All in all, both buildings are in exceptional shape with great tenants. No issues to report.

# FINANCIAL REPORTS

**WE AIM TO BE LONG TIME PARTNERS WITH OUR CLIENTS.**

**OMP Colima, LLC**
4272 S. Zevex Park Lane
Murray, UT

Reporting Period: June 2026

## Income Statement



Property = OMP Colima LLC (omp)
Period = 06/2026 - 06/2026
Book = Cash

| ACCOUNT | MONTH TO DATE | % | YEAR TO DATE | % |
|---|---|---|---|---|
| REVENUE | | | | |
| OTHER REVENUE | | | | |
| Prepaid Rent | 35,104 | 100 | 35,104 | 100 |
| TOTAL OTHER REVENUE | 35,104 | 100 | 35,104 | 100 |
| TOTAL REVENUE | 35,104 | 100 | 35,104 | 100 |
| OPERATING EXPENSES | | | | |
| RECOVERABLE EXPENSES | | | | |
| Electric | 134 | 0 | 696 | 2 |
| Water/Sewer | 288 | 1 | 970 | 3 |
| Fire Sprinkler System | 0 | 0 | 1,393 | 4 |
| Property Management Fees | 0 | 0 | 5,500 | 16 |
| **TOTAL RECOVERABLE EXPENSES** | **422** | **1** | **8,558** | **24** |
| GENERAL AND ADMINISTRATIVE EXPENSES | | | | |
| Bank Charges | 32 | 0 | 84 | 0 |
| TOTAL GENERAL AND ADMINISTRATIVE | 454 | 1 | 8,642 | 25 |
| BUILDING OPERATING EXPENSES | | | | |
| TOTAL RECOVERABLE EXPENSES | 454 | 1 | 8,642 | 25 |
| TOTAL OPERATING EXPENSES | 454 | 1 | 8,642 | 25 |
| NET OPERATING INCOME | 34,650 | 99 | 26,462 | 75 |
| FUNDS FROM OPERATION | 34,650 | 99 | 26,462 | 75 |
| NET INCOME (LOSS) | 34,650 | 99 | 26,462 | 75 |

# Balance Sheet



Property = OMP Colima LLC (omp)
Period = 06/2026 - 06/2026
Book = Cash

| ACCOUNT | CURRENT BALANCE |
|---|---|
| ASSETS | |
| CURRENT ASSETS | |
| CASH AND CASH EQUIVALENTS | |
| Cash - Checking - WaFD | 36,462 |
| TOTAL CASH AND CASH EQUIVALENTS | 36,462 |
| TOTAL CURRENT ASSETS | 36,462 |
| TOTAL ASSETS | 36,462 |
| LIABILITIES AND STOCKHOLDERS EQUITY | |
| LIABILITIES | |
| CURRENT LIABILITIES | |
| Inter-Company Payable | 10,000 |
| TOTAL CURRENT LIABILITIES | 10,000 |
| LONG TERM LIABILITIES | |
| TOTAL LIABILITIES | 10,000 |
| STOCKHOLDERS EQUITY | |
| Retained Earnings | 26,462 |
| TOTAL STOCKHOLDERS EQUITY | 26,462 |
| TOTAL LIABILITIES AND STOCKHOLDERS EQUITY | 36,462 |

# Cash Flow Statement

Property = OMP Colima LLC (omp)
Period = 06/2026 - 06/2026
Book = Cash

| ACCOUNT | MONTH TO DATE | % | YEAR TO DATE | % |
|---|---|---|---|---|
| REVENUE | | | | |
| OTHER REVENUE | | | | |
| Prepaid Rent | 35,104 | 100 | 35,104 | 100 |
| TOTAL OTHER REVENUE | 35,104 | 100 | 35,104 | 100 |
| TOTAL REVENUE | 35,104 | 100 | 35,104 | 100 |
| OPERATING EXPENSES | | | | |
| RECOVERABLE EXPENSES | | | | |
| Electric | 134 | 0 | 696 | 2 |
| Water/Sewer | 288 | 1 | 970 | 3 |
| Fire Sprinkler System | 0 | 0 | 1,393 | 4 |
| Property Management Fees | 0 | 0 | 5,500 | 16 |
| **TOTAL RECOVERABLE EXPENSES** | **422** | **1** | **8,558** | **24** |
| GENERAL AND ADMINISTRATIVE EXPENSES | | | | |
| Bank Charges | 32 | 0 | 84 | 0 |
| TOTAL GENERAL AND ADMINISTRATIVE | 454 | 1 | 8,642 | 25 |
| BUILDING OPERATING EXPENSES | | | | |
| TOTAL RECOVERABLE EXPENSES | 454 | 1 | 8,642 | 25 |
| TOTAL OPERATING EXPENSES | 454 | 1 | 8,642 | 25 |
| NET OPERATING INCOME | 34,650 | 99 | 26,462 | 75 |
| FUNDS FROM OPERATION | 34,650 | 99 | 26,462 | 75 |
| NET INCOME (LOSS) | 34,650 | 99 | 26,462 | 75 |
| **Cash Flow** | **34,650** | **99** | **26,462** | **75** |

| MONTH TO DATE | BEGINNING BALANCE | ENDING BALANCE | DIFFERENCE |
|---|---|---|---|
| Cash - Checking - WaFD | 1,812 | 36,462 | 34,650 |
| **TOTAL CASH** | **1,812** | **36,462** | **34,650** |

| YEAR TO DATE | BEGINNING BALANCE | ENDING BALANCE | DIFFERENCE |
|---|---|---|---|
| Cash - Checking - WaFD | 0 | 36,462 | 36,462 |
| **TOTAL CASH** | **0** | **36,462** | **36,462** |

