



Hinsdale



OFFERING MEMORANDUM

15534 E Hinsdale Circle
Centennial, CO 80112

Real

Hinsdale

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Exclusively Marketed by:

Lance Somerville
Real
Commercial Advisor
(303) 968-7047
Lance@mycosearch.com
048193

real

Brokerage License No.: FA100048193
www.mycosearch.com



01

Executive Summary

Investment Summary

HINSDALE

OFFERING SUMMARY

| | |
|------------------------|--|
| ADDRESS | 15534 E Hinsdale Circle Centennial CO 80112 |
| COUNTY | Arapahoe |
| MARKET | Denver |
| SUBMARKET | Centennial |
| NET RENTABLE AREA (SF) | 14,000 SF |
| LAND ACRES | 1.42 |
| LAND SF | 61,855 SF |
| YEAR BUILT | 2001 |
| APN | 24911-75438-001 |
| OWNERSHIP TYPE | Fee Simple |

FINANCIAL SUMMARY

| | |
|---------------------------|-------------|
| PRICE | \$2,800,000 |
| PRICE PSF | \$200.00 |
| OCCUPANCY | 42.86% |
| NOI (CURRENT) | \$44,818 |
| NOI (Stabilized) | \$215,538 |
| CAP RATE (CURRENT) | 1.60% |
| CAP RATE (STABILIZED) | 7.70% |
| CASH ON CASH (CURRENT) | -13.57% |
| CASH ON CASH (STABILIZED) | 6.75% |

PROPOSED FINANCING

| | |
|---------------------|-------------|
| Conventional | |
| LOAN TYPE | Amortized |
| DOWN PAYMENT | \$840,000 |
| LOAN AMOUNT | \$1,960,000 |
| INTEREST RATE | 6.50% |
| LOAN TERMS | 5 |
| ANNUAL DEBT SERVICE | \$158,813 |
| LOAN TO VALUE | 70% |
| AMORTIZATION PERIOD | 25 Years |

Notes Owner User Play

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|-----------|-----------|
| 2026 Population | 9,508 | 58,541 | 232,872 |
| 2026 Median HH Income | \$80,648 | \$118,678 | \$121,752 |
| 2026 Average HH Income | \$99,082 | \$156,267 | \$158,421 |

Owner-User and Investment Opportunity

- 15534 E Hinsdale Cir offers a compelling opportunity to acquire a ±14,000 square foot, four-unit flex/industrial building in one of Centennial's most established business environments. The property combines durable construction, functional design, and meaningful near-term upside, making it ideal for an owner-user, investor, or hybrid buyer seeking both income and flexibility.

Currently, Mile High CrossFit occupies ±4,000 SF in Suite 100, while Wrap Factory leases ±2,000 SF in Suite 300, providing in-place revenue from established tenants. The remaining availability includes Suite 101 (±6,000 SF) and Suite 200 (±2,000 SF), creating a rare opportunity to immediately control 8,000 square feet within a multi-tenant asset. This configuration allows an owner to establish a headquarters with room to grow, lease excess space to offset occupancy costs, or fully stabilize the building to maximize investment performance.



02

Location

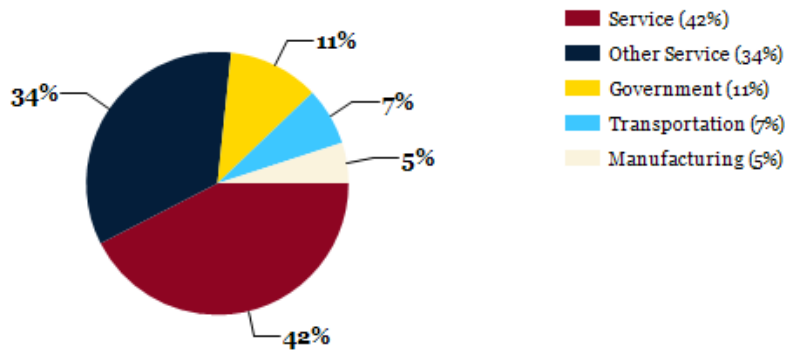
- Location Summary
- Aerial View Map
- Traffic Counts

HINSDALE

Location Highlights

- Located within one of the metro area's most established flex and light industrial hubs, surrounded by professional services, technology firms, aerospace suppliers, and high-quality residential neighborhoods that support a strong employee base.
- Proximity to one of the nation's busiest general aviation airports enhances accessibility for executive travel, private aviation, and business operations.
- The surrounding Centennial and Southeast Denver markets feature high household incomes, strong education levels, and a deep skilled labor pool - key drivers for tenant demand and long-term real estate stability.
- Immediate access to Arapahoe Road, with direct routes to I-25 and E-470, allowing efficient travel throughout the Denver metro, quick access to Denver Tech Center, and convenient regional distribution.
- Amenity-Rich Environment - Nearby retail, restaurants, fitness centers, and service providers along the Arapahoe corridor provide convenience for employees and customers, helping support tenant retention and property desirability.

