

# FOR SALE

## 12 NEW CONDO UNITS

A Multifamily Asset In Helena, Montana



**SALE PRICE**

**\$4,475,000**



**CLICK TO VIEW VIDEO**

**Tyler Warne, CCIM**

(406) 465-9936

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER  
COMMERCIAL  
GREEN & GREEN**

# SUMMARY

## BURNHAM RANCH CONDOS

Helena, MT



### VIDEO

### PROPERTY DESCRIPTION

Four garden-level triplexes available for sale. These units were constructed in 2023 and are fully leased with management in place. Each unit features two bedrooms, a single-car garage, and in-unit washer and dryer. The units are nearly identical in layout and size, with the exception of an extra half bath in the center units. The location is perfect for residents; Costco is just across the street, employment is a quick drive away, and access to the site is easy and convenient. The condo structure offers flexibility - you can hold and lease, sell units individually, or a mix of both. Helena continues to face a strong demand for housing, invest in these brand new units today.

### PROJECT HIGHLIGHTS

- 12 Condo Units Among 4 Structures
- Zoned B-2
- Phenomenal Location For Tenants
- Located in Central Montana - Helena City Limits

### OFFERING SUMMARY

Sale Price:	\$4,475,000
Cap Rate:	5.2%
Price Per Unit:	\$373,125
GLA:	16,388 Square Feet
GBA:	20,052 Square Feet
Lot Size:	0.6 Acres
Zoning:	B-2

**Tyler Warne, CCIM**  
(406) 465-9936



**COLDWELL BANKER**  
**COMMERCIAL**  
GREEN & GREEN

### INCOME SUMMARY

### 2025 PERFORMANCE

12 Units Gross Rents	\$311,671
Other Income	\$8,376
Vacancy Cost	(\$6,233)
<b>GROSS INCOME</b>	<b>\$313,814</b>

### EXPENSES SUMMARY

### 2025 PERFORMANCE

Taxes (2025)	\$35,871
Management	\$24,934
Maintenance	\$10,407
Utilities	\$878
Insurance	\$10,000
<b>OPERATING EXPENSES</b>	<b>\$82,090</b>

### NET OPERATING INCOME

**\$231,724**



## 3-Year Income & Expense Outlook

The following projections are based on current in-place rents with a 3.0% annual rent growth assumption and 2.0% annual expense escalation. Year 1 reflects annualized current rents. Other income includes recurring utility reimbursements.

Assumption	Rate	Basis
<b>Rent Growth</b>	3.0% per annum	Applied to prior year rents
<b>Expense Growth</b>	2.0% per annum	Applied to prior year expenses
<b>Base Year Rent</b>	\$318,660 / year	Current in-place rents annualized
<b>Real Estate Taxes</b>	\$40,000 / year (est.)	Estimated; escalated at 2.0%
<b>Insurance</b>	\$10,000 / year (est.)	Estimated; escalated at 2.0%

	Year 1 (2026)	Year 2 (2027)	Year 3 (2028)
<b>INCOME</b>			
Rental Income	\$318,660	\$328,220	\$338,066
Other Income	\$3,735	\$3,847	\$3,962
<b>Effective Gross Income</b>	<b>\$322,395</b>	<b>\$332,067</b>	<b>\$342,029</b>
<b>EXPENSES</b>			
Maintenance & Cleaning	\$10,615	\$10,827	\$11,044
Management Fees	\$25,432	\$25,941	\$26,460
Repairs	\$1,243	\$1,268	\$1,294
Utilities	\$896	\$914	\$932
Real Estate Taxes	\$40,800	\$41,616	\$42,448
Insurance	\$10,200	\$10,404	\$10,612
<b>Total Operating Expenses</b>	<b>\$89,186</b>	<b>\$90,970</b>	<b>\$92,790</b>
<b>NET OPERATING INCOME</b>	<b>\$233,208</b>	<b>\$241,096</b>	<b>\$249,239</b>

Over the 3-year outlook period, projected NOI grows from \$233,208 in Year 1 to \$249,239 in Year 3, representing a cumulative increase of \$16,031 or 6.9%.

## Cap Rate Valuation Analysis

The following valuation matrix applies capitalization rates of 5.0%, 5.5%, and 6.0% to projected Net Operating Income for each year. Value is calculated as NOI divided by cap rate.

