PROPERTY MANAGEMENT REPORT

SEPT 2026- Q3

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: Q3 2026
Property Manager: Tim Stroshine

KEY METRICS

Description	Actual	Budget	Variance - Explanation
Income	0	$35,104	Next Rent Payment - November
Expenses	$29,109	$31,609	Landscaping invoices have to be paid.
NOI	$(29,109)	$3,495	Prepaid rent
Capital Expenses	$0	$0	-

LEASING ACTIVITY:

Buildings full.

MAJOR HIGHLIGHTS:

Dock Construction complete. North side road nearing completion. Working with contractor to finish landscaping along curb.

KEY RISKS/ISSUES:

N/A

EXECUTIVE SUMMARY



Manager Summary:

10/13/2026 - No major concerns to report. Dock construction is complete. North road construction nearly done. Working to get landscaping fully installed by the end of October. Reviewing quote for earthquake coverage. Quote will be presented with this report. Tenant is scheduled to make their first rent payment in November. July, August, and September were abated months. October rent was covered by first month's payment made at lease execution. A distribution from the funds was made in July.

Waiting on decision from MOOG to move forward with solar install.

Next owner distribution will be from Q4 rent and will be distributed January 2027.

FINANCIAL REPORTS



WE AIM TO BE LONG TIME PARTNERS WITH OUR CLIENTS.

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

Reporting Period: Q3 2026

Balance Sheet

Property = OMP Colima LLC (omp)
Period = 09/2026 - 09/2026
Book = Cash

ACCOUNT	CURRENT BALANCE
ASSETS	
CURRENT ASSETS	
CASH AND CASH EQUIVALENTS	
Cash - Checking - WaFD	7,353
TOTAL CASH AND CASH EQUIVALENTS	7,353
TOTAL CURRENT ASSETS	7,353
TOTAL ASSETS	7,353
LIABILITIES AND STOCKHOLDERS EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Inter-Company Payable	-15,000
TOTAL CURRENT LIABILITIES	-15,000
LONG TERM LIABILITIES	
TOTAL LIABILITIES	-15,000
STOCKHOLDERS EQUITY	
Retained Earnings	22,353
TOTAL STOCKHOLDERS EQUITY	22,353
TOTAL LIABILITIES AND STOCKHOLDERS EQUITY	7,353

Cash Flow Statement

Property = OMP Colima LLC (omp)
Period = 07/2026 - 09/2026
Book = Cash

ACCOUNT	PERIOD TO DATE	%	YEAR TO DATE	%
REVENUE				
OTHER REVENUE				
Prepaid Rent	0	0	35,104	100
TOTAL OTHER REVENUE	0	0	35,104	100
TOTAL REVENUE	0	0	35,104	100
OPERATING EXPENSES				
RECOVERABLE EXPENSES				
Electric	238	0	933	3
Water/Sewer	540	0	1,510	4
Fire Sprinkler System	220	0	1,613	5
Property Management Fees	3,000	0	8,500	24
TOTAL RECOVERABLE EXPENSES	**3,998**	**0**	**12,556**	**36**
GENERAL AND ADMINISTRATIVE EXPENSES				
Bank Charges	111	0	195	1
TOTAL GENERAL AND ADMINISTRATIVE	4,109	0	12,751	36
BUILDING OPERATING EXPENSES				
TOTAL RECOVERABLE EXPENSES	4,109	0	12,751	36
TOTAL OPERATING EXPENSES	4,109	0	12,751	36
NET OPERATING INCOME	-4,109	0	22,353	64
FUNDS FROM OPERATION	-4,109	0	22,353	64
NET INCOME (LOSS)	-4,109	0	22,353	64
Cash Flow	**-4,109**	**0**	**22,353**	**64**

PERIOD TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Cash - Checking - WaFD	36,462	7,353	-29,109
TOTAL CASH	**36,462**	**7,353**	**-29,109**

YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Cash - Checking - WaFD	0	7,353	7,353
TOTAL CASH	**0**	**7,353**	**7,353**

Income Statement

Property = OMP Colima LLC (omp)
Period = 07/2026 - 09/2026
Book = Cash

ACCOUNT	PERIOD TO DATE	%	YEAR TO DATE	%
REVENUE				
OTHER REVENUE				
Prepaid Rent	0	0	35,104	100
TOTAL OTHER REVENUE	0	0	35,104	100
TOTAL REVENUE	0	0	35,104	100
OPERATING EXPENSES				
RECOVERABLE EXPENSES				
Electric	238	0	933	3
Water/Sewer	540	0	1,510	4
Fire Sprinkler System	220	0	1,613	5
Property Management Fees	3,000	0	8,500	24
TOTAL RECOVERABLE EXPENSES	**3,998**	**0**	**12,556**	**36**
GENERAL AND ADMINISTRATIVE EXPENSES				
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TOTAL RECOVERABLE EXPENSES	4,109	0	12,751	36
TOTAL OPERATING EXPENSES	4,109	0	12,751	36
NET OPERATING INCOME	-4,109	0	22,353	64
FUNDS FROM OPERATION	-4,109	0	22,353	64
NET INCOME (LOSS)	-4,109	0	22,353	64

Trial Balance

Property = OMP Colima LLC (omp)
Period = 07/2026 - 09/2026
Book = Cash

ACCOUNT	BEGINNING BALANCE	DEBIT	CREDIT	ENDING BALANCE
Cash - Checking - WaFD	36,462	0	29,109	7,353
Inter-Company Payable	-10,000	25,000	0	15,000
Retained Earnings	0	0	0	0
Prepaid Rent	-35,104	0	0	-35,104
Electric	696	238	0	933
Water/Sewer	970	540	0	1,510
Fire Sprinkler System	1,393	220	0	1,613
Property Management Fees	5,500	3,000	0	8,500
Bank Charges	84	111	0	195
TOTAL	**-0**	**29,109**	**29,109**	**-0**

