MATTHEWS™

BRINKS

2431 South 1070 W, West Valley City, UT 84119

(Salt Lake City)

Offering Memorandum

Exclusively Listed By:

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Executive Summary

STRONG GLOBAL TENANT — Brink's is a global leader in secure cash logistics and cash management solutions, operating in more than 100 countries with approximately **1,300 branches and a fleet of 16,000+ armored vehicles.** The company provides mission-critical services to banks, retailers, and government agencies, including cash-in-transit, ATM servicing, vault management, and cash processing. **Founded in 1859,** Brink's has over 165 years of operating history, generated approximately **$5.26 billion in 2025 revenue**, and maintains a BB+ credit rating.

RARE INFILL SALT LAKE CITY LOCATION — Strategically located within the heart of Salt Lake City, the Property benefits from immediate access to **I-215, I-80, I-15, and SR-201**, providing exceptional connectivity throughout Utah and the Intermountain West. Situated just minutes from **Salt Lake City International Airport, Downtown Salt Lake City, and Delta Center** - home of the **NBA's Utah Jazz.** The surrounding West Valley City submarket is home to a diverse concentration of national employers including Amazon, UPS, FedEx, PepsiCo, Frito-Lay, Sysco, and Ferguson.

COMMITTED 30+ YEAR TENANT / PASSIVE LEASE / 3.25% ANNUAL RENT INCREASES — Brink's has occupied the Property since its original **build-to-suit development in 1994**, demonstrating over **30 years of continuous occupancy** at this mission-critical location. The Industrial NNN lease structure is highly passive and features impressive **±3.25% annual rent increases,** providing predictable income growth and a strong hedge against inflation.

FUNCTIONAL FACILITY WITH EXCESS YARD / SIGNIFICANT RECENT CAPITAL IMPROVEMENTS — The ±16,788 SF concrete warehouse is situated on ±1.82 acres (21% building-to-land coverage) and features two (2) dock-high doors, four (4) grade-level doors, and excess paved yard area, providing an efficient layout for Brink's armored transport, fleet maintenance, and cash-handling operations. The Property recently underwent a **comprehensive parking lot/yard reconstruction,** including full asphalt removal, geotechnically verified subgrade remediation, new road base installation, 4-inch asphalt paving, and restriping, representing a **nearly $300,000 capital investment** that enhances the long-term functionality and durability of the asset.

Property Overview

PROPERTY SUMMARY	
Parent Company	The Brinks Company (NYSE:BCO)
Tenant	Brinks, Inc.
Address	2431 South 1070 W, West Valley City, UT 84119
Market	Salt Lake City - UT
Year Build-To-Suit / Renovated	1994/2025
Construction	CMU
Total Building Square Feet	±16,788 SF
Acres	±1.82 AC
Lot Square Feet	±79,279 SF
Building/Lot Coverage	21%
Dock High Doors	Two (2)
Grade Level Doors	Four (4)

Financial Overview

Price	Cap Rate	Rent Increases	Lease Term Remaining
$4,592,000	6.15%	±3.25% Annually	±4 Years

LEASE SUMMARY	
Original Tenant Occupancy Date	11/1/1994
Lease Expiration	5/31/2030
Lease Term Remaining	±4 Years
Options	None
Monthly Rent	$23,535.71
Annual Rent	$282,428.52
Rent/SF	$16.82
Rent/Acre/Month	$12,931.71
Rental Increases	±3.25% Annually
Lease Type	Industrial NNN
Tenant Responsibilities	OpEx - Taxes, insurance, operating expenses, HVAC systems, parking lot, plumbing, electrical systems, windows, overhead doors, interior walls, snow removal, utilities, and all routine maintenance and repairs
Landlord Responsibilities	Roof & Structure

Price	$4,592,000
Cap Rate	6.15%
Price/SF	$273.53
Price/SF Land	$57.92
Price/Acre	$2,523,077

FINANCING

FOR FINANCING OPTIONS REACH OUT TO:

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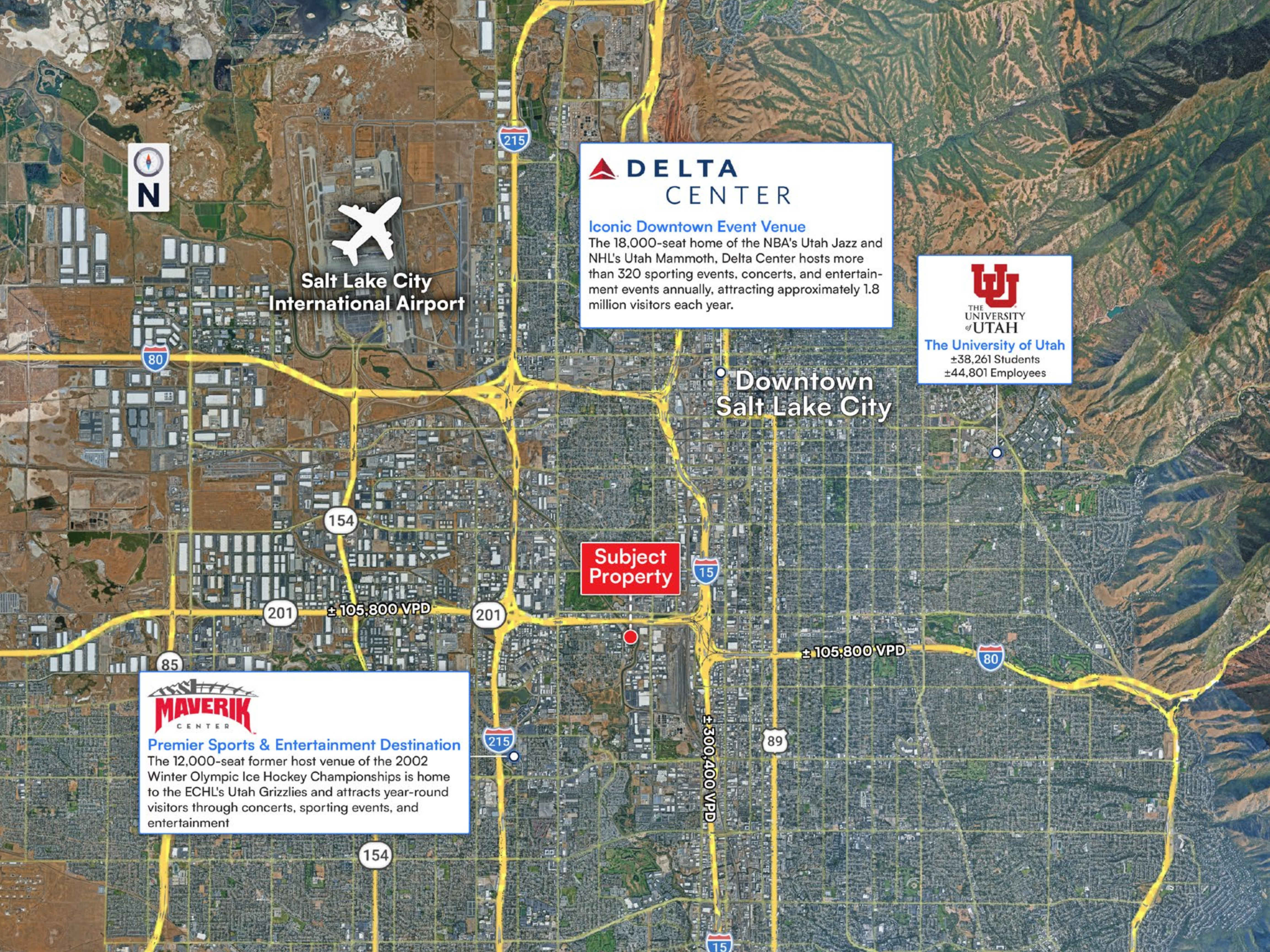
Financial Overview

ANNUALIZED OPERATING DATA

Year	Monthly Rent	Annual Rent	Rent/SF	Rent/AC	Cap Rate	% Rent Increase
6/1/2026 - 5/31/2027	$23,535.71	$282,428.52	$16.82	$12,931.71	6.15%	-
6/1/2027 - 5/31/2028	$24,292.29	$291,507.48	$17.36	$13,347.41	6.35%	3.21%
6/1/2028 - 5/31/2029	$25,079.13	$300,949.56	$17.93	$13,779.74	6.55%	3.24%
6/1/2029 - 5/31/2030	$25,897.44	$310,769.32	$18.51	$14,229.36	6.77%	3.26%
No Options to Renew						