	5.0% Cap Rate	5.5% Cap Rate	6.0% Cap Rate
Year 1 (2026)	\$4,664,166	\$4,240,151	\$3,886,805
Year 2 (2027)	\$4,821,929	\$4,383,571	\$4,018,274
Year 3 (2028)	\$4,984,780	\$4,531,619	\$4,153,984
<b>Projected NOI</b>	<b>\$233,208</b>	<b>\$241,096</b>	<b>\$249,239</b>

## Valuation Per Unit & Per Square Foot

Metric (Year 1 NOI)	5.0% Cap	5.5% Cap	6.0% Cap
<b>Total Value</b>	<b>\$4,664,166</b>	<b>\$4,240,151</b>	<b>\$3,886,805</b>
Price Per Unit	\$388,681	\$353,346	\$323,900
Price Per Sq Ft	\$284.61	\$258.74	\$237.17

## Assumptions & Disclaimers

This analysis is based on the following key assumptions and considerations:

Rental income projections use current in-place rents as the base year, annualized from the rent roll dated January 30, 2026. A 3.0% annual growth rate has been applied, reflecting moderate market appreciation in the Helena, MT metropolitan area.

Operating expenses are projected using the trailing 12-month actual expenses (January–December 2025) as the base, escalated at 2.0% annually. Real estate taxes have been estimated at \$40,000 per year and insurance at \$10,000 per year, both escalated at the same 2.0% rate. Other income reflects recurring utility reimbursements only; one-time fees and pass-through charges have been excluded from projections.

No vacancy or credit loss allowance has been applied, as the property is currently 100% occupied with strong lease history. Buyers should consider applying a vacancy factor consistent with their own underwriting criteria.

Capital expenditures, debt service, depreciation, and income taxes are not included in this analysis. The valuations presented are based solely on the direct capitalization method using projected NOI.

*This report is provided for informational purposes only and does not constitute an appraisal or guarantee of value. Prospective buyers are encouraged to perform their own independent due diligence.*

