INVESTMENT OFFERING

YELLOWSTONE INDUSTRIAL INVESTMENT PORTFOLIO

7712 W YELLOWSTONE HWY | 7736 W YELLOWSTONE HWY | 2660 TAXIWAY

Two income-producing industrial assets + separate redevelopment parcel

$579,900	11.0%	13,060 SF	1.91 AC
OFFERING PRICE	CAP RATE	BUILDING AREA	COMBINED LAND

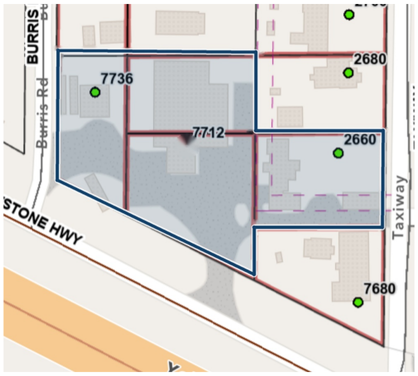
EXECUTIVE SUMMARY

CURRENT YIELD. PARCEL-LEVEL OPTIONALITY.

The Yellowstone Industrial Investment Portfolio is a three-parcel offering along West Yellowstone Highway in Natrona County. Two occupied commercial-industrial properties provide current income while a separately configured 0.40-acre parcel adds long-term repositioning flexibility.

- Two established local operators with strong market presence.
- NNN lease structure on both income-producing industrial assets.
- Three separate parcels, each with independent utilities.
- Heated shop space, overhead doors and open yard areas.
- Commercial zoning on the operating properties; UMR zoning on the redevelopment parcel.

PARCEL CONFIGURATION



Three individual parcels offered together.

INVESTMENT AT A GLANCE

$579,900	11.0%	13,060 SF	1.91 AC
OFFERING PRICE	CAP RATE	BUILDING AREA	COMBINED LAND

TWO INDUSTRIAL BUILDINGS | THREE PARCELS | INDEPENDENT UTILITIES | NNN STRUCTURE

INVESTMENT THESIS

A straightforward income component today, with ownership control over three independently configured parcels and multiple future exit or repositioning paths.

THREE PARCELS. ONE OFFERING.

PORTFOLIO OVERVIEW

PROPERTY	BUILDING	SITE	YEAR	ZONING	POSITIONING
7712 W Yellowstone	11,540 SF	1.10 AC	1970	Commercial (C)	Income
7736 W Yellowstone	1,520 SF	0.41 AC	1980	Commercial (C)	Income
2660 Taxiway	Redevelopment	0.40 AC	-	UMR	Upside

7712 W YELLOWSTONE

7736 W YELLOWSTONE

PORTFOLIO POSITIONING

- Primary asset: 11,540 SF industrial/shop building on approximately 1.10 acres.
- Secondary asset: 1,520 SF industrial/shop building on approximately 0.41 acres.
- Optionality: separate 0.40-acre Taxiway parcel provides a distinct future repositioning component.

7712 W YELLOWSTONE HWY

PRIMARY INCOME-PRODUCING INDUSTRIAL ASSET

11,540 SF
BUILDING AREA

1.10 AC
SITE AREA

1970
YEAR BUILT

Commercial (C)
ZONING

PROPERTY HIGHLIGHTS

- Occupied by a well-established local moving company.
- NNN lease structure.
- Heated shop space with overhead doors.
- Open lot supports vehicle circulation, parking and service operations.
- Individual parcel with independent utilities.

INVESTOR TAKEAWAY

The portfolio's primary income asset combines substantial shop area, open yard utility and a simple NNN operating structure.

7736 W YELLOWSTONE HWY

SECONDARY INCOME-PRODUCING INDUSTRIAL ASSET

1,520 SF
BUILDING AREA

0.41 AC
SITE AREA

1980
YEAR BUILT

Commercial (C)
ZONING

PROPERTY HIGHLIGHTS

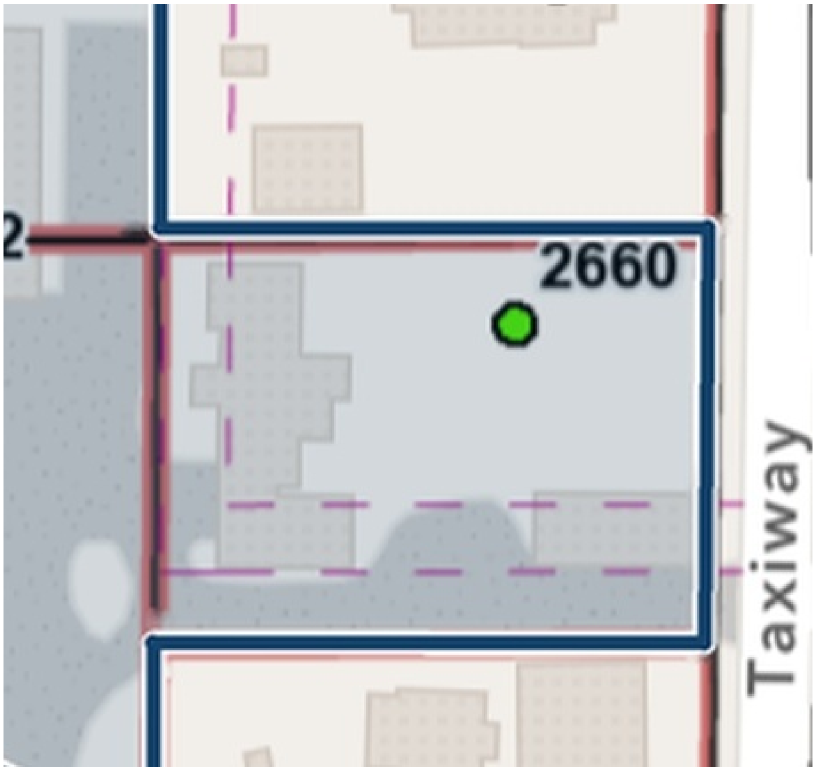
- Occupied by a well-established local towing company.
- NNN lease structure.
- Heated shop with overhead door access.
- Open lot configuration supports service-vehicle operations.
- Individual parcel with independent utilities.