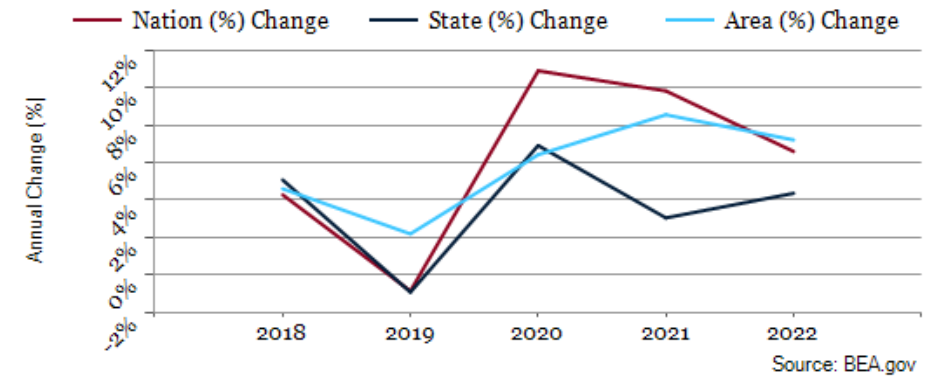
Major Industries by Employee Count

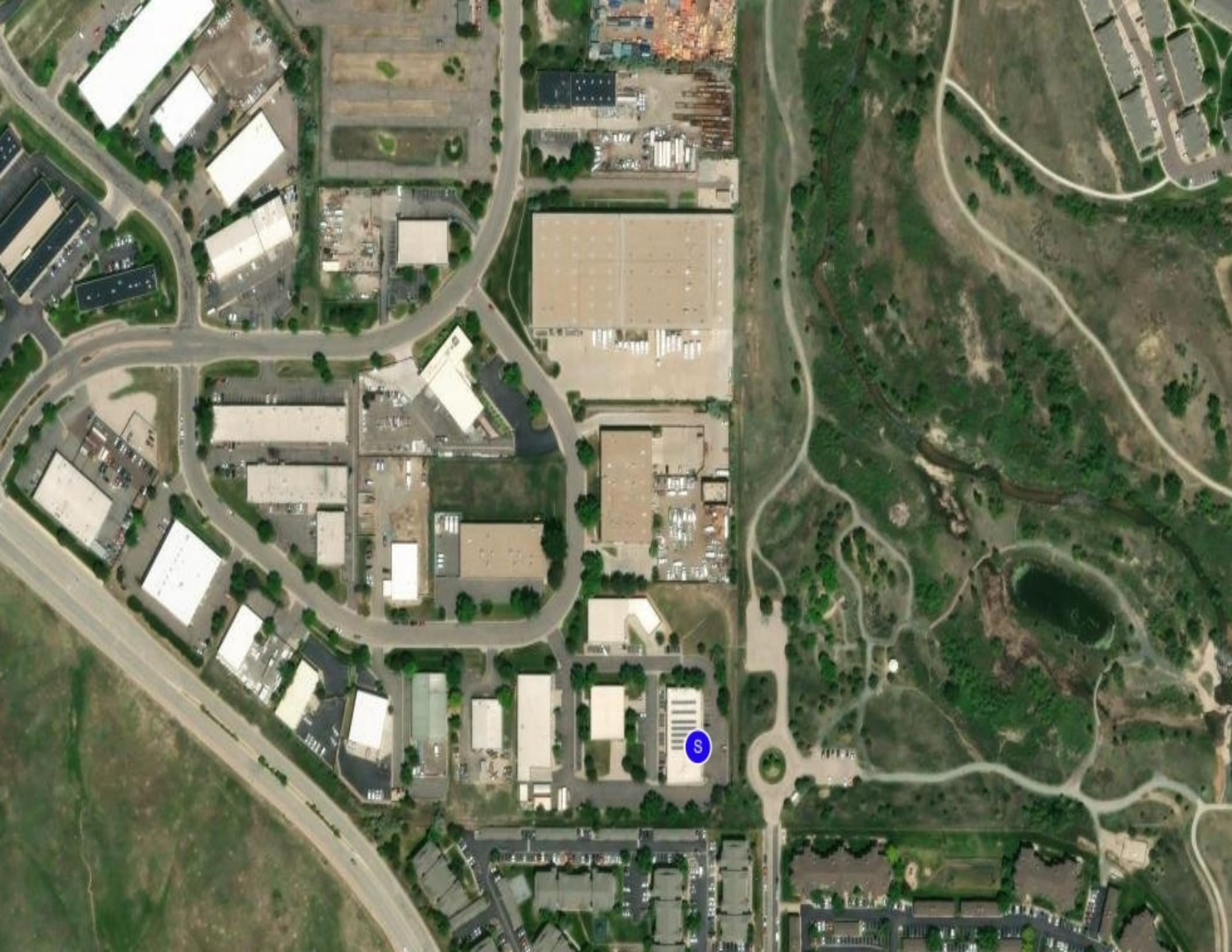


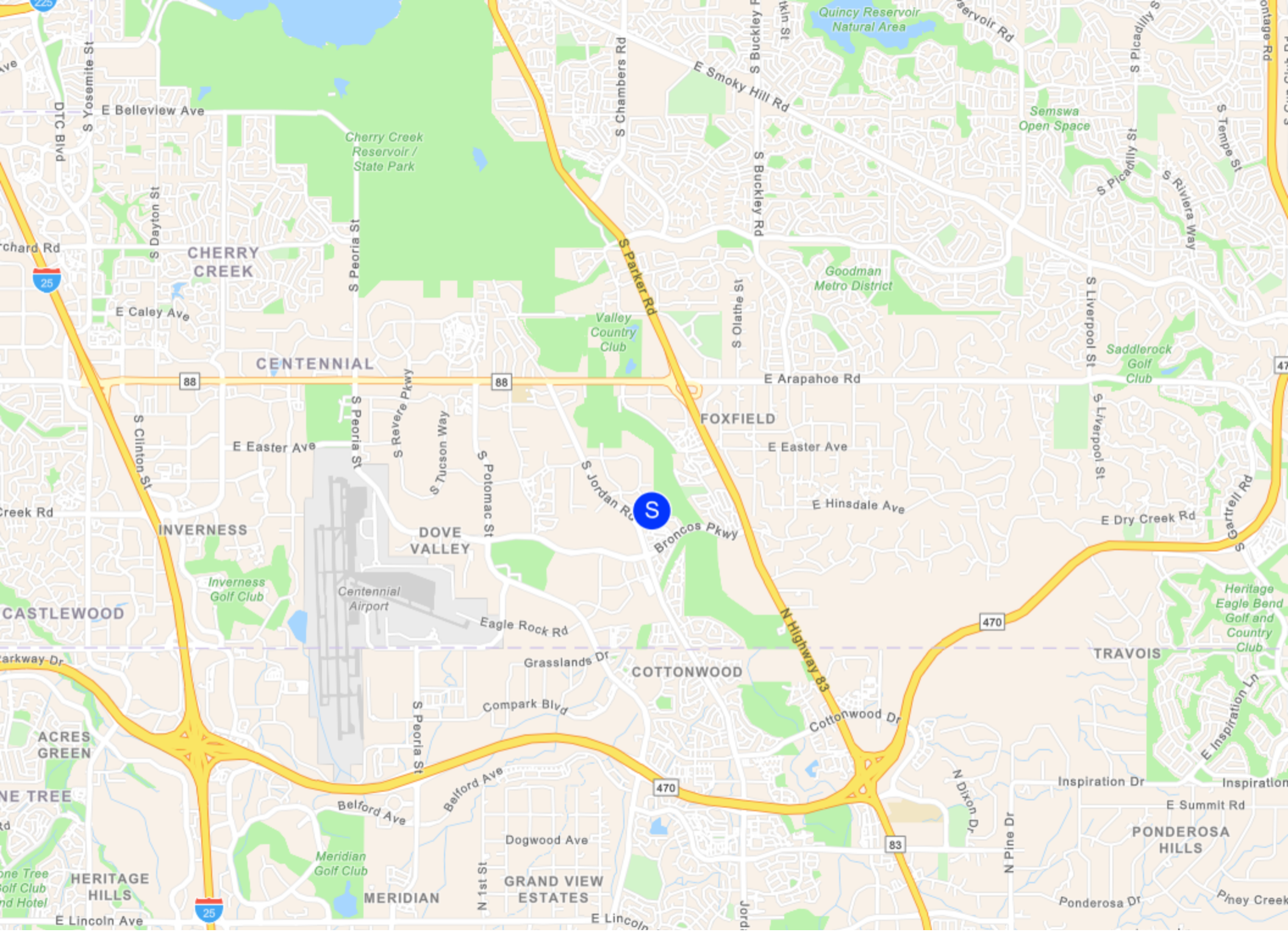
Largest Employers

| | |
|------------------------------|-------|
| Comcast | 5,470 |
| UnitedHealthcare | 2,770 |
| Arrow Electronics | 1,780 |
| United Launch Alliance | 1,290 |
| Sierra Nevada Corporation | 1,070 |
| Travelers Indemnity | 990 |
| RingCentral | 660 |
| MasTec Advanced Technologies | 570 |

Arapahoe County GDP Trend









03 Property Description

Property Features

Property Images

HINSDALE

PROPERTY FEATURES

| | |
|--------------------------|-----------|
| NUMBER OF UNITS | 4 |
| NET RENTABLE AREA (SF) | 14,000 |
| LAND SF | 61,855 |
| LAND ACRES | 1.42 |
| YEAR BUILT | 2001 |
| ZONING TYPE | AMU |
| BUILDING CLASS | B |
| NUMBER OF STORIES | 1 |
| NUMBER OF BUILDINGS | 1 |
| NUMBER OF PARKING SPACES | 55 |
| PARKING RATIO | 3.86/1000 |
| CEILING HEIGHT | 18 |
| GRADE LEVEL DOORS | 3 |

NEIGHBORING PROPERTIES

| | |
|-------|-----------------|
| NORTH | Industrial |
| SOUTH | Multi-Family |
| EAST | Open Space/Park |
| WEST | Industrial |

MECHANICAL

| | |
|--------------------|---------------|
| HVAC | 6 units total |
| FIRE SPRINKLERS | None |
| ELECTRICAL / POWER | Solar |

CONSTRUCTION

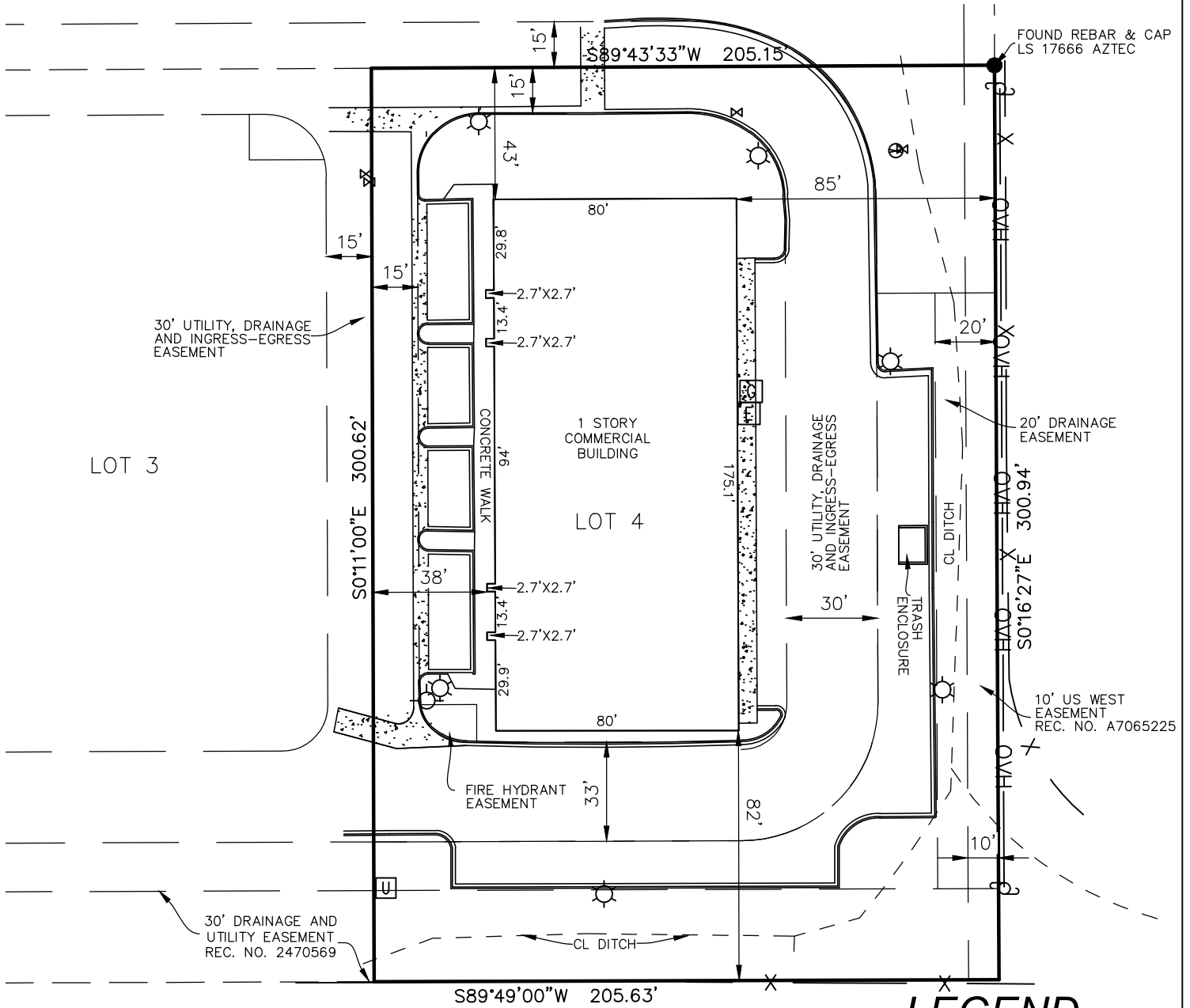
| | |
|-----------------|----------------|
| EXTERIOR | CMU & Steel |
| PARKING SURFACE | Asphalt |
| ROOF | Steel |
| LANDSCAPING | Grass and Rock |