### 3 • Unit Condos



# PHOTOS

## BURNHAM RANCH CONDOS

Helena, MT



**Tyler Warne, CCIM**  
(406) 465-9936



**COLDWELL BANKER  
COMMERCIAL**  
GREEN & GREEN

# PHOTOS

## BURNHAM RANCH CONDOS

Helena, MT



Tyler Warne, CCIM  
(406) 465-9936

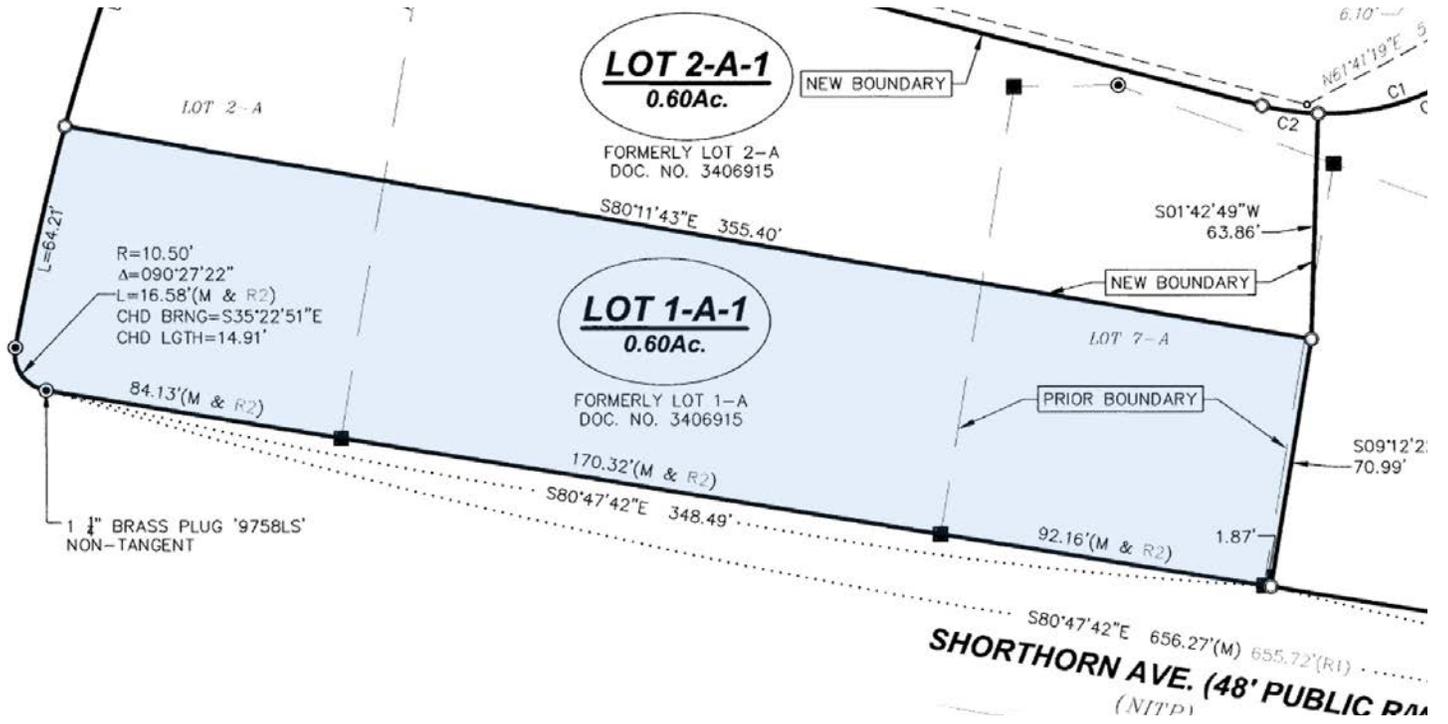


COLDWELL BANKER  
COMMERCIAL  
GREEN & GREEN

# SITE

# BURNHAM RANCH CONDOS

Helena, MT



Tyler Warne, CCIM  
(406) 465-9936



COLDWELL BANKER  
**COMMERCIAL**  
GREEN & GREEN

# RETAILER MAP

## BURNHAM RANCH CONDOS

Helena, MT



Google

Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/Geo

Tyler Warne, CCIM  
(406) 465-9936



COLDWELL BANKER  
**COMMERCIAL**  
GREEN & GREEN

Address 2338 Shorthorn Ave



## Industries (2025)

	1 Mile				2 Miles				3 Miles			
	Establishments		Employees		Establishments		Employees		Establishments		Employees	
	#	%	#	%	#	%	#	%	#	%	#	%
Accommodation & Food Services	3	5.7%	30	7.4%	45	5.9%	354	5.7%	92	4.0%	771	3.6%
Administration & Support Services	2	4.7%	10	2.5%	22	2.9%	98	1.6%	52	2.2%	228	1.1%
Agriculture, Forestry, Fishing, Hunting	0	0.7%	2	0.5%	3	0.4%	15	0.2%	12	0.5%	45	0.2%
Arts, Entertainment, & Recreation	1	2.4%	18	4.5%	24	3.2%	236	3.8%	57	2.4%	568	2.6%
Construction	5	9.4%	61	15.2%	46	6.0%	724	11.7%	95	4.1%	1,914	8.9%
Educational Services	1	1.9%	11	2.8%	17	2.2%	396	6.4%	37	1.6%	1,194	5.5%
Finance & Insurance	3	5.5%	13	3.2%	53	6.9%	216	3.5%	124	5.4%	547	2.5%
Health Care & Social Assistance	4	9.3%	29	7.4%	164	21.5%	1,371	22.1%	677	29.3%	5,744	26.6%
Information	1	2.7%	10	2.5%	13	1.8%	149	2.4%	46	2.0%	587	2.7%
Management of Companies & Enterprises	0	0.3%	1	0.2%	2	0.3%	8	0.1%	5	0.2%	24	0.1%
Manufacturing	2	4.8%	17	4.3%	24	3.2%	156	2.5%	54	2.4%	356	1.6%
Mining	0	0.0%	0	0.0%	1	0.1%	17	0.3%	3	0.1%	44	0.2%
Professional, Scientific, & Technical Services	5	9.4%	18	4.4%	62	8.2%	210	3.4%	245	10.6%	870	4.0%
Real Estate, Rental, Leasing	2	4.2%	4	1.1%	25	3.3%	44	0.7%	62	2.7%	112	0.5%
Retail Trade	9	19.0%	83	20.7%	122	16.1%	1,009	16.3%	229	9.9%	1,802	8.3%
Transportation & Storage	1	1.1%	16	4.0%	8	1.0%	149	2.4%	22	0.9%	329	1.5%
Utilities	0	0.1%	0	0.1%	2	0.3%	14	0.2%	6	0.3%	53	0.2%
Wholesale Trade	1	2.8%	2	0.4%	16	2.1%	19	0.3%	29	1.2%	30	0.1%
Other Services	8	15.8%	75	18.8%	113	14.8%	1,019	16.4%	462	20.0%	6,373	29.5%
<b>Total</b>	<b>48</b>	<b>100%</b>	<b>400</b>	<b>100%</b>	<b>763</b>	<b>100%</b>	<b>6,206</b>	<b>100%</b>	<b>2,309</b>	<b>100%</b>	<b>21,590</b>	<b>100%</b>