INVESTOR TAKEAWAY

The second operating parcel adds a distinct tenant and a compact service-oriented shop while remaining independently configured.

2660 TAXIWAY

SEPARATE 0.40-ACRE PARCEL



0.40 AC

REDEVELOPMENT PARCEL

UMR

Urban Mixed Residential zoning creates a different use profile from the two commercial-industrial parcels.

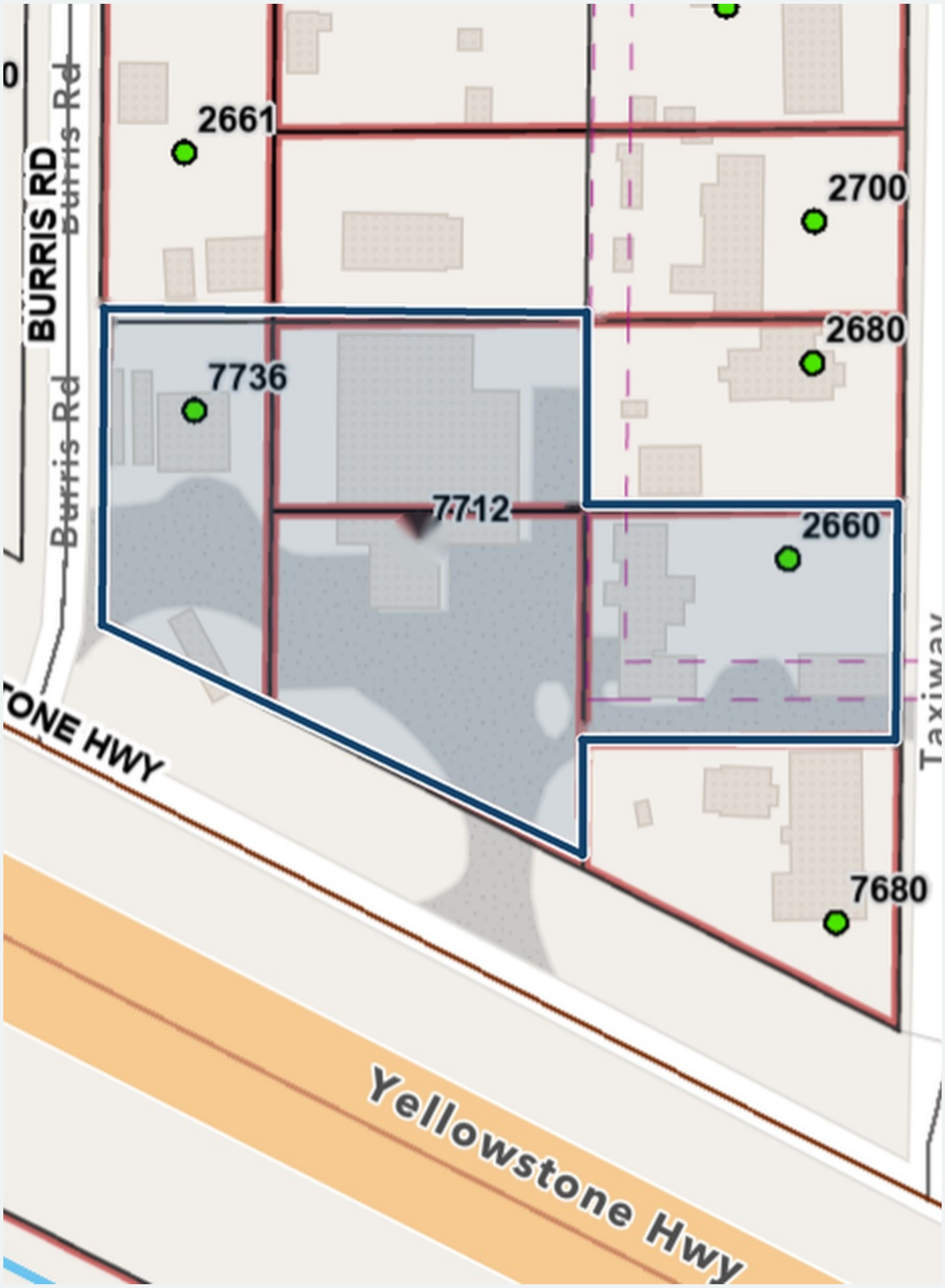
INDEPENDENT UTILITIES

The parcel is separately configured and adds long-term flexibility to the portfolio.