TENANT INFORMATION

| | |
|------------|--------------------|
| TENANT | Mile High Crossfit |
| LEASE TYPE | Modified Gross |
| TENANT | Wrap Factory |
| LEASE TYPE | Modified Gross |

IMPROVEMENT LOCATION CERTIFICATE

15534 EAST HINSDALE CIRCLE, CENTENNIAL, CO 80112
THIS IS NOT A LAND SURVEY PLAT



LOT 3

LOT 4

LEGAL DESCRIPTION:

LOT 4, CHERRY CREEK BUSINESS CENTER FILING NO. 12,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

IMPROVEMENT LOCATION CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR NEW FRONTIER RESEARCH & TECHNOLOGY LLC, AND CCAD PROPERTIES LLC, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS CERTIFICATE IS VALID ONLY FOR USE BY LAND TITLE GUARANTEE COMPANY AND NEW FRONTIER RESEARCH & TECHNOLOGY LLC AND CCAD PROPERTIES LLC AND DESCRIBES THE PARCEL'S APPEARANCE ON 06/22/2023. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 06/22/2023, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.



DAVID L. SWANSON, P.L.S. 36070
COLORADO PROFESSIONAL LAND SURVEYOR

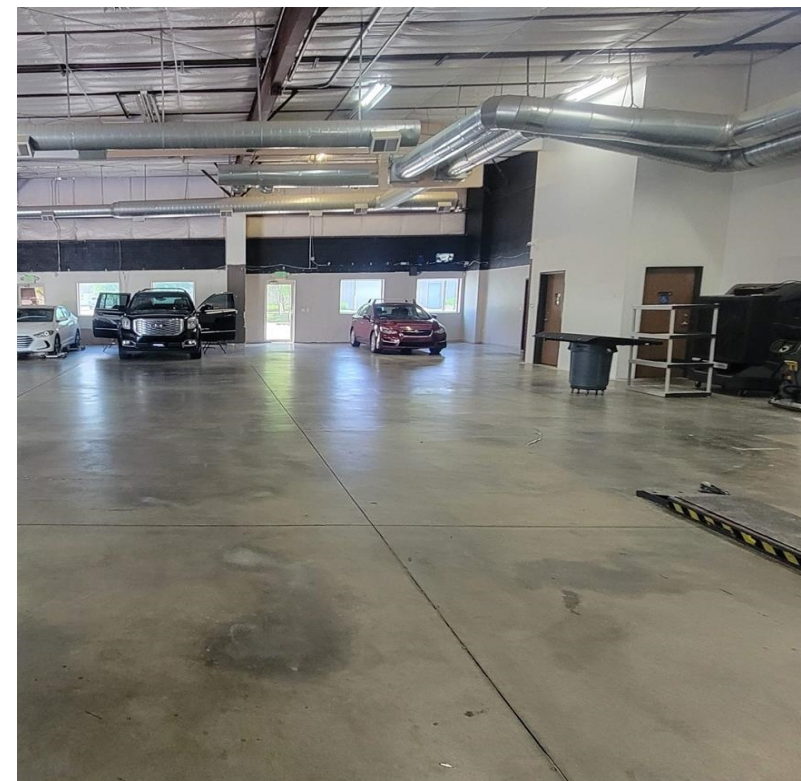
LEGEND

- = FOUND MONUMENT
- = POWER POLE
- = WATER METER
- = WATER VALVE
- = GAS METER
- = ELECTRIC METER
- = LIGHT POLE
- = FENCE LINE
- = OVERHEAD LINE
- = CONCRETE
- = FIRE HYDRANT
- = UTILITY PEDESTAL

NOTES:

- 1) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY COLORADO ILC SERVICES INC., TO DETERMINE OWNERSHIP, RIGHTS OF WAY, EASEMENTS OR ENCUMBRANCES NOT SHOWN BY THE PLAT THAT MAY AFFECT THIS TRACT OF LAND. THERE MAY BE EASEMENTS OF RIGHTS OF WAY OF THE PUBLIC RECORD THAT MAY AFFECT THIS TRACT OF LAND THAT ARE NOT SHOWN ON THIS CERTIFICATE.
- 2) OWNERSHIP OF FENCES WAS NOT DETERMINED BY THE SURVEYOR.
- 3) ILC IS BASED ON LINES OF POSSESSION AND R.O.W.'S AS SHOWN. ACCORDING TO MY INTERPRETATION OF COLORADO LAW, A BOUNDARY SURVEY IS RECOMMENDED, WHICH MAY PRODUCE A DIFFERENT RESULT.
- 4) ILC IS DRAWN USING PLATTED BEARINGS AND DIMENSIONS. ALL TIES SHOWN TO THE PROPERTY LINES ARE MORE OR LESS. FENCE LOCATIONS DEPICTED ARE NOT TO A BOUNDARY SURVEY STANDARD.
- 5) CLIENT HAS PROVIDED TITLE COMMITMENT NO. ABM70807722-2 FOR REFERENCE.

| | |
|---------------------------------------|--|
| Colorado ILC LAND SURVEYING | JOB NUMBER |
| | 23-6-526 |
| DATE PREPARED: 06. 23, 2023 | 3000 LAWRENCE ST. #111 DENVER, CO 80205 303.668.7540 |
| | DRAWN BY: L. RICH |





04 Sale Comps
Sales Comps

HINSDALE

1

7241 S Fulton St

Englewood, CO 80112 (Arapahoe County) - Southeast C-470 Submarket



Light Distribution

| | | | |
|----------------|---------------------------|------------------|--------------------|
| Sold | 1/30/2026 | Land Area | 2.40 AC/104,674 SF |
| Sale Price | \$3,550,000 (\$301.36/SF) | Sale Comp Status | In Progress |
| RBA (% Leased) | 11,780 SF (100%) | Sale Comp ID | 7512551 |
| Price Status | Confirmed | Parcel Numbers | 2075-27-4-17-003 |
| Built | 2000 | | |



2

8668 Concord Center Dr - Bldg 1

Englewood, CO 80112 (Douglas County) - Centennial Submarket



Light Manufacturing

| | | | |
|--------------|---------------------------|------------------|-------------------|
| Sold | 7/30/2024 | Land Area | 1.24 AC/54,014 SF |
| Sale Price | \$3,000,000 (\$226.84/SF) | Sale Comp Status | Research Complete |
| RBA | 13,225 SF | Sale Comp ID | 6811720 |
| Price Status | Confirmed | Parcel Numbers | 2231-011-02-007 |
| Built | 2005 | | |



3

15152 E Fremont Dr

Englewood, CO 80112 (Arapahoe County) - Centennial Submarket



Warehouse

| | | | |
|--------------|---------------------------|------------------|-------------------|
| Sold | 4/29/2024 | Land Area | 0.93 AC/40,511 SF |
| Sale Price | \$2,899,900 (\$239.66/SF) | Sale Comp Status | Research Complete |
| RBA | 12,100 SF | Sale Comp ID | 6716504 |
| Price Status | Confirmed | Parcel Numbers | 2073-30-4-11-002 |
| Built | 1998 | | |



4

7240 S Fraser St - Cherry Creek Bus Center

Centennial, CO 80112 (Arapahoe County) - Centennial Submarket



Warehouse

| | | | |
|----------------|---------------------------|----------------|-------------------|
| Active | 538 Days on Market | Built | 1998 |
| Asking Price | \$2,950,000 (\$235.21/SF) | Land Area | 1.12 AC/48,787 SF |
| RBA (% Leased) | 12,542 SF (100%) | Parcel Numbers | 2073-30-4-11-004 |



