

PROPERTY SUMMARY

COLLEEN STREET

Helena, MT 59601



PROPERTY DESCRIPTION

Office building for sale with 7 years remaining on a federal lease (GSA). 6% in-place cap rate, supported by long-term tenancy from the USDA, whose occupancy has exceeded 20 years. Located just off US-12 within the established Inter-City Industrial Subdivision, the property offers convenient access and 35 on-site parking spaces on well-maintained asphalt. Great for investors seeking a passive and stabilized asset - the current owner has engaged a local professional property management firm, which is happy to remain in place to ensure continuity of operations. Located in the stable capital city of Helena, Montana, this property provides durable income backed by federal tenancy in a stable regional market.

OFFERING SUMMARY

Listing Price:	\$735,000
Price/SF:	\$132/SF
Lot Size:	1.12 Acres
Building Size:	5,550 SF
Year Built:	1992
Zoning:	CLM
Lease Term:	7 Years Remaining
NOI:	\$43,759.32
Cap Rate:	5.95%

Mark Runde
(406) 916-2259

Tyler Warne, CCIM
(406) 465-9936



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EXISTING FINANCIALS

COLLEEN STREET

Helena, MT 59601

INCOME SUMMARY

FINANCIALS

GROSS INCOME

\$100,832

EXPENSES SUMMARY

FINANCIALS

Property Tax

\$21,059

Property Insurance

\$3,500

Grounds Keeping

\$3,200

Janitorial

\$8,641

Management + Repairs

\$13,452

Gas + Electric

\$6,559

Sewer & Water

\$442

Trash

\$219

OPERATING EXPENSES

\$57,072

NET OPERATING INCOME

\$43,759

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Proof of Before Tax IRR

EOY	Cash Flows	Sale Proceeds
	(\$738,675)	
1	\$43,832	
2	\$42,122	
3	\$40,360	
4	\$38,546	
5	\$36,678	
6	\$34,753.06	
7	\$32,770.70	
8	\$70,622.72	
9	\$72,741.41	
10	\$74,923.65	+ \$967,260.00
IRR = 8.39%		

PRO FORMA DESCRIPTION

Purchase Terms: \$735,000 price, all cash

Rent: In place rent for the next 7 years. Brought to market rents at lease expiration

Expenses: Existing expenses year 1. 3% annual increases thereafter

Sale terms: Sold after 10 years at 7.5% cap rate. 6% disposition costs

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SITE

COLLEEN STREET

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PHOTOS

COLLEEN STREET

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Conference room



Fenced yard



New flooring throughout



Kitchenette

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PHOTOS

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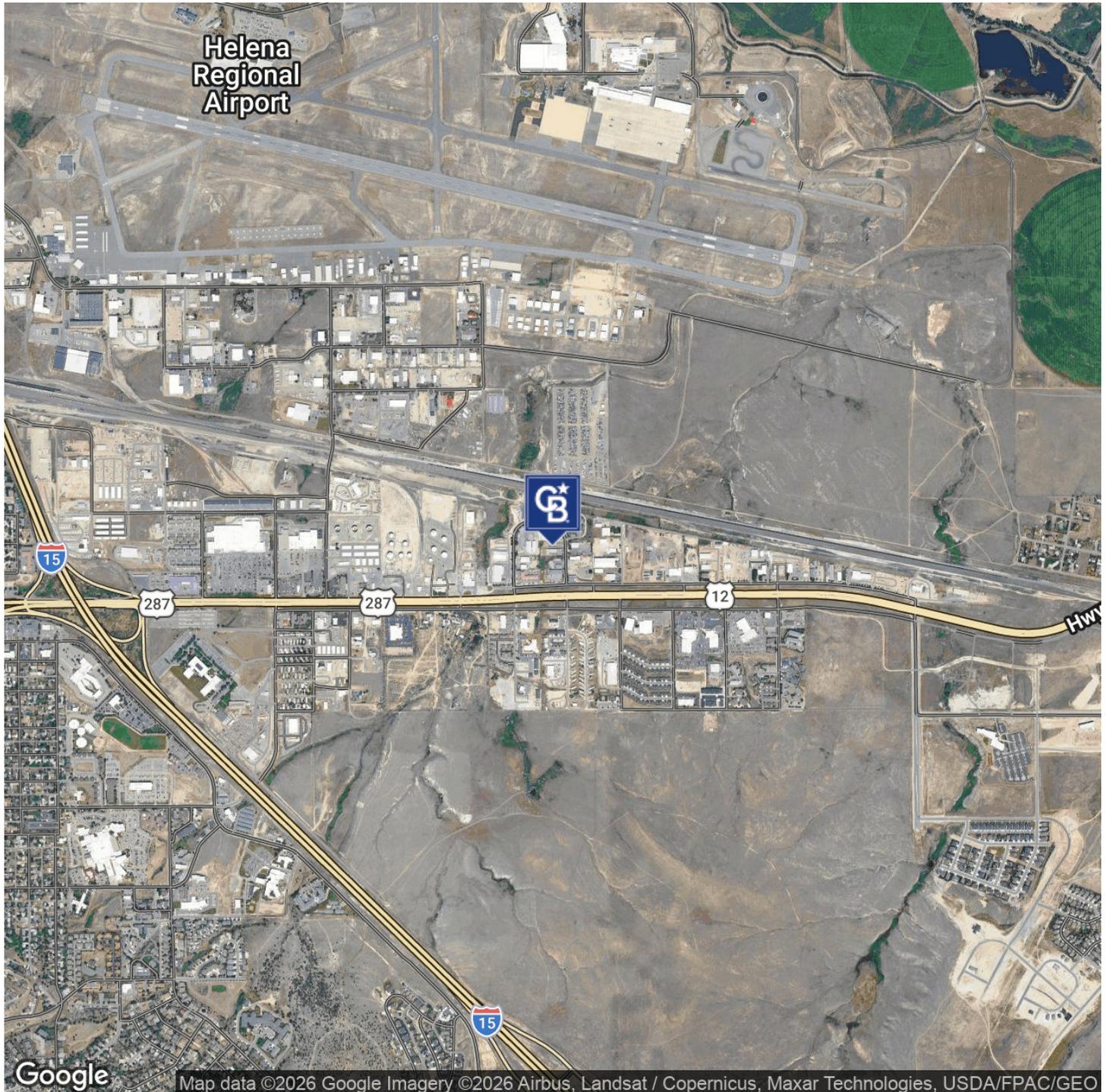


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LOCATION MAP

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