

Offering Memorandum

MOUNTAIN FACING, END-CAP UNIT
183 SOUTH TAYLOR AVENUE
LOUISVILLE, COLORADO (Near Boulder)

BARTELL & CO

REAL ESTATE WEALTH MANAGEMENT



HIGH CREDIT INVESTMENT REAL ESTATE FOR SALE
WITH SIGNIFICANT MARKET RENT UPSIDE

BALFOUR SENIOR CARE, LLC CORPORATE HEADQUARTERS

Balfour Senior Living is an award-winning, residential-style senior living provider offering luxury independent, assisted living, and memory care communities for seniors in Michigan and Colorado with corporate guaranty

Dan Bartell | 303.619.1600 | dan@bartellre.com

INVESTMENT SUMMARY

Bartell & Company Net Lease Property Group is pleased to offer to qualified investors a 100% fee-simple interest in 183 South Taylor Avenue (the "Property") located in Louisville, Colorado. The Property is a 8,239 rsf, office-flex unit located in Louisville, Colorado, within Boulder County, in Northwest Metro Denver. Balfour Senior Care, LLC guarantees 100% of the Property. The lease is NNN, with Landlord responsibility for typically capitalized replacements.

PRICE
\$2,666,901

YEAR BUILT
Late 2018

PRICE PER SQ. FT.
\$323.69

LOCATION
Colorado Technology Center
Louisville, Colorado (Near Boulder)

CAP RATE (STARTING)
6.5%

TENANT NAME
Balour Senior Care, LLC

NOI FOR OFFERING
\$173,348.56

LEASE EXPIRATION
December 31, 2026

BUILDING SIZE
31,000 sq. ft.

ORIGINAL LEASE COMMENCEMENT
January 1, 2019

CONDO UNIT SIZE
8,239 rentable sq. ft.

LEASE GUARANTY
Private Company including
Corporate Lease Guaranty

PARKING
34 per Lease

LEASE TYPE
NNN

CEILING HEIGHT CLEAR
20' in Lobby/Entry

ANNUAL RENT INCREASES
3%

BUILDING TYPE
Contemporary Steel

ANNUAL RENTAL INCREASES

The lease includes 3% annual rental increases each year throughout the term.

LEASE OPTIONS

One 5 year at prevailing market

DISCOUNT TO REPLACEMENT COST & PRIDE OF OWNERSHIP CURB APPEAL:

Rising construction costs, limited land supply in the immediate trade areas, and restrictive development regulations pose high barriers to entry that should continue to limit new supply, and result in continued rental growth for the Property in the medium to long-term. The limited downside risk allows the Operator/Tenant to compete effectively in the long-term leasing market. Well over \$568,000 or \$69 per sq. ft. was spent by Tenant and Landlord on tenant finish in excess of that it spent on the FF&E. With its corner, end-cap location facing due West, the property offers exceptionally upgraded common areas and amenities, along with majestic views of the Front Range mountains.

CAP RATE ANNUAL SEQUENCE WITH RENT INCREASES:

INVESTMENT START	6.5%
YEAR 2	6.7%
YEAR 3	6.9%
AVERAGE	6.7%



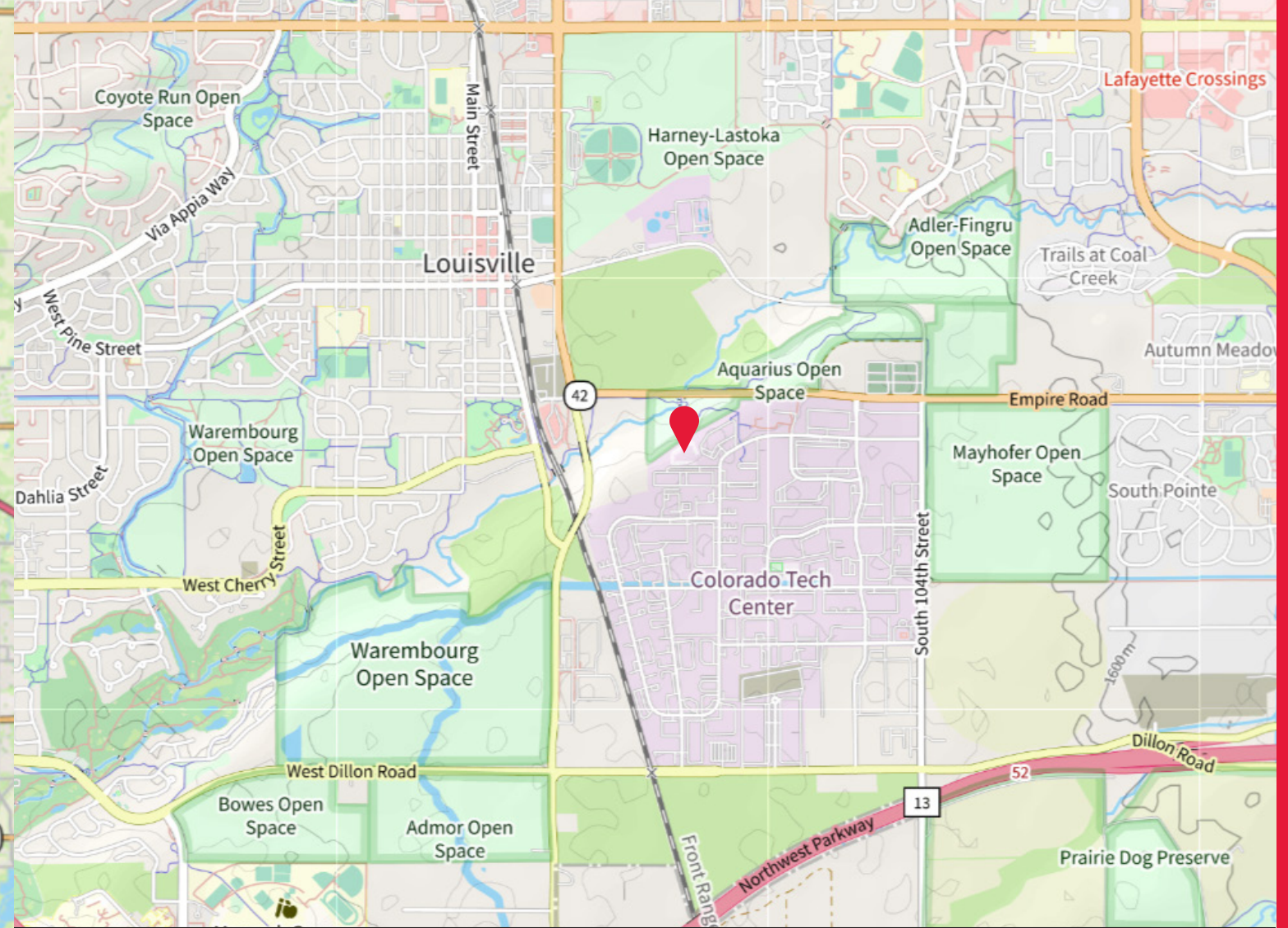
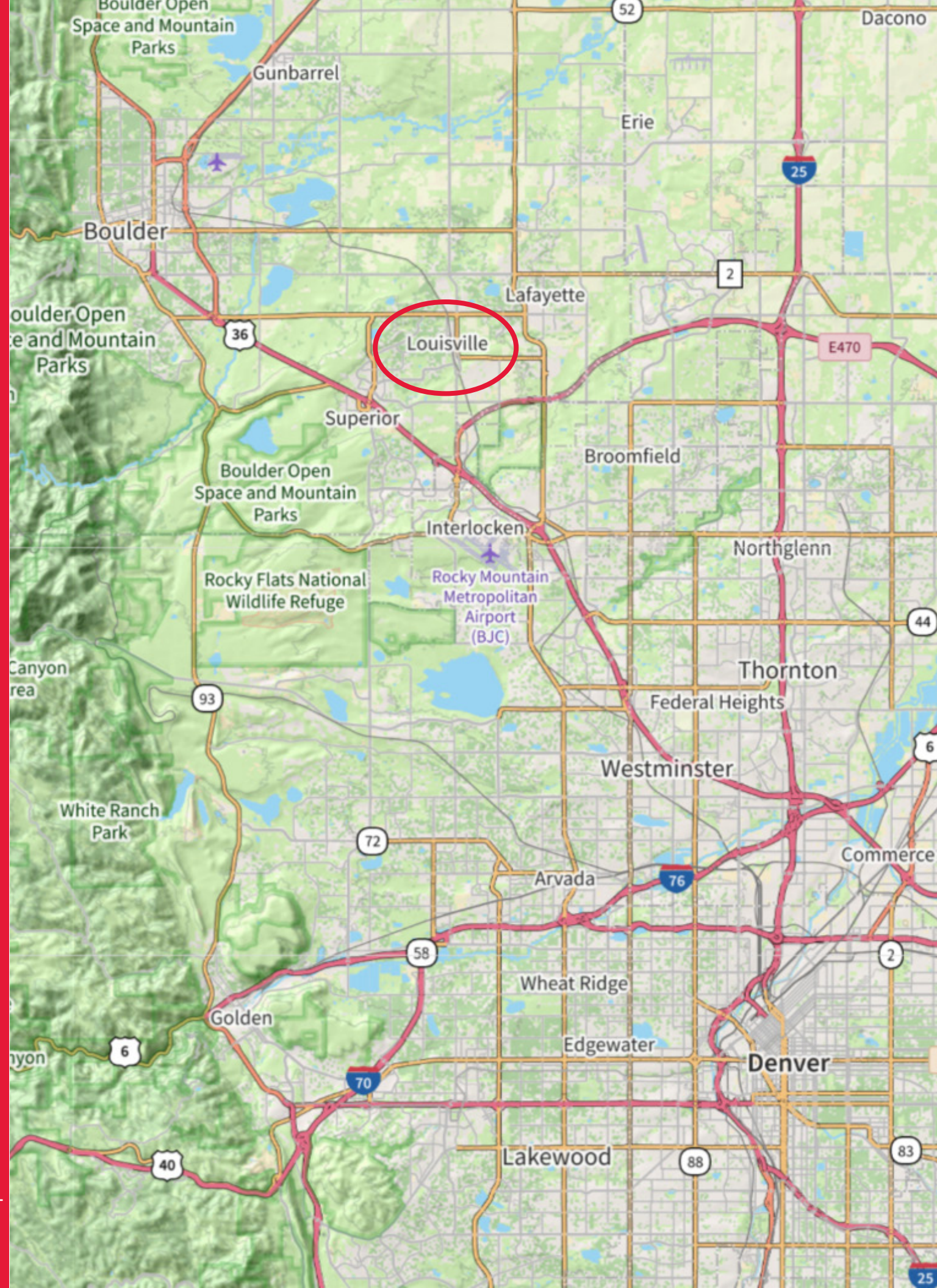
PROPERTY OVERVIEW