Address 2338 Shorthorn Ave



## Occupations (2025)

	1 Mile		2 Miles		3 Miles	
	# of Employees	%	# of Employees	%	# of Employees	%
<b>White Collar</b>	175	43.6%	3,306	53.3%	13,877	64.3%
Architecture & Engineering	9	2.2%	84	1.4%	325	1.5%
Community & Social Science	7	1.9%	232	3.7%	1,040	4.8%
Computer/Mathematical Science	6	1.4%	81	1.3%	356	1.6%
Education, Training, & Library	20	5.0%	419	6.8%	1,943	9.0%
Entertainment & Media	7	1.8%	97	1.6%	338	1.6%
Healthcare Practitioners	14	3.5%	509	8.2%	2,328	10.8%
Healthcare Support	7	1.8%	226	3.6%	971	4.5%
Legal	2	0.4%	28	0.5%	242	1.1%
Life, Physical, & Social Science	4	0.9%	57	0.9%	302	1.4%
Management	22	5.6%	341	5.5%	1,225	5.7%
Office & Administrative Support	64	15.9%	1,038	16.7%	3,955	18.3%
<b>Blue Collar</b>	223	55.7%	2,875	46.3%	7,638	35.4%
Building & Grounds Cleaning & Maintenance	12	2.9%	183	3.0%	620	2.9%
Construction	44	10.9%	539	8.7%	1,486	6.9%
Farming, Fishing, & Forestry	0	0.1%	4	0.1%	28	0.1%
Food Service	29	7.1%	381	6.1%	956	4.4%
Installation & Maintenance	21	5.3%	255	4.1%	629	2.9%
Personal Care & Service	13	3.3%	196	3.2%	587	2.7%
Production	14	3.5%	166	2.7%	416	1.9%
Protective Service	8	1.9%	112	1.8%	629	2.9%
Sales & Related	56	14.1%	689	11.1%	1,423	6.6%
Transportation & Material Moving	27	6.6%	350	5.6%	863	4.0%
<b>Military Services</b>	3	0.7%	25	0.4%	76	0.4%

Address 2338 Shorthorn Ave

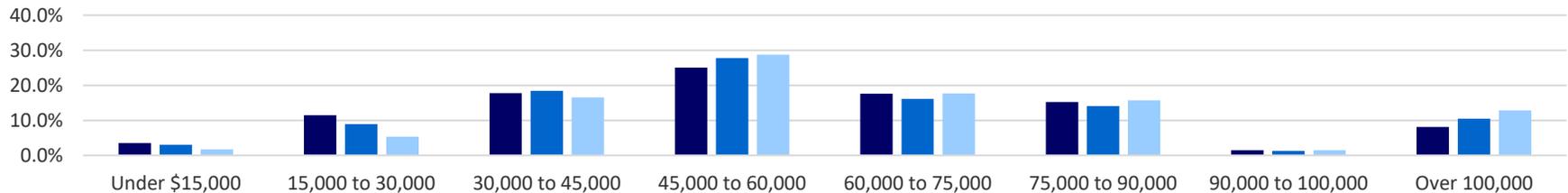


### Employee Salaries & Wages (2025)

	1 Mile		2 Miles		3 Miles	
	# of Employees	%	# of Employees	%	# of Employees	%
Daytime Population	695	-	14,765	-	45,955	-
Median Employee Salary	\$53,276	-	\$53,905	-	\$57,159	-
Average Employee Salary	\$56,830	-	\$58,600	-	\$64,024	-

