

SALE PRICE: \$1,375,000 (\$271/SF)

2802 MADISON SQUARE DRIVE

Loveland, CO 80538



100% LEASED OFFICE INVESTMENT





This prime investment opportunity at 2802 Madison Square Drive offers a stabilized, low-maintenance asset in the heart of Loveland, CO. Spanning 5,082 SF, this professional office building is fully occupied across three units by two established companies, providing immediate and reliable cash flow. With three years remaining on the current leases, investors will have short-term security with the long-term benefit of being situated in a high-demand commercial corridor.

BUILDING HIGHLIGHTS

BUILDING SIZE

±5,082 SF

YEAR BUILT

1991

CLEAR HEIGHT

11'

BUILDING TYPE

Office

TOTAL LAND SIZE

.71 AC

STORIES

1

PARKING

20 Spaces

ZONING

R-3 City of Loveland



PHOTOS



CASHFLOW ANALYSIS

PURCHASE PRICE: \$1,375,000

CAP RATE: 5.91%

FINANCING:

LOAN AMOUNT:	\$1,031,250.00
EQUITY \$:	\$343,750.00
EQUITY %:	25.00%
TERM (YRS):	20
INTEREST RATE:	5.00%

TENANT:	TENANT SHARE	SIZE:	CURRENT RATE:	ESCALATOR:	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
PREFERRED HOME HEALTH	63%	3,201	\$15.46	2.5%	49,475.52	50,712.41	51,980.22	53,279.72	54,611.72	55,977.01	57,376.43	58,810.85	60,281.12	61,788.14	63,332.85
MUELLER PYE & ASSOCIATES CPA	37%	1,881	\$15.61	2.5%	29,371.68	30,105.97	30,858.62	31,630.09	32,420.84	33,231.36	34,062.14	34,913.70	35,786.54	36,681.20	37,598.23
MANAGEMENT FEE	N/A	5,082	\$0.47	0.0%	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00
NNN Income	100%	5,082	\$8.52	3.0%	43,320.00	44,619.60	45,958.19	47,336.93	48,757.04	50,219.75	51,726.35	53,278.14	54,876.48	56,522.77	58,218.46
TOTAL SF:		5,082													

POTENTIAL RENTAL INCOME:	124,567	127,838	131,197	134,647	138,190	141,828	145,565	149,403	153,344	157,392	161,550
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GROSS OPERATING INCOME:	124,567	127,838	131,197	134,647	138,190	141,828	145,565	149,403	153,344	157,392	161,550
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LESS OPERATING EXPENSES:

TAXES:	\$4.34	\$22,079.10	22,079	22,741	23,424	24,126	24,850	25,596	26,364	27,155	27,969	28,808	29,672
INSURANCE:	\$1.17	\$5,964.00	5,964	6,143	6,327	6,517	6,713	6,914	7,121	7,335	7,555	7,782	8,015
CAM	\$3.01	\$15,276.90	15,277	15,735	16,207	16,693	17,194	17,710	18,241	18,789	19,352	19,933	20,531
TOTAL OPERATING EXPENSES:	\$8.52		43,320	44,620	45,958	47,337	48,757	50,220	51,726	53,278	54,876	56,523	58,218

NET OPERATING INCOME (NOI):	81,263	83,230	85,244	87,306	89,418	91,582	93,798	96,067	98,391	100,772	103,210
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BUILDING VALUATION:	CAP =	7.00%	1,160,893	1,189,000	1,217,771	1,247,229	1,277,400	1,308,314	1,339,971	1,372,386	1,405,586	1,439,600
VALUE PER SF:			228.43	233.96	239.62	245.42	251.36	257.44	263.67	270.05	276.58	283.27

ANNUAL DEBT SERVICE:

PRINCIPAL	30,807	32,383	34,040	35,781	37,612	39,536	41,559	43,685	45,920	48,269
INTEREST	50,863	49,287	47,630	45,888	44,058	42,134	40,111	37,985	35,750	33,400
TOTAL DEBT SERVICE (ANNUAL):	81,670	81,670	81,670	81,670	81,670	81,670	81,670	81,670	81,670	81,670
DEBT SERVICE COVERAGE RATIO:	1.00	1.02	1.04	1.07	1.09	1.12	1.15	1.18	1.20	1.23
LOAN TO VALUE RATIO:	88.8%	84.1%	79.5%	74.9%	70.3%	65.8%	61.3%	56.8%	52.4%	47.9%

CASHFLOW ANALYSIS

NET CASH FLOW:		(407)	1,560	3,574	5,636	7,748	9,912	12,128	14,397	16,721	19,102
CASH ON CASH ROI		-0.12%	0.45%	1.04%	1.64%	2.25%	2.88%	3.53%	4.19%	4.86%	5.56%
LEVERAGED ROI		8.84%	9.87%	10.94%	12.05%	13.20%	14.39%	15.62%	16.90%	18.22%	19.60%
CASH FLOW + PRINCIPAL EQUITY GAIN:		30,400	33,943	37,614	41,418	45,360	49,448	53,687	58,082	62,641	67,372
BUILDING VALUE (SALE):	CAP = 5.00%	1,664,600	1,704,880	1,746,120	1,788,360	1,831,640	1,875,960	1,921,340	1,967,820	2,015,440	2,064,200
LESS PURCHASE PRICE:		-1,375,000	-1,375,000	-1,375,000	-1,375,000	-1,375,000	-1,375,000	-1,375,000	-1,375,000	-1,375,000	-1,375,000
LESS SELLING EXPENSES:	COMM. % 3.00%	-49,938	-51,146	-52,384	-53,651	-54,949	-56,279	-57,640	-59,035	-60,463	-61,926
ESTIMATED GAIN ON SALE OF BLDG IF SOLD:		239,662	278,734	318,736	359,709	401,691	444,681	488,700	533,785	579,977	627,274