BUILT-IN OPTIONALITY

- Separate parcel included within the portfolio offering.
- Potential future repositioning without disturbing the two income-producing properties.
- Future use remains subject to buyer verification of zoning, access, utilities, title and county requirements.

PARCEL CONFIGURATION



01

7712

1.10 AC

11,540 SF

02

7736

0.41 AC

1,520 SF

03

2660

0.40 AC

REDEVELOPMENT

PORTFOLIO ADVANTAGE

Separate parcels and independent utilities create flexibility beyond a typical single-parcel acquisition.

LOCATION & ACCESS

REGIONAL

CASPER / AIR BASE ACRES

SITE CONTEXT

WEST YELLOWSTONE / AIR BASE ACRES

WESTERN CASPER INDUSTRIAL ACCESS

- West Yellowstone Highway / US 20-26 corridor location.
- Convenient connection to WYO 257 for regional service and truck access.
- Connectivity toward Natrona County International Airport and the greater Casper market.
- Established corridor profile for industrial, automotive and service-oriented users.

BUSINESS & TRADE AREA

TRADE AREA

WEST CASPER

US 20 / 26

Primary east-west corridor.

WYO 257

Regional bypass connection.

AIRPORT

Access toward Natrona County International Airport.

INDUSTRIAL

Established industrial and service-user setting.

1-, 3- AND 5-MILE PROFILE

DEMOGRAPHICS

RADIUS PROFILE CENTERED ON SUBJECT AREA

TOTAL POPULATION

780

1 MILE

1,682

3 MILES

13,613

5 MILES

MEDIAN HOUSEHOLD INCOME

$104,727 1 MILE

$109,722 3 MILES

$59,419 5 MILES

HOUSING SNAPSHOT

METRIC	1 MILE	3 MILES	5 MILES
Total Housing Units	329	701	6,021
Owner Occupied	288	588	4,352
Renter Occupied	22	72	1,252
Vacant	21	43	468

Demographic values transcribed from the broker-supplied demographic screenshot.

INVESTMENT HIGHLIGHTS

01 — **11% CAP RATE**

Compelling stated going-in yield at the offering price.

02 — **NNN STRUCTURE**

Simple operating structure on both occupied industrial assets.

03 — **THREE PARCELS**

Separate sites create flexibility beyond a single-parcel acquisition.

04 — **INDUSTRIAL FUNCTION**

Heated shops, overhead doors and open lot areas.

05 — **LOCAL OPERATORS**

Both income-producing properties are occupied by established local businesses.

06 — **REDEVELOPMENT UPSIDE**

2660 Taxiway provides a separate future repositioning component.

THE INVESTMENT STORY

Current income is supported by two occupied industrial assets, while the third parcel gives a future owner flexibility to reposition, redevelop or separate strategy over time. The value proposition is not just yield - it is control over three independently configured sites.

PROPERTY GALLERY

WEST YELLOWSTONE INDUSTRIAL PORTFOLIO

7712 W YELLOWSTONE

7736 W YELLOWSTONE

JOHN TROST

COMMERCIAL REAL ESTATE

BROKER. DEVELOPER. INVESTOR.

John Trost is a seasoned commercial real estate broker with more than a decade of experience in commercial and investment brokerage, private syndication and development. His work spans Wyoming, where he brings both a broker's market perspective and an owner's understanding of how real estate performs after closing.

As a broker and developer, John has been active in the growth of East and West Casper. He and his family redeveloped BrokerOne's office into a Class A workplace, and he has led major transactions in The MESA and Mountain Plaza, securing parcels for Walmart, Studio City, Reliant Credit Union, McDonald's, Western Vista and other users.

His transaction history includes millions of square feet of special-purpose and industrial assets, among them a 132,000 SF Cendant customer service center in Cheyenne, a 70,000 SF hospital in Lander, a 66,000 SF OfficeMax call center in Casper, heavy-fabrication facilities, former Safeway stores and four former Kmart locations across Wyoming.

John also specializes in investment sales, leasing and business acquisitions. His recent work includes a $5.6 million single-tenant net-leased industrial sale in Casper, a 67,000 SF fabrication facility sale, and representation for Les Schwab Tire Centers in the acquisition of nine Plains Tire stores and related leases.

SELECTED EXPERIENCE

- Three major Casper retail-center sales anchored by Kohl's, Albertsons and Sutherland's - more than 400,000 SF total.
- Casper retail transactions for Menards, two Walmart Supercenters, Sam's Club, Kmart, Kohl's, Marshalls and Sportsman's Warehouse.
- Investment sales, industrial/retail leasing, development, site selection, business acquisitions and portfolio strategy.

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CORE FOCUS

INVESTMENT SALES

INDUSTRIAL & RETAIL

DEVELOPMENT / SITE SELECTION

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PRESENTED BY

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