



CLEARFIELD TOWNHOMES

92-Unit Investment Opportunity

830, 860, 930, & 960 South 550 East
Clearfield, Utah



CLEARFIELD TOWNHOMES AT A GLANCE

THREE REASONS TO INVEST:

1. Rent Growth with an Affordability Advantage:

- In-place rents average \$1,849/month (\$1.42 psf) versus \$2,241/month (\$1.48 psf) at nearby townhome competition
- Targeted unit refreshes support meaningful rent growth without a full-scale renovation program
- Opportunity to expand NOI while remaining more affordable than newer competing product

2. Prime Location Anchored by Employment, Retail, and Lifestyle Amenities:

- Near major employers including Hill AFB, Freeport Center, Weber State University Davis Campus, and Holy Cross Hospital – Davis
- Surrounded by 6.0 million square feet of retail within three miles
- Convenient access to I-15, FrontRunner, Antelope Island, trails, and world-class ski destinations

3. Differentiated Townhome Product Built for Today's Renter:

- Rising homeownership costs support demand for rentals that offer more space and a home-like living experience
- 96% three-bedroom townhomes with larger layouts, garages, and outdoor space
- Limited incoming three-bedroom supply, with only 2% of units under construction in Davis and Weber Counties
- Each unit is individually parceled providing optionality for conversion to for-sale product

OVERVIEW AND OPPORTUNITY

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire the Clearfield Townhome Portfolio (the "Portfolio"), a 92-unit townhome offering across four adjacent communities in Clearfield, Utah, within one of Davis County's most conveniently located residential corridors.

The Portfolio is further distinguished by a compelling value-add opportunity, with current average rents of approximately \$1,849 per month (\$1.42 psf), well below nearby competing townhome communities averaging \$2,241 per month (\$1.48 psf). This rent gap, combined with the opportunity for targeted unit refreshes, provides a clear path to meaningful rent growth while maintaining an affordability advantage relative to nearby competition.

Supported by several major regional employment anchors, the Portfolio is well positioned to capture durable renter demand. Hill Air Force Base, the largest single-site employer in Utah, is located nearby, along with the Freeport Center, Weber State University Davis Campus, and Holy Cross Hospital – Davis, reinforcing a deep and diversified employment base.

Residents benefit from a highly accessible location less than five minutes from I-15 and less than a 10-minute walk from the Clearfield FrontRunner Station. The location also provides proximity to approximately 6.0 million square feet of retail within a 3-mile radius, along with convenient access to nearby trails, recreational lakes, and world-class ski destinations including Snowbasin and Powder Mountain.

Combined with strong in-place occupancy, differentiated townhome product, and a highly connected Davis County location, the Portfolio is positioned to capture future rent growth, enhance operating performance, and create long-term value.



CLEARFIELD TOWNHOMES | Multifamily Portfolio Investment Opportunity

ASSET SUMMARY

Name:	Clearfield Townhomes	
Address:	830, 860, 930, & 960 South 550 East Clearfield, Utah	
Site Details:	5.71 acres (approx. –buyer to verify) Units are individually parceled*	
Zoning:	R-3-SP	
Unit Mix:	2 BR / 1 BA (800 sf avg):	4 units
	3 BR / 1.5 BA (1,248 sf avg):	37 units
	3 BR / 2.5 BA (1,389 sf avg):	51 units
	Total (1,307 sf avg):	92 units
Age:	2003-2015	
Parking:	Single-car Garages:	88 spaces
	Driveways:	144 spaces
	Common/Guest:	35 spaces
	Carports:	8 spaces
	Total:	275 spaces
	(2.99/unit ratio; buyer to verify)	

* Each unit is individually parceled providing optionality for conversion to for-sale product

INVESTMENT HIGHLIGHTS

Sales Price:	Contact brokers
NOI:	\$1,405,992 (As-Is*) \$1,415,741 (Pro Forma Year 1) \$1,615,863 (Pro Forma Year 2 post reno)
Average Monthly Rent:	In-Place: \$1,849 (\$1.42 psf)
Occupancy:	92%

* Most recent consolidated T-12s

NOTE: The project is held under a dual-ownership structure comprising two individuals maintaining separate financials.

Prospective buyers should underwrite each asset separately and submit individual offers based on the respective financials.



CLEARFIELD TOWNHOMES | Multifamily Portfolio Investment Opportunity

PROJECT VICINITY

Imagery: Google Earth/
Landsat/Copernicus



15 minutes to
Ogden

Ogden



Clearfield

Clearfield Townhomes



Salt Lake
City

30 minutes to
Salt Lake City



Great Salt
Lake

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Investment Opportunity

CONVENIENT PROXIMITY TO RETAIL

The Clearfield Townhome Portfolio is conveniently positioned near a deep concentration of shopping, dining, grocery, and daily services that support residents' day-to-day needs. Nearby destinations include Harris Plaza and Layton Hills Mall, while additional retail options extend throughout the surrounding I-15 corridor, reinforcing the Portfolio's highly convenient Davis County location.

THE CLEARFIELD TOWNHOMES ARE SURROUNDED BY RETAIL

6.0MM SF

Within 3 Miles

900K SF

Within 1 Mile



MINUTES TO NORTHERN UTAH'S CORE EMPLOYMENT ANCHORS

HILL AIR FORCE BASE (HILL AFB)

Located just minutes from the Portfolio, Hill Air Force Base is Utah's largest single-site employer and one of the region's defining economic drivers. The base supports 22,000+ military, civilian, and contractor jobs, creating a stable, recession-proof demand driver as a mission-critical site for the U.S. Air Force.