General Ledger

Property = OMP Colima LLC (omp)
Period = 07/2026 - 09/2026
Book = Cash

Property Name	Date	Period	Person/Description	Ctrl Number	Reference	Debit	Credit	Balance	Remarks
1000.2503			**Cash - Checking - WaFD**					**36,462**	**= Beginning Balance =**
OMP Colima LLC (omp)	7/13/2026	July 2026	GLC PM, LLC (v0001357)	K-29561	71326	0	1,000	35,462	0626 PM Fee's
OMP Colima LLC (omp)	7/13/2026	July 2026	GLC PM, LLC (v0001357)	K-29561	71326	0	1,000	34,462	0726 PM Fee's
OMP Colima LLC (omp)	8/7/2026	Augus...	GLC PM, LLC (v0001357)	K-29720	80726	0	1,000	33,462	0726 Property Management Fee
			Check Batch 3597				55	33,408	
			Check Batch 3599				562	32,846	
			Journal Batch 7154				25,000	7,846	
			Journal Batch 7176				32	7,813	
			Check Batch 3606				55	7,758	
			Journal Batch 7206				43	7,716	
			Check Batch 3611				55	7,661	
			Check Batch 3613				216	7,445	
			Check Batch 3614				55	7,390	
			Journal Batch 7252				36	7,353	
			Net Change=-29,109			**0.00**	**29,109.00**	**7,353.00**	**= Ending Balance =**
2100.3510			**Inter-Company Payable**					**-10,000**	**= Beginning Balance =**
OMP Colima LLC (omp)	7/15/2026	July 2026	Distribution	J-13510		25,000	0	15,000	Distribution
			Net Change=25,000			**25,000.00**	**0.00**	**15,000.00**	**= Ending Balance =**
3700.2000			**Retained Earnings**					**0**	**= Beginning Balance =**
			Net Change=0			**0.00**	**0.00**	**0.00**	**= Ending Balance =**
4600.6500			**Prepaid Rent**					**-35,104**	**= Beginning Balance =**
			Net Change=0			**0.00**	**0.00**	**-35,104.00**	**= Ending Balance =**
5100.1000			**Electric**					**696**	**= Beginning Balance =**
OMP Colima LLC (omp)	7/15/2026	July 2026	Murray City Corporation Uti...	K-29588	113	238	0	933	052826-070126 Power
			Net Change=238			**238.00**	**0.00**	**933.00**	**= Ending Balance =**
5100.1100			**Water/Sewer**					**970**	**= Beginning Balance =**
OMP Colima LLC (omp)	7/15/2026	July 2026	Murray City Corporation Uti...	K-29588	113	324	0	1,294	052826-070126 Water/Sewer
OMP Colima LLC (omp)	9/22/2026	Sept...	Cottonwood Improvemen...	K-29899	116	216	0	1,510	090126-113026 Sewer
			Net Change=540			**540.00**	**0.00**	**1,510.00**	**= Ending Balance =**

General Ledger

Property = OMP Colima LLC (omp)
Period = 07/2026 - 09/2026
Book = Cash

Property Name	Date	Period	Person/Description	Ctrl Number	Reference	Debit	Credit	Balance	Remarks
5100.3300			**Fire Sprinkler System**					**1,393**	**= Beginning Balance =**
OMP Colima LLC (omp)	7/6/2026	July 2026	Summit Fire & Security (...	K-29527	112	55	0	1,448	Monthly Monitoring
OMP Colima LLC (omp)	8/24/2026	Augus...	Summit Fire & Security (...	K-29748	114	55	0	1,503	OMP Colima - monthly monitoring
OMP Colima LLC (omp)	9/10/2026	Sept...	Summit Fire & Security (...	K-29848	115	55	0	1,558	OMP Colima - monthly monitoring
OMP Colima LLC (omp)	9/23/2026	Sept...	Summit Fire & Security (...	K-29931	117	55	0	1,613	OMP Colima - Monthly Monitoring
			Net Change=220			**220.00**	**0.00**	**1,613.00**	**= Ending Balance =**
5100.9100			**Property Management Fees**					**5,500**	**= Beginning Balance =**
OMP Colima LLC (omp)	7/13/2026	July 2026	GLC PM, LLC (v0001357)	K-29561	71326	1,000	0	6,500	0626 PM Fee's
OMP Colima LLC (omp)	7/13/2026	July 2026	GLC PM, LLC (v0001357)	K-29561	71326	1,000	0	7,500	0726 PM Fee's
OMP Colima LLC (omp)	8/7/2026	Augus...	GLC PM, LLC (v0001357)	K-29720	80726	1,000	0	8,500	0726 Property Management Fee
			Net Change=3,000			**3,000.00**	**0.00**	**8,500.00**	**= Ending Balance =**
5200.1000			**Bank Charges**					**84**	**= Beginning Balance =**
OMP Colima LLC (omp)	7/31/2026	July 2026	Bank Interest 07/2026	J-13535	Bank Intere...	32	0	116	Bank Fee
OMP Colima LLC (omp)	8/31/2026	Augus...	Bank Interest 08/2026	J-13564	Bank Intere...	43	0	159	Bank Fee
OMP Colima LLC (omp)	9/30/2026	Sept...	Bank Interest 09/2026	J-13668	Bank Intere...	36	0	195	Bank Fee
			Net Change=111			**111.00**	**0.00**	**195.00**	**= Ending Balance =**
						29,109	**29,109**		