5

12526 E Jamison Pl

Englewood, CO 80112 (Arapahoe County) - Centennial Submarket



Warehouse

| | | | |
|----------------|------------------|------------------|-------------------|
| Sold | 8/20/2025 | Land Area | 2.07 AC/89,968 SF |
| Sale Price | Not Disclosed | Sale Comp Status | Public Record |
| RBA (% Leased) | 14,101 SF (100%) | Sale Comp ID | 7312012 |
| Built | 2003 | Parcel Numbers | 2075-36-2-08-001 |



HINSDALE

05

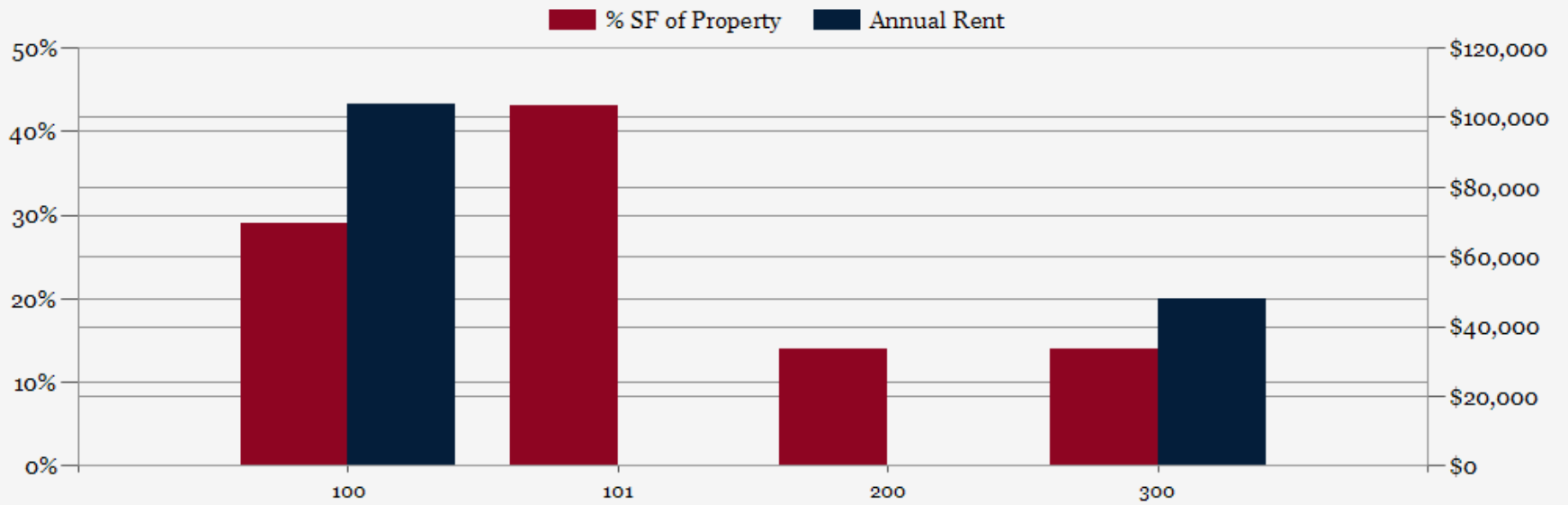
Rent Roll

Rent Roll

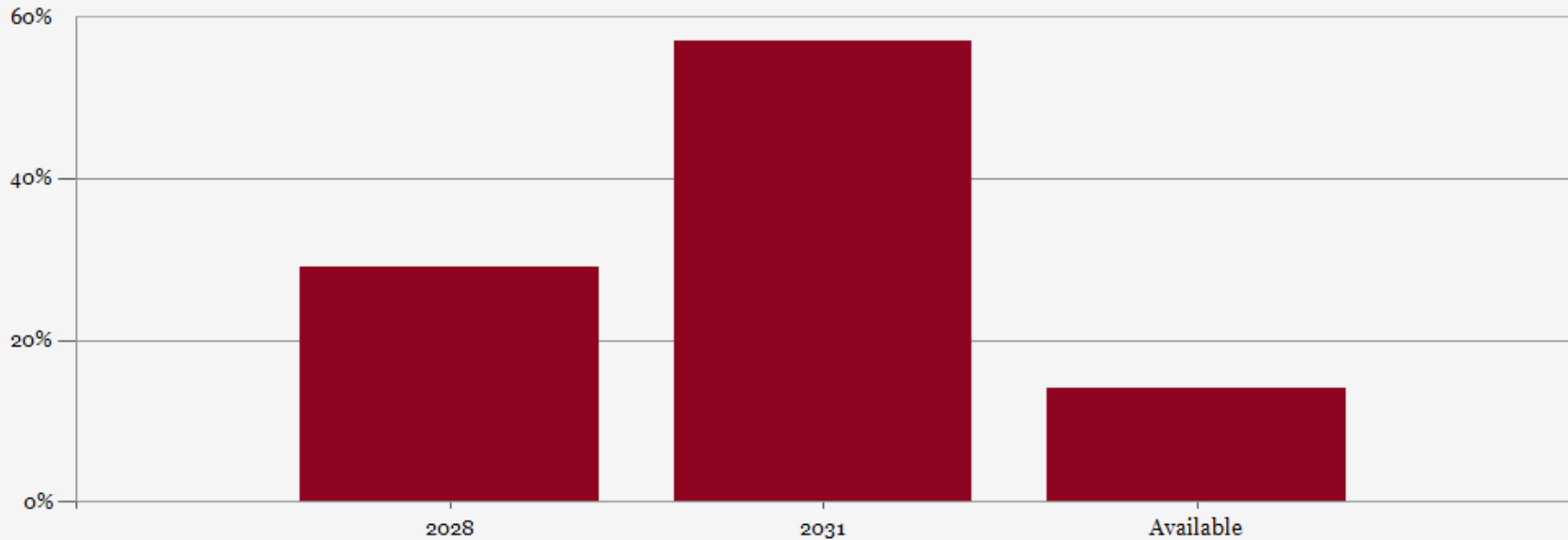
Lease Expiration

| Suite | Tenant Name | Square Feet | % of NRA | Lease Term | | Rental Rates | | | | | CAM Revenue (Annual) | Lease Type | Options/Notes |
|--------------------------------|--------------------|-------------|----------|-------------|-----------|--------------|----------|--------|-----------|---------|----------------------|--------------|---------------|
| | | | | Lease Start | Lease End | Begin Date | Monthly | PSF | Annual | PSF | | | |
| 100 | Mile High Crossfit | 4,000 | 28.57% | 12/13/24 | 09/01/28 | CURRENT | \$8,667 | \$2.17 | \$104,000 | \$26.00 | MG | | |
| | | | | | | 09/02/2028 | \$8,927 | \$2.23 | \$107,120 | \$26.76 | | | |
| 101 | Vacant | 6,000 | 42.86% | 03/01/26 | 03/01/31 | FUTURE | \$10,500 | \$1.75 | \$126,000 | \$21.00 | MG | Vacant Suite | |
| | | | | | | 03/01/2027 | \$10,815 | \$1.80 | \$129,780 | \$21.60 | | | |
| 200 | Vacant | 2,000 | 14.29% | 03/01/26 | 03/01/31 | FUTURE | \$3,500 | \$1.75 | \$42,000 | \$21.00 | MG | vacant suite | |
| | | | | | | 03/01/2027 | \$3,605 | \$1.80 | \$43,260 | \$21.60 | | | |
| 300 | Wrap Factory | 2,000 | 14.29% | 09/01/23 | 08/31/26 | CURRENT | \$4,000 | \$2.00 | \$48,000 | \$24.00 | MG | | |
| | | | | | | 08/31/2026 | \$4,120 | \$2.06 | \$49,440 | \$24.72 | | | |
| Totals: | | 14,000 | | | | | \$12,667 | | \$152,000 | | | | |
| Totals (Includes Vacant Space) | | | | | | | \$26,667 | | \$320,000 | | | | |

Tenant SF Analysis



Lease Expiration Summary



HINSDALE

06

Financial Analysis

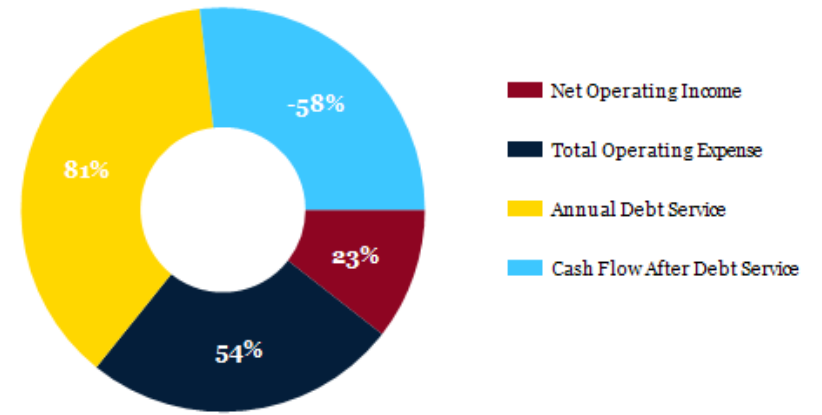
- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Vacant Space/Second Gen Leasing
- Cash Flow Analysis
- Financial Metrics
- Disposition Sensitivity Analysis