#### Salary/Wage per Employee per Annum

Salary Range	1 Mile	1 Mile %	2 Miles	2 Miles %	3 Miles	3 Miles %
Under \$15,000	14	3.5%	185	3.0%	366	1.7%
15,000 to 30,000	46	11.4%	554	8.9%	1,147	5.3%
30,000 to 45,000	71	17.7%	1,145	18.4%	3,574	16.6%
45,000 to 60,000	100	25.1%	1,721	27.7%	6,212	28.8%
60,000 to 75,000	71	17.6%	1,001	16.1%	3,819	17.7%
75,000 to 90,000	61	15.2%	872	14.1%	3,389	15.7%
90,000 to 100,000	6	1.4%	80	1.3%	308	1.4%
Over 100,000	32	8.1%	649	10.5%	2,775	12.9%



### Demographic Detail Report

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2025 Q4

	1 Mile		2 Miles		3 Miles	
<b>Total Population by Age</b>						
<b>Average Age (2025)</b>	41.2		42.0		42.1	
<b>Children (2025)</b>						
0 - 4 Years	31	5.3%	648	5.4%	1,841	5.4%
5 - 9 Years	37	6.4%	688	5.8%	1,872	5.5%
10 - 13 Years	30	5.2%	578.3	4.8%	1,534	4.5%
14 - 17 Years	31	5.4%	602	5.0%	1,753	5.1%
<b>Adults (2025)</b>						
18 - 21 Years	29	5.0%	570	4.8%	1,767	5.2%
22 - 24 Years	20	3.4%	400	3.4%	1,296	3.8%
25 - 34 Years	64	11.1%	1,454	12.2%	4,032	11.8%
35 - 44 Years	83	14.4%	1,650	13.8%	4,727	13.9%
45 - 54 Years	62	10.7%	1,313	11.0%	3,714	10.9%
55 - 64 Years	70	12.0%	1,372	11.5%	3,822	11.2%
65 - 74 Years	77	13.3%	1,507	12.6%	4,372	12.8%
75 - 84 Years	37	6.4%	908	7.6%	2,614	7.7%
85+ Years	8	1.5%	243	2.0%	735	2.2%
<b>Age, Female (2025)</b>						
0 - 4 Years	15	2.6%	318	2.7%	908	2.7%
5 - 9 Years	18	3.2%	359	3.0%	954	2.8%
10 - 13 Years	14	2.5%	281	2.4%	756	2.2%
14 - 17 Years	15	2.6%	301	2.5%	899	2.6%
18 - 21 Years	14	2.3%	275	2.3%	906	2.7%
22 - 24 Years	9	1.6%	189	1.6%	663	1.9%
25 - 34 Years	32	5.5%	709	5.9%	1,998	5.9%
35 - 44 Years	41	7.1%	822	6.9%	2,375	7.0%
45 - 54 Years	32	5.6%	672	5.6%	1,895	5.6%
55 - 64 Years	37	6.3%	735	6.2%	2,019	5.9%
65 - 74 Years	40	6.8%	811	6.8%	2,361	6.9%
75 - 84 Years	19	3.3%	509	4.3%	1,430	4.2%
85+ Years	6	1.0%	161	1.3%	487	1.4%
<b>% of Population, Female</b>		<b>50.4%</b>		<b>51.5%</b>		<b>51.8%</b>
Average Age, Female	42.1	---	43.1	---	43.0	---