Downtown Salt Lake City
±13 Minutes Away
NE
Jordan River Rail Service Center
Train Station
Jordan River Rail Service Center
Train Station
15
15
15
80
201
201
± 105,800 VPD
± 300,400 VPD
Subject Property
S Winston St
UTA TRAX Green Line (Route 704)
W 2455 S


N
Salt Lake City International Airport
DELTA CENTER
Iconic Downtown Event Venue
The 18,000-seat home of the NBA's Utah Jazz and NHL's Utah Mammoth, Delta Center hosts more than 320 sporting events, concerts, and entertainment events annually, attracting approximately 1.8 million visitors each year.
THE UNIVERSITY of UTAH
The University of Utah
±38,261 Students
±44,801 Employees
Downtown Salt Lake City
215
80
154
201
± 105,800 VPD
Subject Property
15
± 105,800 VPD
85
± 300,400 VPD
89
MAVERIK CENTER
Premier Sports & Entertainment Destination
The 12,000-seat former host venue of the 2002 Winter Olympic Ice Hockey Championships is home to the ECHL's Utah Grizzlies and attracts year-round visitors through concerts, sporting events, and entertainment
154
15

N
UTA TRAX Green Line (Route 704)
Dock High Doors (2)
Grade Level Doors (4)

Tenant Overview

FOUNDED
1859

ANNUAL REVENUE
$5.26 BILLION

EMPLOYEES
68,000+

FOOTPRINT
1,300+ LOCATIONS

ARMORED VEHICLES
16,000+

The Brink's Company

The Brink's Company is one of the world's most recognized providers of secure cash logistics and valuables management services, with a brand heritage spanning more than 165 years. Serving financial institutions, retailers, government agencies, jewelers, and commercial enterprises, Brink's has evolved beyond traditional armored transportation into a technology-enabled provider of cash management, ATM managed services, and digital retail solutions. Its extensive global network, long-standing customer relationships, and continued investment in higher-margin technology services position the company as a leading infrastructure partner within the financial services and retail industries.

Founded in 1859, The Brink's Company is headquartered in Richmond, Virginia, and is a publicly traded company listed on the New York Stock Exchange (NYSE: BCO). The company operates in 51 countries, serves customers in more than 100 countries, and employs approximately 68,000 people worldwide. Brink's maintains roughly 1,300 operating facilities and a fleet of more than 16,000 armored and service vehicles, making it one of the largest cash and valuables management providers globally. Brink's has continued to execute a strategy centered on expanding its higher-growth ATM Managed Services (AMS) and Digital Retail Solutions (DRS) businesses, enhancing recurring revenue and operational efficiency while strengthening its position as a critical service provider for financial institutions and retailers.