REVENUE ALLOCATION

CURRENT

| INCOME | CURRENT | | STABILIZED | |
|-------------------------------|--------------------|--------|------------------|--------|
| Gross Scheduled Rent | \$152,000 | | \$328,000 | |
| Effective Gross Income | \$152,000 | | \$328,000 | |
| Less Expenses | \$107,182 | 70.51% | \$112,462 | 34.28% |
| Net Operating Income | \$44,818 | | \$215,538 | |
| Annual Debt Service | \$158,813 | | \$158,813 | |
| Cash flow | (\$113,995) | | \$56,725 | |
| Debt Coverage Ratio | 0.28 | | 1.36 | |

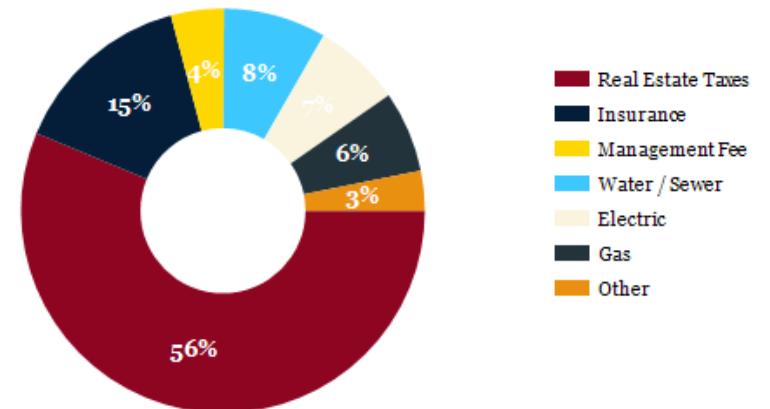
* vacancy amount factored into gross revenue



| EXPENSES | CURRENT | STABILIZED |
|--------------------------------|------------------|------------------|
| Real Estate Taxes | \$60,308 | \$60,308 |
| Insurance | \$15,618 | \$15,618 |
| Owners Association | \$815 | \$815 |
| Management Fee | \$4,560 | \$9,840 |
| Electric | \$7,517 | \$7,517 |
| Water / Sewer | \$8,812 | \$8,812 |
| Landscaping | \$2,600 | \$2,600 |
| Gas | \$6,952 | \$6,952 |
| Total Operating Expense | \$107,182 | \$112,462 |
| Annual Debt Service | \$158,813 | \$158,813 |
| Expense / SF | \$7.66 | \$8.03 |
| % of EGI | 70.51% | 34.28% |

DISTRIBUTION OF EXPENSES

CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

GLOBAL

| | |
|-----------------|-------------|
| Price | \$2,800,000 |
| Analysis Period | 10 year(s) |
| MillageRate | 2.15000% |
| Exit Cap Rate | 6.00% |

INCOME - Growth Rates

| | |
|----------------------|-------|
| Gross Scheduled Rent | 1.00% |
|----------------------|-------|

PROPOSED FINANCING

| | |
|---------------------|-------------|
| Conventional | |
| Loan Type | Amortized |
| Down Payment | \$840,000 |
| Loan Amount | \$1,960,000 |
| Interest Rate | 6.50% |
| Loan Terms | 5 |
| Annual Debt Service | \$158,813 |
| Loan to Value | 70% |
| Amortization Period | 25 Years |

Notes Owner User Play

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

| EXPENSE - Growth Rates | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|-------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
| Real Estate Taxes | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% |
| Insurance | 2.00% | 2.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% |
| Owners Association | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% |
| Electric | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% |
| Water / Sewer | 2.00% | 2.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% |
| Landscaping | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% |

| EXPENSE - Growth Rates | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|-------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
| Gas | 2.00% | 2.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% |

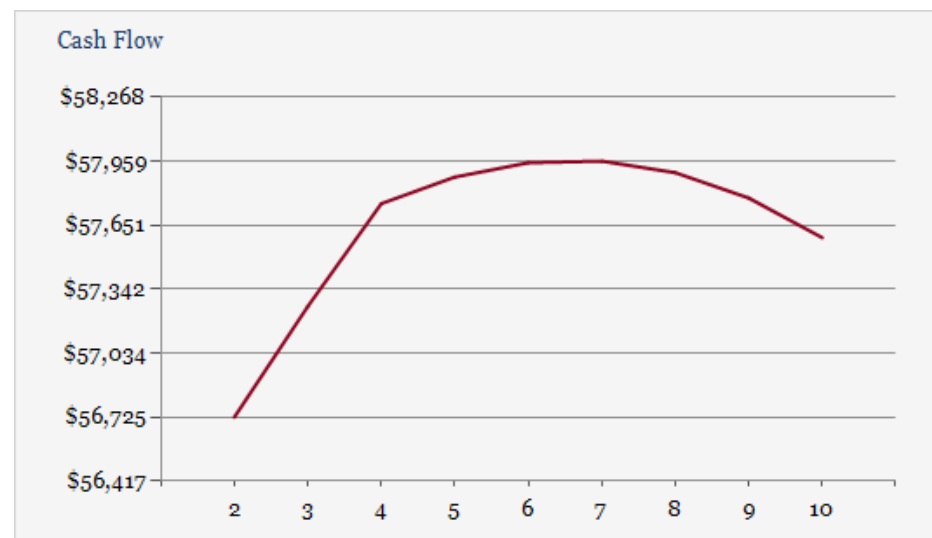
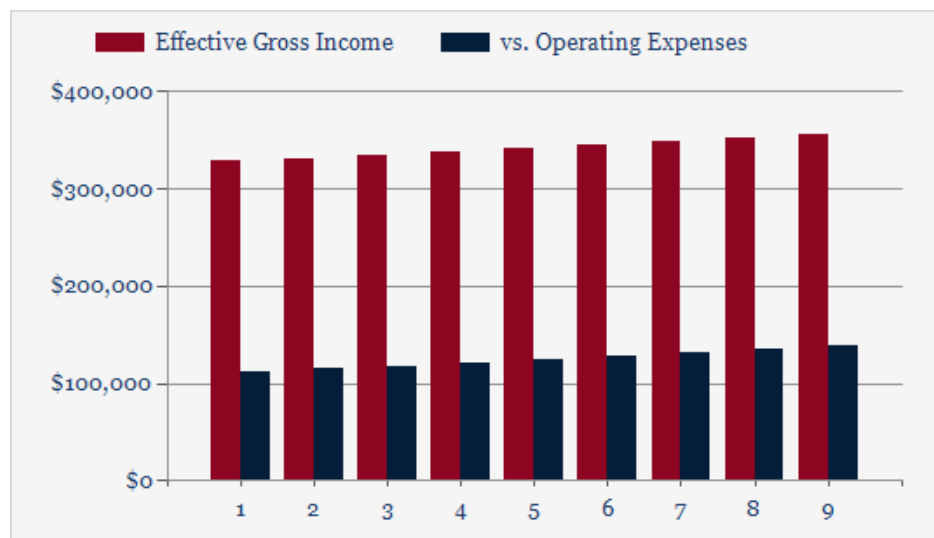
VACANT SPACE LEASING

| AVAILABLE SPACE | RSF | LEASE START | LEASE TERM YEARS | FREE RENT MONTHS | TENANT IMPROVEMENTS | START RATE PSF/ANNUAL |
|-----------------|-------|-------------|------------------|------------------|---------------------|-----------------------|
| 101 | 6,000 | 03/01/2026 | 5 | 1 | | \$21.00 |
| 200 | 2,000 | 03/01/2026 | 5 | 1 | | \$21.00 |