**Demographic Detail Report**

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2025 Q4

	1 Mile		2 Miles		3 Miles	
<b>Age, Male</b>						
0 - 4 Years	16	2.7%	330	2.8%	933	2.7%
5 - 9 Years	19	3.2%	329	2.8%	918	2.7%
10 - 13 Years	16	2.7%	297	2.5%	778	2.3%
14 - 17 Years	16	2.8%	301	2.5%	855	2.5%
18 - 21 Years	15	2.6%	294	2.5%	861	2.5%
22 - 24 Years	11	1.9%	212	1.8%	633	1.9%
25 - 34 Years	32	5.6%	745	6.2%	2,034	6.0%
35 - 44 Years	42	7.2%	829	6.9%	2,352	6.9%
45 - 54 Years	30	5.1%	641	5.4%	1,818	5.3%
55 - 64 Years	33	5.7%	636	5.3%	1,802	5.3%
65 - 74 Years	38	6.5%	696	5.8%	2,011	5.9%
75 - 84 Years	17	3.0%	399	3.3%	1,184	3.5%
85+ Years	3	0.5%	83	0.7%	248	0.7%
<b>% of Population, Male</b>		<b>49.6%</b>		<b>48.5%</b>		<b>48.2%</b>
Average Age, Male	40.3	---	40.8	---	41.1	---
<b>Income (2025)</b>						
<b>Per Capita Income</b>	\$40,912	---	\$45,760	---	\$46,612	---
<b>Average Household Income</b>	\$97,846	---	\$102,213	---	\$103,876	---
<b>Median Household Income</b>	\$81,704	---	\$74,295	---	\$77,266	---
Less than \$15,000	15	6.3%	276	5.2%	857	5.6%
\$15,000 - \$19,999	11	4.7%	215	4.0%	416	2.7%
\$20,000 - \$24,999	14	6.0%	256	4.8%	594	3.9%
\$25,000 - \$29,999	7	2.8%	236	4.4%	634	4.1%
\$30,000 - \$34,999	2	0.9%	285	5.3%	611	4.0%
\$35,000 - \$39,999	7	3.0%	273	5.1%	586	3.8%
\$40,000 - \$44,999	17	7.0%	149	2.8%	574	3.8%
\$45,000 - \$49,999	6	2.4%	169	3.2%	532	3.5%
\$50,000 - \$54,999	7	3.1%	181	3.4%	561	3.7%
\$55,000 - \$59,999	5	2.0%	160	3.0%	533	3.5%
\$60,000 - \$64,999	5	2.1%	181	3.4%	611	4.0%
\$65,000 - \$69,999	8	3.3%	178	3.3%	550	3.6%
\$70,000 - \$79,999	20	8.3%	330	6.2%	936	6.1%

### Demographic Detail Report

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2025 Q4

	1 Mile		2 Miles		3 Miles	
\$80,000 - \$89,999	17	6.9%	280	5.2%	873	5.7%
\$90,000 - \$99,999	13	5.4%	241	4.5%	741	4.8%
\$100,000 - \$125,000	25	10.2%	468	8.8%	1,473	9.6%
\$125,000 - \$149,999	17	7.2%	384	7.2%	1,111	7.3%
\$150,000 - \$199,999	23	9.3%	543	10.2%	1,571	10.3%
\$200,000 - \$249,999	12	5.1%	301	5.6%	856	5.6%
\$250,000 - \$499,999	5	2.2%	129	2.4%	367	2.4%
\$500,000+	4	1.8%	107	2.0%	304	2.0%
<b>Income (2030 Projected)</b>						
Per Capita Income	\$51,011	---	\$56,817	---	\$57,751	---
Average Household Income	\$122,235	---	\$127,120	---	\$128,849	---
Median Household Income	\$103,210	---	\$92,895	---	\$96,237	---
<b>Education (2025)</b>						
Less than 9th Grade	11	2.7%	104	1.2%	175	0.7%
Some High School	30	7.4%	454	5.4%	992	4.1%
High School Grad	134	33.3%	2,264	26.8%	5,519	23.0%
Some College	82	20.4%	1,747	20.7%	4,472	18.6%
Associate Degree	46	11.4%	728	8.6%	2,309	9.6%
Bachelors Degree	76	18.8%	2,243	26.6%	6,908	28.8%
Masters Degree	22	5.4%	738	8.7%	2,647	11.0%
Doctorate or Professional Degree	2	0.6%	170	2.0%	993	4.1%
<b>Population by Race/Ethnicity (2025)</b>						
<b>Race Excluding Hispanic Ethnic Group</b>						
White	519	89.6%	10,519	88.1%	30,550	89.6%
Black	1	0.2%	118	1.0%	225	0.7%
Asian	5	0.8%	97	0.8%	305	0.9%
Other	54	9.4%	1,198	10.0%	2,997	8.8%
<b>Race Including Hispanic Ethnic Group</b>						
White, Non-Hispanic	508	87.7%	10,262	86.0%	29,735	87.3%
Hispanic	21	3.6%	550	4.6%	1,493	4.4%
Black, Non-Hispanic	1	0.2%	117	1.0%	212	0.6%
Asian, Non-Hispanic	5	0.8%	97	0.8%	304	0.9%
Other, Non-Hispanic	45	7.7%	906	7.6%	2,334	6.8%