FREEPORT CENTER

Located less than a mile from the Portfolio, the Freeport Center is one of the largest industrial and logistics hubs in the Intermountain West, totaling more than 7.0 million square feet across 78 buildings on 680 acres. Home to approximately 70 national and local companies with a combined workforce of roughly 7,000 employees, its large concentration of manufacturing, warehousing, and distribution space provides residents with immediate access to a substantial employment base.

WEBER STATE UNIVERSITY DAVIS CAMPUS

Weber State University's Davis Campus serves as a significant institutional employment anchor, supporting approximately 1,000 employees and more than 3,600 students. The campus adds a stable base of faculty, administrative, and support employment, while its student population further reinforces local renter demand near the Portfolio.

HOLY CROSS HOSPITAL – DAVIS (FORMERLY DAVIS HOSPITAL)

Holy Cross Hospital – Davis is a major regional healthcare anchor in nearby Layton, with 221 licensed beds, over 600 caregivers, and a broad range of acute care and specialty services. The hospital strengthens the area's employment base while supporting consistent demand from healthcare professionals and related service workers.

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TOWNHOMES** | Multifamily Portfolio
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Hill Aerospace Museum at
Hill Air Force Base



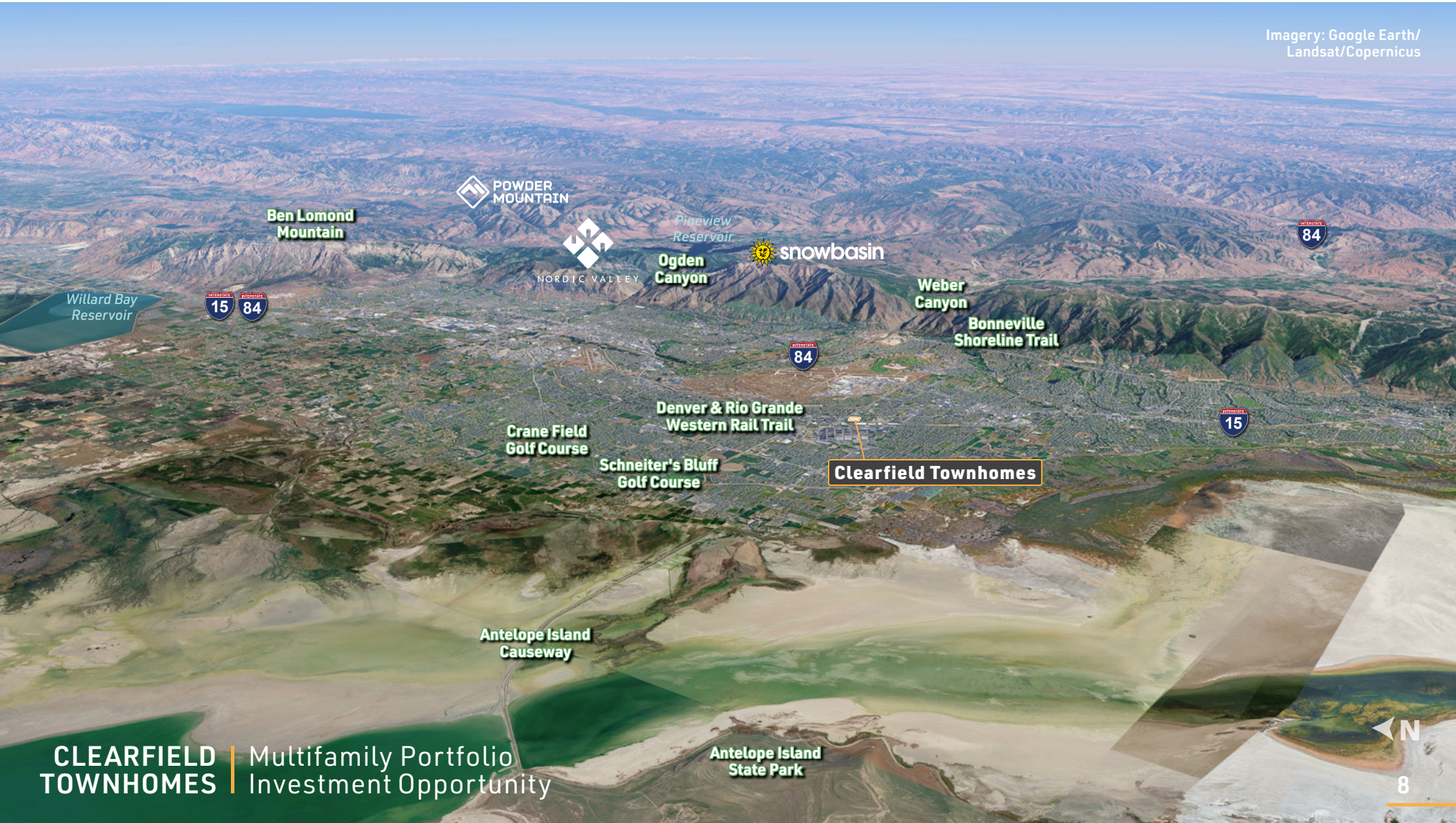
Freeport Center Directly to the West



UNPARALLELED ACCESS TO OUTDOOR RECREATION

IMMEDIATELY ACCESSIBLE TO OUTDOOR RECREATION OPPORTUNITIES

The Clearfield Townhome Portfolio is uniquely positioned near a diverse range of outdoor recreation amenities. Residents benefit from convenient access to Antelope Island State Park, known for its sweeping Great Salt Lake scenery and free-ranging bison. Nearby canyon corridors provide access to ski destinations and mountain lakes. Golf courses and open-space destinations further enhance the area's year-round lifestyle appeal. The Portfolio also sits within reach of the Bonneville Shoreline Trail, a 100+ mile designated trail system following the ancient Lake Bonneville bench and providing access to hiking, running, and mountain biking. Together, these amenities support a highly differentiated living environment in northern Utah.



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