## Trial Balance



Property = OMP Colima LLC (omp)
Period = 06/2026 - 06/2026
Book = Cash

| ACCOUNT | BEGINNING BALANCE | DEBIT | CREDIT | ENDING BALANCE |
|---|---|---|---|---|
| Cash - Checking - WaFD | 1,812 | 34,650 | 0 | 36,462 |
| Inter-Company Payable | -10,000 | 0 | 0 | -10,000 |
| Retained Earnings | 0 | 0 | 0 | 0 |
| Prepaid Rent | 0 | 0 | 35,104 | -35,104 |
| Electric | 562 | 134 | 0 | 696 |
| Water/Sewer | 681 | 288 | 0 | 970 |
| Fire Sprinkler System | 1,393 | 0 | 0 | 1,393 |
| Property Management Fees | 5,500 | 0 | 0 | 5,500 |
| Bank Charges | 52 | 32 | 0 | 84 |
| **TOTAL** | **0** | **35,104** | **35,104** | **-0** |

# General Ledger



Property = OMP Colima LLC (omp)
Period = 06/2026 - 06/2026
Book = Cash

| Property Name | Date | Period | Person/Description | Ctrl Number | Reference | Debit | Credit | Balance | Remarks |
|---|---|---|---|---|---|---|---|---|---|
| **1000.2503** | | | **Cash - Checking - WaFD** | | | | | **1,812** | **= Beginning Balance =** |
| | | | Check Batch 3590 | | | | 422 | 1,390 | |
| | | | Receipt Batch 8478 | | | 35,104 | | 36,495 | |
| | | | Journal Batch 7113 | | | | 32 | 36,462 | |
| | | | **Net Change=34,650** | | | **35,104.00** | **454.00** | **36,462.00** | **= Ending Balance =** |
| **2100.3510** | | | **Inter-Company Payable** | | | | | **-10,000** | **= Beginning Balance =** |
| | | | **Net Change=0** | | | **0.00** | **0.00** | **-10,000.00** | **= Ending Balance =** |
| **3700.2000** | | | **Retained Earnings** | | | | | **0** | **= Beginning Balance =** |
| | | | **Net Change=0** | | | **0.00** | **0.00** | **0.00** | **= Ending Balance =** |
| **4600.6500** | | | **Prepaid Rent** | | | | | **0** | **= Beginning Balance =** |
| OMP Colima LLC (omp) | 6/24/2026 | June 2026 | SpruceMoose Transporta... | R-11955 | 062426 | 0 | 35,104 | -35,104 | |
| | | | **Net Change=-35,104** | | | **0.00** | **35,104.00** | **-35,104.00** | **= Ending Balance =** |
| **5100.1000** | | | **Electric** | | | | | **562** | **= Beginning Balance =** |
| OMP Colima LLC (omp) | 6/18/2026 | June 2026 | Murray City Corporation Uti... | K-29418 | 111 | 134 | 0 | 696 | 042726-052826 Power |
| | | | **Net Change=134** | | | **134.00** | **0.00** | **696.00** | **= Ending Balance =** |
| **5100.1100** | | | **Water/Sewer** | | | | | **681** | **= Beginning Balance =** |
| OMP Colima LLC (omp) | 6/18/2026 | June 2026 | Murray City Corporation Uti... | K-29418 | 111 | 288 | 0 | 970 | 042726-052826 water/sewer |
| | | | **Net Change=288** | | | **288.00** | **0.00** | **970.00** | **= Ending Balance =** |
| **5100.3300** | | | **Fire Sprinkler System** | | | | | **1,393** | **= Beginning Balance =** |
| | | | **Net Change=0** | | | **0.00** | **0.00** | **1,393.00** | **= Ending Balance =** |
| **5100.9100** | | | **Property Management Fees** | | | | | **5,500** | **= Beginning Balance =** |
| | | | **Net Change=0** | | | **0.00** | **0.00** | **5,500.00** | **= Ending Balance =** |
| **5200.1000** | | | **Bank Charges** | | | | | **52** | **= Beginning Balance =** |
| OMP Colima LLC (omp) | 6/30/2026 | June 2026 | Bank Interest 06/2026 | J-13442 | Bank Intere... | 32 | 0 | 84 | Bank Fee |
| | | | **Net Change=32** | | | **32.00** | **0.00** | **84.00** | **= Ending Balance =** |
| | | | | | | **35,559** | **35,559** | | |