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

| Calendar Year | CURRENT | Stabilized | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|--------------------------------|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Gross Revenue | | | | | | | | | | |
| Gross Scheduled Rent | \$152,000 | \$328,000 | \$331,280 | \$334,593 | \$337,939 | \$341,318 | \$344,731 | \$348,179 | \$351,660 | \$355,177 |
| Effective Gross Income | \$152,000 | \$328,000 | \$331,280 | \$334,593 | \$337,939 | \$341,318 | \$344,731 | \$348,179 | \$351,660 | \$355,177 |
| Operating Expenses | | | | | | | | | | |
| Real Estate Taxes | \$60,308 | \$60,308 | \$62,117 | \$63,981 | \$65,900 | \$67,877 | \$69,914 | \$72,011 | \$74,171 | \$76,396 |
| Insurance | \$15,618 | \$15,618 | \$15,930 | \$16,249 | \$16,736 | \$17,239 | \$17,756 | \$18,288 | \$18,837 | \$19,402 |
| Owners Association | \$815 | \$815 | \$823 | \$831 | \$840 | \$848 | \$857 | \$865 | \$874 | \$883 |
| Management Fee | \$4,560 | \$9,840 | \$9,938 | \$10,038 | \$10,138 | \$10,240 | \$10,342 | \$10,445 | \$10,550 | \$10,655 |
| Electric | \$7,517 | \$7,517 | \$7,667 | \$7,821 | \$7,977 | \$8,137 | \$8,299 | \$8,465 | \$8,635 | \$8,807 |
| Water / Sewer | \$8,812 | \$8,812 | \$8,988 | \$9,168 | \$9,443 | \$9,726 | \$10,018 | \$10,319 | \$10,628 | \$10,947 |
| Landscaping | \$2,600 | \$2,600 | \$2,652 | \$2,705 | \$2,759 | \$2,814 | \$2,871 | \$2,928 | \$2,987 | \$3,046 |
| Gas | \$6,952 | \$6,952 | \$7,091 | \$7,233 | \$7,450 | \$7,673 | \$7,904 | \$8,141 | \$8,385 | \$8,636 |
| Total Operating Expense | \$107,182 | \$112,462 | \$115,208 | \$118,025 | \$121,244 | \$124,554 | \$127,959 | \$131,462 | \$135,066 | \$138,773 |
| Net Operating Income | \$44,818 | \$215,538 | \$216,072 | \$216,567 | \$216,695 | \$216,764 | \$216,772 | \$216,716 | \$216,594 | \$216,404 |
| Annual Debt Service | \$158,813 | \$158,813 | \$158,813 | \$158,813 | \$158,813 | \$158,813 | \$158,813 | \$158,813 | \$158,813 | \$158,813 |
| Cash Flow | (\$113,995) | \$56,725 | \$57,259 | \$57,754 | \$57,882 | \$57,951 | \$57,959 | \$57,903 | \$57,781 | \$57,590 |

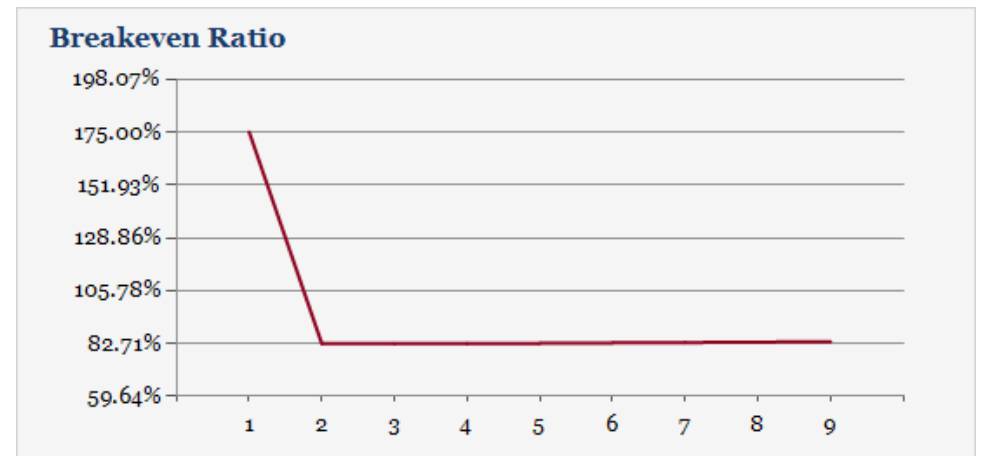
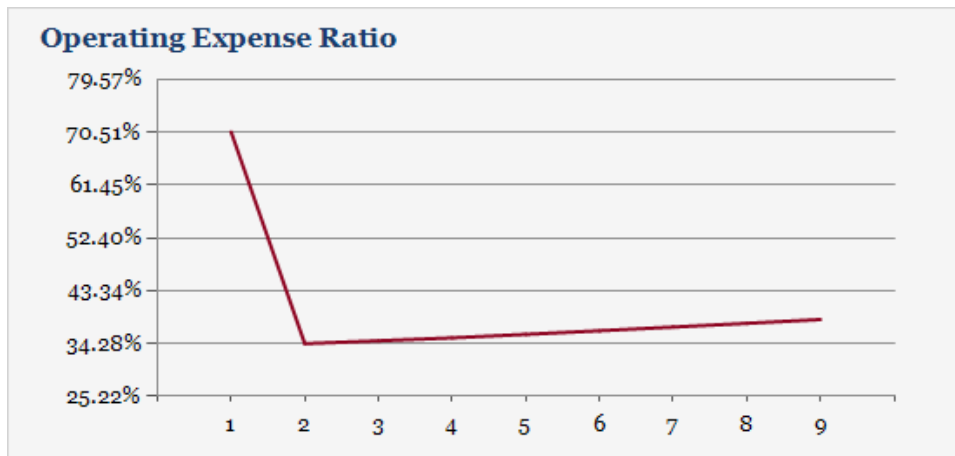
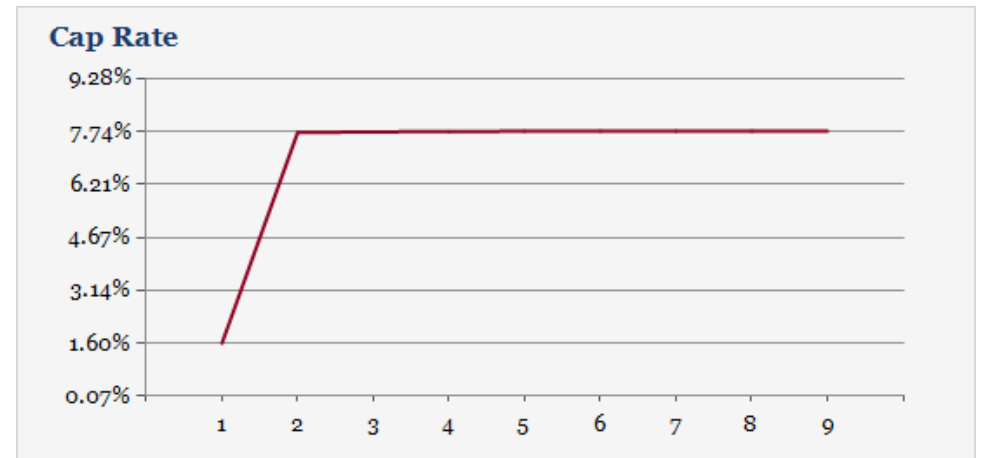
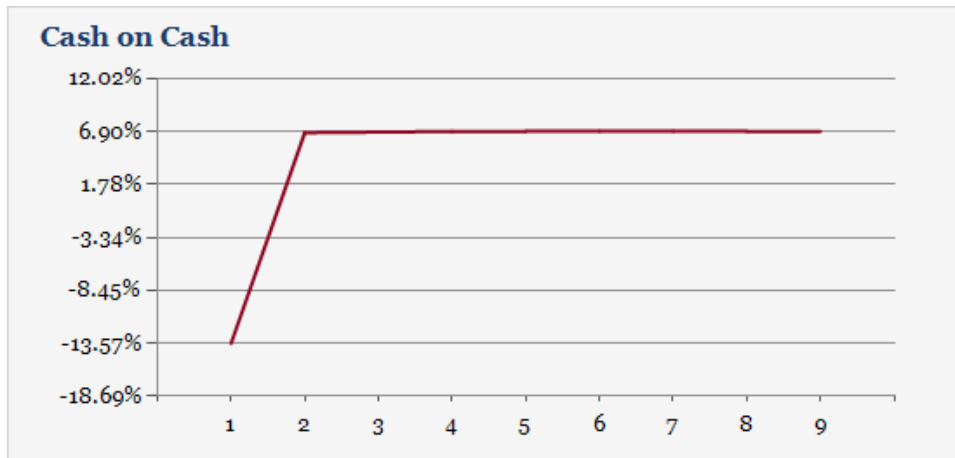
* vacancy amount factored into gross revenue