# ABOUT HELENA

## BURNHAM RANCH CONDOS

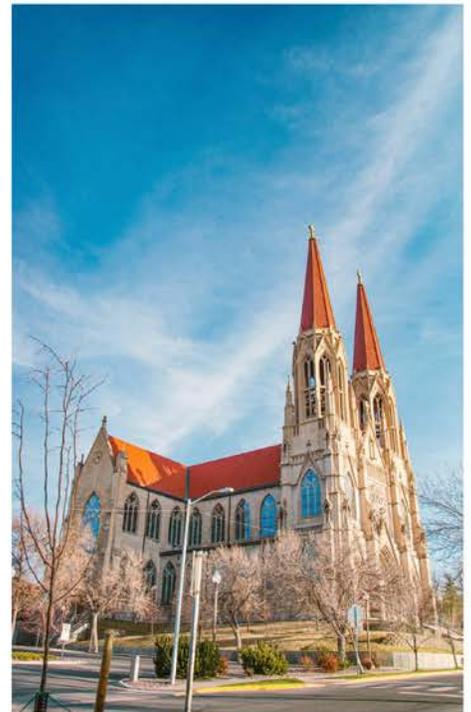
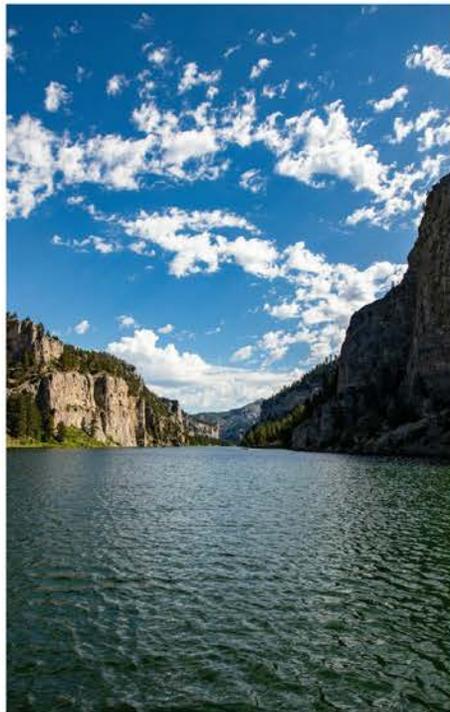
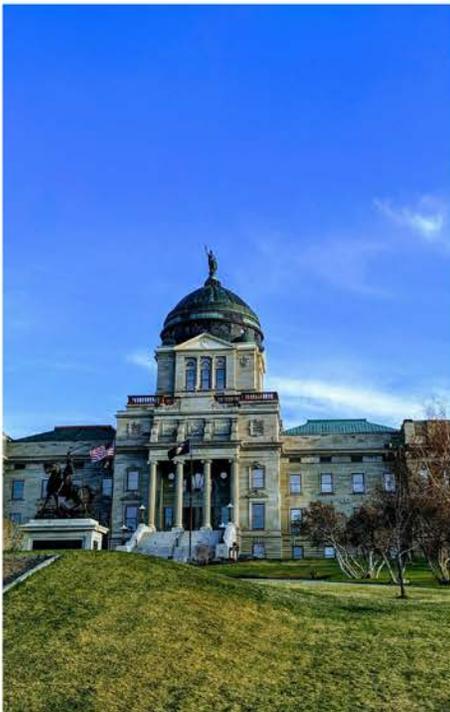
n Helena, MT

Nestled in the heart of the Rocky Mountains, Helena offers a unique blend of economic stability, historic charm, and cultural vibrancy. As the state capital, Helena benefits from a strong and diverse economy, a high quality of life, and unparalleled access to outdoor recreation. As the political and administrative hub of Montana, Helena's economy is anchored by state government, which employs approximately 6,800 people across various sectors, including law enforcement, healthcare, and education. This presence provides a steady foundation that helps insulate the city from economic fluctuations.