NET CUMULATIVE GAIN IF SOLD (CASH + PRIN):		61,206	66,326	71,654	77,199	82,972	88,984	95,246	101,767	108,561	115,641
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IRR (IF SOLD):		78.6%	38.1%	26.8%	21.6%	18.5%	16.6%	15.2%	14.2%	13.4%	12.8%
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IRR	Year 0		-\$343,750	-\$343,750	-\$343,750	-\$343,750	-\$343,750	-\$343,750	-\$343,750	-\$343,750	-\$343,750	-\$343,750
down pmt	Year 1		\$613,812	-\$407	-\$407	-\$407	-\$407	-\$407	-\$407	-\$407	-\$407	-\$407
+net cash flow	Year 2			\$656,427	\$1,560	\$1,560	\$1,560	\$1,560	\$1,560	\$1,560	\$1,560	\$1,560
+principal reduction	Year 3				\$700,100	\$3,574	\$3,574	\$3,574	\$3,574	\$3,574	\$3,574	\$3,574
+gain/loss on sale	Year 4					\$744,877	\$5,636	\$5,636	\$5,636	\$5,636	\$5,636	\$5,636
+intial investment	Year 5						\$790,801	\$7,748	\$7,748	\$7,748	\$7,748	\$7,748
=IRR	Year 6							\$837,880	\$9,912	\$9,912	\$9,912	\$9,912
	Year 7								\$886,137	\$12,128	\$12,128	\$12,128
	Year 8									\$935,618	\$14,397	\$14,397
	Year 9										\$986,368	\$16,721
	Year 10											\$1,038,396

IRR:	78.6%	38.1%	26.8%	21.6%	18.5%	16.6%	15.2%	14.2%	13.4%	12.8%
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RENT ROLL

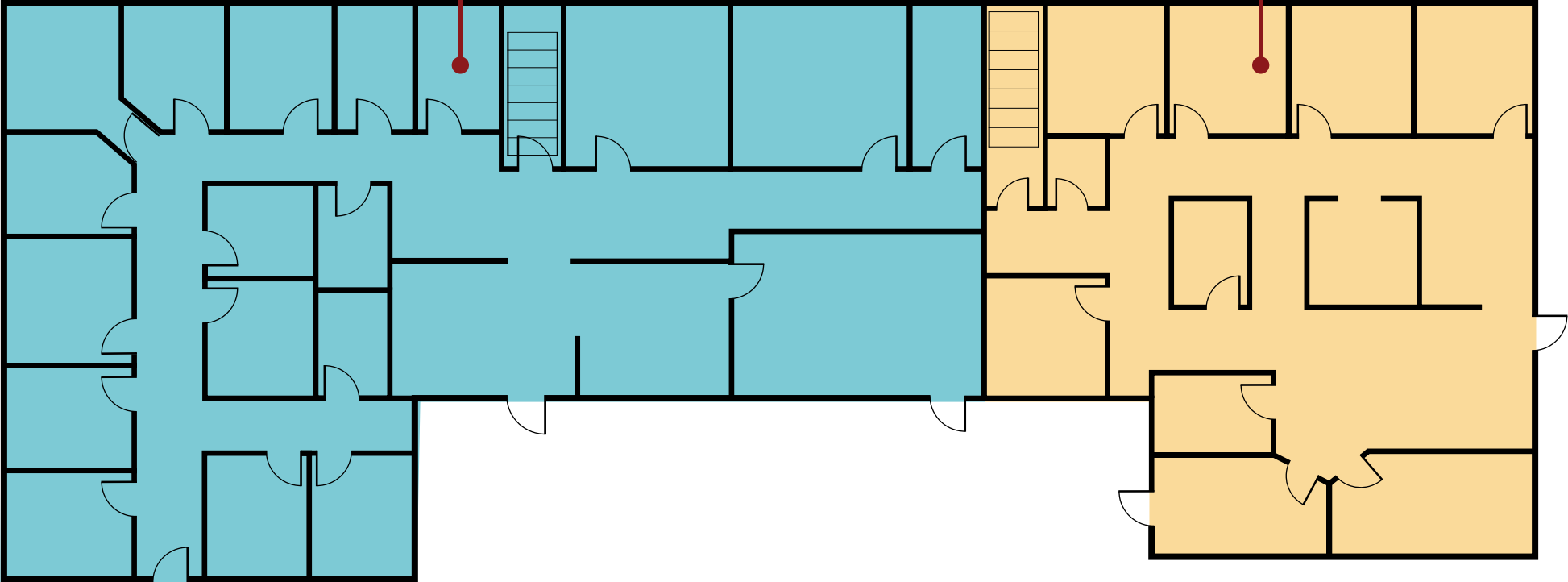
TENANT	ADDRESS	SF	CURRENT \$/SF	BASE RENT/YR.	TYPE	ESCALATOR	TERM	EXPIRATION	OPTION PERIODS
PREFERRED HOME HEALTH	Suites 100/110	3,201	\$15.46	\$49,475.52	NNN	2.50%	7 Years	9/30/2031	(1) 7-Year Option
MUELLER PYE & ASSOCIATES CPA	Suite 120	1,881	\$15.61	\$29,371.68	NNN	2.50%	5 Years	11/31/2027	(1) 5-Year Option
		5,082		\$78,847.20					
AVERAGE LEASE RATE			\$15.46						
TOTAL BASE RENT/MONTH			\$6,570.60						

FLOOR PLAN

±5,082 SF

3,201 SF

1,881 SF



AMENITIES MAP



FOR MORE INFORMATION, PLEASE CONTACT:

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