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

| Calendar Year | CURRENT | Stabilized | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|-------------------------|-----------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Cash on Cash Return b/t | -13.57% | 6.75% | 6.82% | 6.88% | 6.89% | 6.90% | 6.90% | 6.89% | 6.88% | 6.86% |
| CAP Rate | 1.60% | 7.70% | 7.72% | 7.73% | 7.74% | 7.74% | 7.74% | 7.74% | 7.74% | 7.73% |
| Debt Coverage Ratio | 0.28 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 |
| Operating Expense Ratio | 70.51% | 34.28% | 34.77% | 35.27% | 35.87% | 36.49% | 37.11% | 37.75% | 38.40% | 39.07% |
| Loan to Value | 69.97% | 68.86% | 67.63% | 66.25% | 64.88% | 63.36% | 61.76% | 60.07% | 58.28% | 56.31% |
| Breakeven Ratio | 175.00% | 82.71% | 82.72% | 82.74% | 82.87% | 83.02% | 83.19% | 83.37% | 83.57% | 83.79% |
| Price / SF | \$200.00 | \$200.00 | \$200.00 | \$200.00 | \$200.00 | \$200.00 | \$200.00 | \$200.00 | \$200.00 | \$200.00 |
| Price / Unit | \$700,000 | \$700,000 | \$700,000 | \$700,000 | \$700,000 | \$700,000 | \$700,000 | \$700,000 | \$700,000 | \$700,000 |
| Income / SF | \$10.85 | \$23.42 | \$23.66 | \$23.89 | \$24.13 | \$24.37 | \$24.62 | \$24.86 | \$25.11 | \$25.36 |
| Expense / SF | \$7.65 | \$8.03 | \$8.22 | \$8.43 | \$8.66 | \$8.89 | \$9.13 | \$9.39 | \$9.64 | \$9.91 |

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



10 YEAR SENSITIVITY ANALYSIS

| EXIT CAP RATE | PROJECTED SALES PRICE | SALES PRICE PSF | PROCEEDS AFTER LOAN PAYOFF | LEVERED IRR |
|---------------|-----------------------|-----------------|----------------------------|---------------|
| 5.00% | \$4,328,070 | \$309 | \$2,658,445 | 14.37% |
| 5.25% | \$4,121,972 | \$294 | \$2,452,346 | 13.59% |
| 5.50% | \$3,934,609 | \$281 | \$2,264,984 | 12.83% |
| 5.75% | \$3,763,539 | \$269 | \$2,093,914 | 12.09% |
| 6.00% | \$3,606,725 | \$258 | \$1,937,100 | 11.37% |
| 6.25% | \$3,462,456 | \$247 | \$1,792,831 | 10.66% |
| 6.50% | \$3,329,285 | \$238 | \$1,659,659 | 9.97% |
| 6.75% | \$3,205,978 | \$229 | \$1,536,353 | 9.29% |
| 7.00% | \$3,091,479 | \$221 | \$1,421,853 | 8.62% |

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07

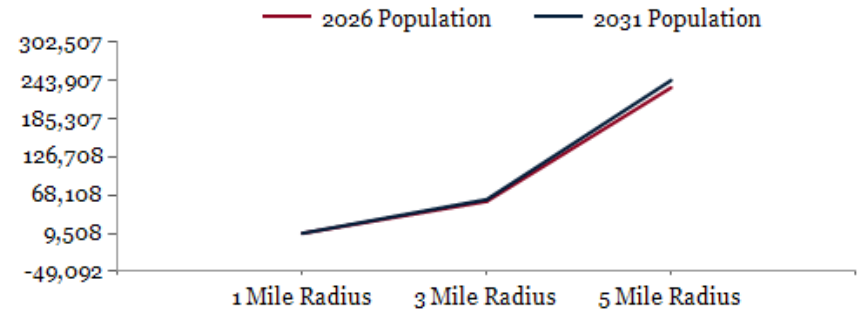
Demographics

General Demographics

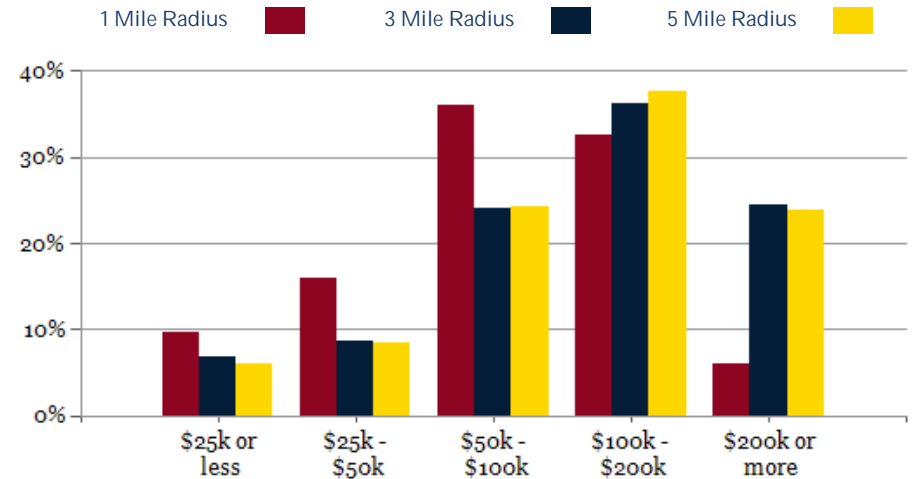
HINSDALE

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|---------|
| 2000 Population | 285 | 24,294 | 132,544 |
| 2010 Population | 7,670 | 48,041 | 186,734 |
| 2026 Population | 9,508 | 58,541 | 232,872 |
| 2031 Population | 9,705 | 61,349 | 243,907 |
| 2026 African American | 1,053 | 3,567 | 15,142 |
| 2026 American Indian | 77 | 349 | 1,603 |
| 2026 Asian | 1,209 | 7,830 | 26,292 |
| 2026 Hispanic | 1,709 | 7,221 | 31,988 |
| 2026 Other Race | 532 | 1,890 | 9,195 |
| 2026 White | 5,244 | 38,271 | 152,974 |
| 2026 Multiracial | 1,382 | 6,561 | 27,352 |
| 2026-2031: Population: Growth Rate | 2.05% | 4.70% | 4.65% |

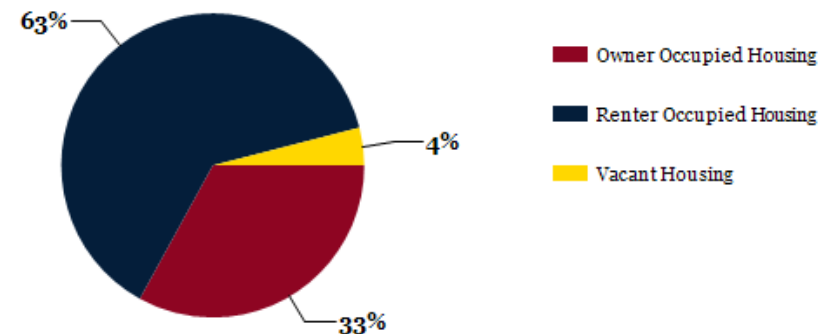
| 2026 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|-----------|-----------|
| less than \$15,000 | 287 | 992 | 3,133 |
| \$15,000-\$24,999 | 125 | 530 | 2,130 |
| \$25,000-\$34,999 | 155 | 742 | 2,944 |
| \$35,000-\$49,999 | 522 | 1,163 | 4,568 |
| \$50,000-\$74,999 | 845 | 2,616 | 10,969 |
| \$75,000-\$99,999 | 688 | 2,674 | 10,422 |
| \$100,000-\$149,999 | 895 | 4,630 | 18,854 |
| \$150,000-\$199,999 | 489 | 3,355 | 14,380 |
| \$200,000 or greater | 256 | 5,377 | 21,144 |
| Median HH Income | \$80,648 | \$118,678 | \$121,752 |
| Average HH Income | \$99,082 | \$156,267 | \$158,421 |