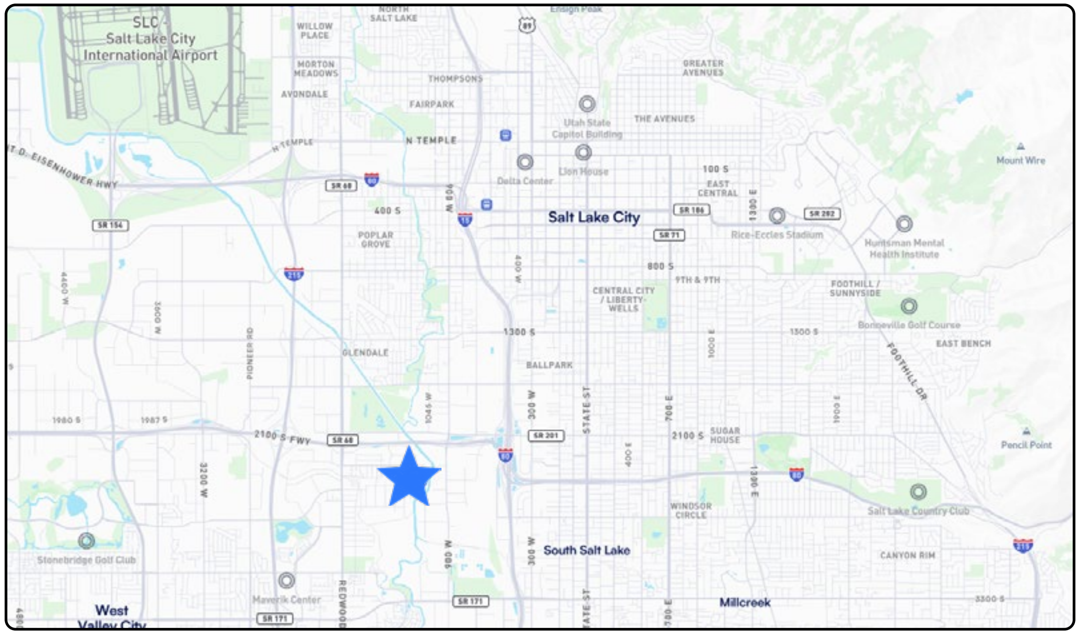
West Valley City, UT — Market Overview

$92,209
Median HH Income

$4.6 B
2025 Consumer Spend

39,617
Number of Households

137,491
Population



Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	33,234	369,309	883,918
2025 Population	33,278	380,292	905,919
2030 Population Projection	33,974	390,549	929,544
HOUSEHOLDS	**3-MILE**	**5-MILE**	**10-MILE**
2020 Households	43,204	145,267	315,103
2025 Households	44,217	151,044	324,691
2030 Household Projection	45,428	155,697	334,102
INCOME	**3-MILE**	**5-MILE**	**10-MILE**
Avg Household Income	$85,975	$97,872	$112,419

West Valley City is one of the principal industrial and logistics hubs within the Salt Lake metropolitan area, benefiting from exceptional regional connectivity and a diverse employment base. The community offers direct access to Interstate 215, State Route 201, Interstate 80, and Interstate 15, allowing businesses to efficiently distribute goods throughout Utah and the broader Intermountain West. Salt Lake City International Airport and Union Pacific's intermodal facilities further strengthen the area's role as a regional distribution center. West Valley City has cultivated a strong manufacturing and transportation presence while continuing to attract investment in warehousing, advanced manufacturing, and e-commerce fulfillment.

Industrial users benefit from a large labor pool drawn from across Salt Lake County, competitive operating costs relative to many western U.S. markets, and a business-friendly environment that supports continued commercial investment. The surrounding market features established industrial parks, modern logistics facilities, and proximity to major consumer populations throughout the Wasatch Front. Continued public and private investment in transportation infrastructure and commercial redevelopment reinforces the area's long-term appeal for industrial occupiers and investors seeking stable fundamentals within one of the Mountain West's strongest distribution corridors.

Salt Lake City - MSA

The Salt Lake City Metropolitan Statistical Area (MSA) is one of the Intermountain West's most dynamic and resilient economic centers, supported by sustained population growth, rising household incomes, and a highly diversified employment base. As Utah's primary economic hub, the region continues to benefit from expansion across technology, healthcare, financial services, advanced manufacturing, education, and logistics, creating a stable foundation for long-term consumer spending. A well-educated workforce, consistently low unemployment, and a pro-business environment have fueled steady wage growth and strengthened purchasing power, supporting durable retail demand across a broad range of consumer categories.

Strong demographic trends and continued residential growth have driven increasing demand for grocery, dining, entertainment, healthcare, automotive, home improvement, and personal service retailers. Ongoing mixed-use developments, neighborhood retail centers, and commercial corridors continue to enhance the region's retail landscape, reflecting the area's healthy consumer fundamentals. Salt Lake City also attracts millions of visitors annually for business, conventions, recreation, and world-renowned outdoor destinations, generating additional spending that supports retailers, restaurants, hotels, and entertainment venues. Complementing these fundamentals is a robust transportation network including Interstates 15, 80, and 215, along with Salt Lake City International Airport which provides exceptional regional connectivity and reinforces the area's position as a premier commercial and economic center in the Mountain West.

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2431 South 1070 W, West Valley City, UT 84119** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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