Beyond government, healthcare and education play significant roles in the local economy. St. Peter's Health, a regional medical center, employs 1,400 people, while Carroll College, a nationally recognized liberal arts institution, contributes to the city's workforce and intellectual environment. Retail and service industries also remain strong, with many national retailers alongside a growing number of locally owned businesses that add to Helena's unique character. The city's unemployment rate remains low at approximately 2.4% (as of December 2023), well below the national average of 3.7%, reflecting steady job growth and economic resilience.

Helena's rich history dates back to the gold rush of the 1860s, when it was one of the wealthiest cities per capita in the U.S. This legacy is still visible today in its well-preserved historic architecture, from the grand Montana State Capitol to the Cathedral of St. Helena and the charming Last Chance Gulch district, which now serves as the city's walkable downtown filled with boutique shops, restaurants, and art galleries. In addition to its historical appeal, Helena boasts a thriving arts and cultural scene. The Holter Museum of Art and Myrna Loy Center for Performing Arts provide year-round exhibitions, performances, and community events. Several annual arts festivals, along with a growing creative economy, add to Helena's distinctive sense of place.

Surrounded by millions of acres of public land, national forests, lakes, and rivers, Helena is a haven for outdoor enthusiasts. With over 80 miles of trails accessible directly from downtown, the city is designated as a Silver-Level Ride Center by the International Mountain Biking Association, drawing cyclists from across the region. Hiking, skiing, fishing, and boating are all within minutes of town, reinforcing Helena's reputation as an ideal place for those who value access to nature. With a cost of living below the national average and a high school graduation rate of 93.5%, Helena is a welcoming and well-rounded community. The city's blend of small-town charm and state capital significance makes it an appealing place to put down roots, start a business, or explore new opportunities.



---

**Tyler Warne, CCIM**  
(406) 465-9936



**COLDWELL BANKER**  
**COMMERCIAL**  
GREEN & GREEN



### TYLER WARNE, CCIM

Owner

tyler@cbcmt.com

Direct: (406) 465-9936 | Cell: (406) 465-9936

MT #RRE-BRO-LIC-98724

### PROFESSIONAL BACKGROUND

Tyler Warne, a Billings native, has always been deeply connected to the great outdoors, growing up amidst the natural beauty of Montana. From an early age, he developed a passion for activities such as biking, hiking, skiing, hunting, rafting, and fishing, often prioritizing these pursuits over academics. His adventurous spirit led him to work as a raft guide during the summer months and to operate a ski shop in the winter, fueling his outdoor lifestyle.

Recognizing the need for a more structured path, Tyler pursued a Bachelor's degree, further broadening his entrepreneurial experience by launching another successful business. His professional journey reflects his dedication to working in fields he is passionate about, translating his love for the outdoors into a fulfilling career.

Today, Tyler balances his professional endeavors with his commitment to his family, cherishing the time spent with his children while they still consider him "cool." He remains a driven and hardworking individual, continually investing in both his career and his role as a dedicated father.

Tyler: "I think that my diverse background gives me the ability meet people where they are, help them clarify their goals and make them money. I take this really seriously and work my tail off to get deals done. I am creative and show people how to make money in these fields. and friends and work tirelessly to find them a solution that meets their need. Sometimes that need is cashflow, sometimes that need is tax related and sometimes that need is to not deal with the complexities of the Helena Commercial Real Estate market. It is my goal to meet you where you are, to assist in the burden of moving real estate and produce results. If that is a seasoned investor or your first small deal that you are interested in, I can help you figure it out and get you to the finish line!"

### EDUCATION

Bachelors of Business from MSU Billings

SRA designation from the Appraisal Institute - has recently let it lapse

Education for the completion of my Certified General Appraiser License

#### Green & Green

800 N Last Chance Gulch Suite 103

Helena, MT 59601

406.442.1736

Tyler Warne, CCIM  
(406) 465-9936



COLDWELL BANKER  
**COMMERCIAL**  
GREEN & GREEN