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

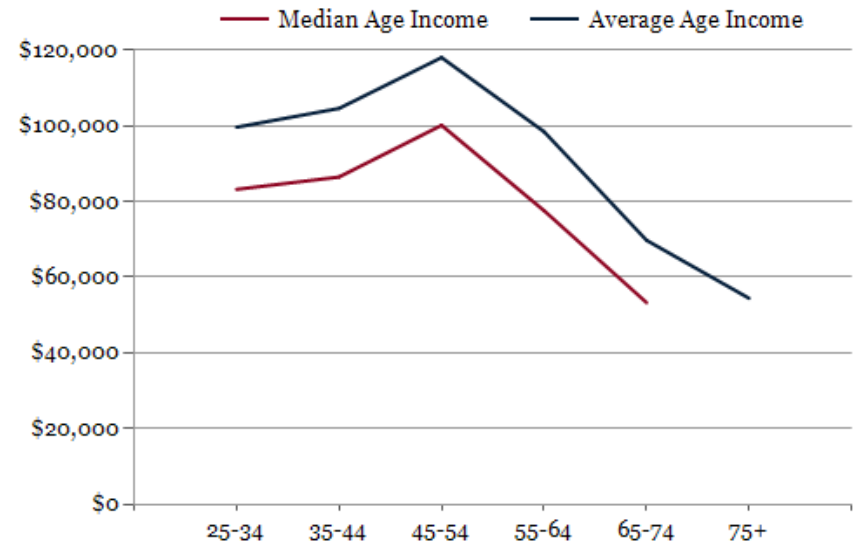
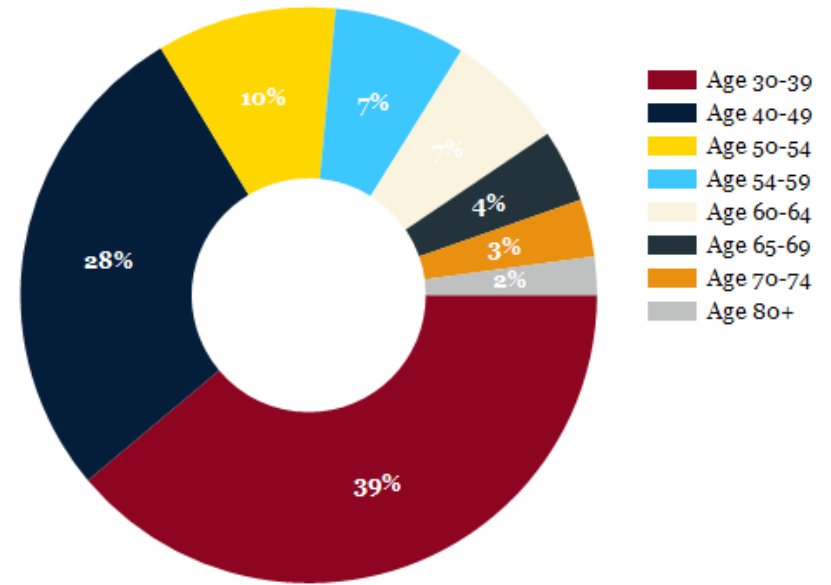


Source: esri

| 2026 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|---------|
| 2026 Population Age 30-34 | 1,103 | 4,676 | 17,591 |
| 2026 Population Age 35-39 | 864 | 4,253 | 17,663 |
| 2026 Population Age 40-44 | 782 | 4,285 | 17,639 |
| 2026 Population Age 45-49 | 611 | 3,993 | 15,582 |
| 2026 Population Age 50-54 | 510 | 3,976 | 15,407 |
| 2026 Population Age 55-59 | 373 | 3,507 | 13,619 |
| 2026 Population Age 60-64 | 337 | 3,135 | 12,891 |
| 2026 Population Age 65-69 | 207 | 2,754 | 11,591 |
| 2026 Population Age 70-74 | 163 | 2,246 | 9,374 |
| 2026 Population Age 75-79 | 109 | 1,583 | 6,964 |
| 2026 Population Age 80-84 | 40 | 873 | 3,774 |
| 2026 Population Age 85+ | 36 | 650 | 2,612 |
| 2026 Population Age 18+ | 7,411 | 46,096 | 181,669 |
| 2026 Median Age | 32 | 37 | 38 |
| 2031 Median Age | 32 | 38 | 39 |

| 2026 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$83,219 | \$105,168 | \$107,265 |
| Average Household Income 25-34 | \$99,637 | \$132,905 | \$136,218 |
| Median Household Income 35-44 | \$86,474 | \$129,492 | \$139,525 |
| Average Household Income 35-44 | \$104,602 | \$162,904 | \$170,988 |
| Median Household Income 45-54 | \$100,137 | \$153,999 | \$157,397 |
| Average Household Income 45-54 | \$118,041 | \$185,229 | \$193,283 |
| Median Household Income 55-64 | \$77,584 | \$158,743 | \$153,060 |
| Average Household Income 55-64 | \$98,464 | \$188,555 | \$184,593 |
| Median Household Income 65-74 | \$53,265 | \$104,773 | \$102,556 |
| Average Household Income 65-74 | \$69,746 | \$141,963 | \$137,723 |
| Average Household Income 75+ | \$54,420 | \$98,419 | \$97,766 |

Population By Age





08

Company Profile

Advisor Profile

HINSDALE



Lance Somerville
Commercial Advisor

Lance Somerville is a Colorado-based commercial real estate advisor who operates at the intersection of strategy, finance, and execution. With over two decades of experience, he brings a modern, advisory-driven approach to owner-users, investors, and business operators navigating complex real estate decisions in the Greater Denver market.

His career began in residential real estate before expanding into commercial brokerage and national real estate franchising. After launching his licensed career in Albuquerque, Lance returned to Colorado to work at RE/MAX World Headquarters, where he spent nearly seven years advising and brokering franchised real estate offices across the western U.S. That experience shaped his ability to think beyond individual transactions and focus on business fundamentals, scalability, and risk management.

Since 2013, Lance has focused exclusively on commercial real estate in Colorado, advising clients on acquisitions, dispositions, leasing strategy, land opportunities, and investor coordination. His work spans both national organizations and locally owned businesses, allowing him to remain highly tactical while maintaining a strategic, big-picture lens.

Lance is recognized for his integrity-first mindset, data-driven decision making, and commitment to creating clarity in every transaction.

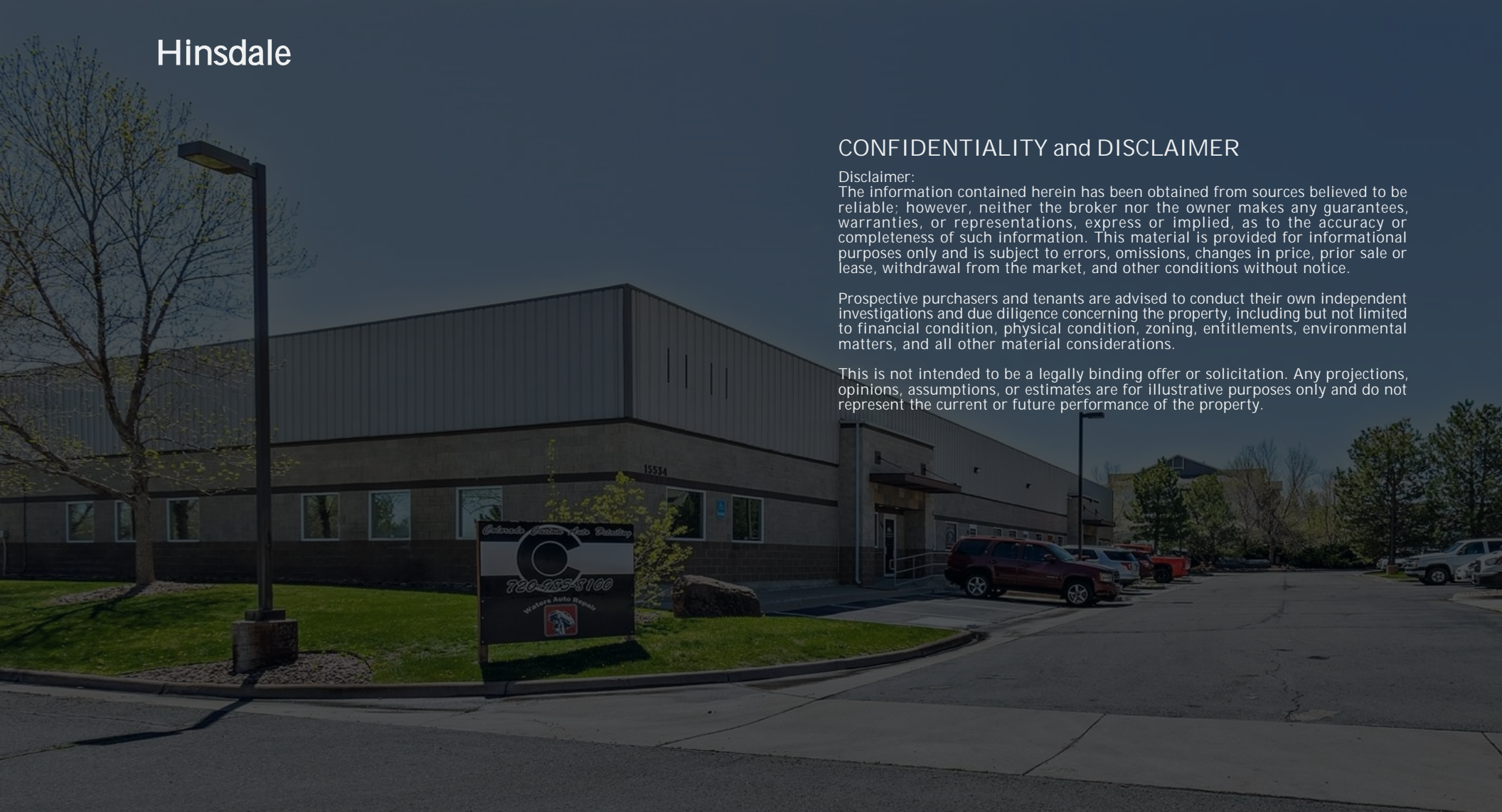
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Exclusively Marketed by:

Lance Somerville

Real

Commercial Advisor

(303) 968-7047

Lance@mycosearch.com

048193

real

Brokerage License No. : FA100048193
www.mycosearch.com

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