LOCATION

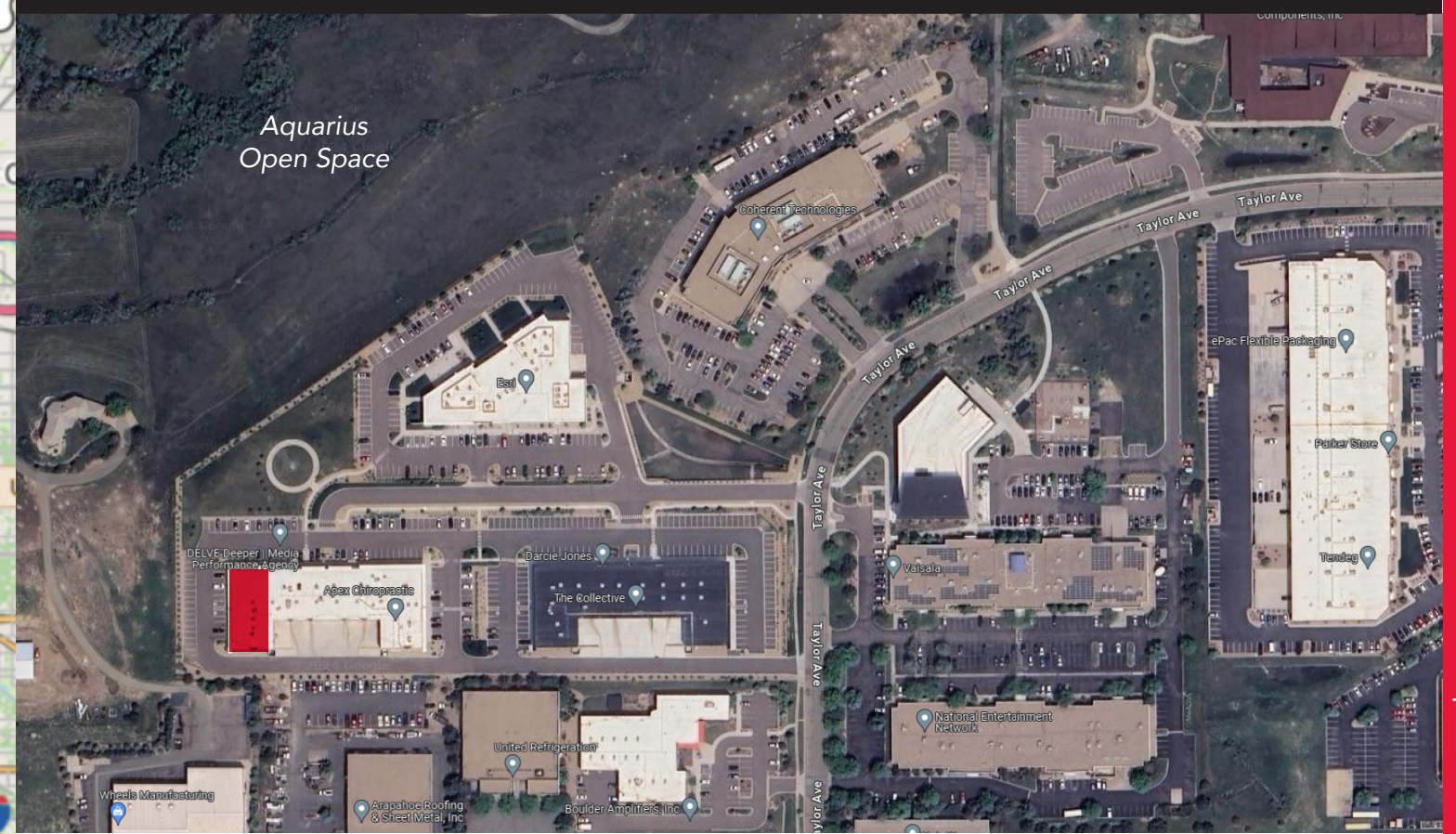
The Town of Louisville, which is only a 5 minute drive from 183 South Taylor Ave., is a successful example of how Colorado is blending the old and the new. Old Town Main Street's new shops and restaurants are housed in historic buildings, while McCaslin Boulevard has a mix of modern restaurants, hotels and stores. During the summer, Old Town hosts outdoor concerts and a lively farmers' market, while quick access to U.S. 36 (AKA: Boulder Turnpike) leads to the modern metropolises of Denver and Boulder

AMENITIES

- The Subject property is located within Colorado Technological Center. The CTC is minutes away from world class hotels, outstanding golf courses and the Flatirons Crossing Shopping Mall.
- Nestled in Colorado's stunning landscapes, the workplace not only provides opportunities for summer and winter outdoor activities but also fosters a culture of learning and growth. The Coal Creek Trail (Aquarius Trail head) lies just across the road.
- World class ski resorts, such as Vail, Copper Mountain and Breckenridge are less than two hours away. Lake Eldora Ski Area is accessed within 30 minutes.
- The Colorado Tech Center is close to research facilities such as the University of Colorado, NIST, NOAA and NCAR.
- The University of Colorado, Boulder, is 7.5 mi. away, Colorado School of Mines, Golden 16 mi., University of Colorado, Denver, 20 mi., and the Colorado State University, Ft. Collins is 42 mi. away from the CTC.



183 South Taylor Avenue, Louisville, Colorado 80027



SITE OVERVIEW

LOCATION

1.02 miles from the Northwest Parkway toll road; 1.09 miles to the Louisville Town Center; 2.44 miles to the Boulder turnpike (US 36); 4.36 miles to Rocky Mountain Metropolitan Airport in Broomfield (executive jets); 7.67 miles to City of Boulder highway exit; 19 miles to the Denver CBD; 26 miles to Denver International Airport (DIA) (all distances are approximate)

PARKING, PAVING, & SIDEWALKS

The Property shares surface parking spaces including handicap accessible requirements, through a cross easement, resulting in approximately 3.4 spaces per 1,000 rentable sq. ft for the entire campus. Surface parking and drive areas for the tenant are asphalt paved. Sidewalks are cast-in-place concrete and generally have a broom finish.

SITE ACCESS

Vehicular ingress/egress to the site is provided from two drive entries

ZONING

PUD

LANDSCAPING

Landscaping consists of mature trees, grass areas, flowering plants, shrubs, and ground-cover.

CONSTRUCTION DETAIL

FOUNDATION

The foundation system is concrete spread footings and isolated column pads, the floor is 5" thick concrete slab on structural deck.

SUPERSTRUCTURE

Building consist of prestressed concrete wall panels, steel beams and columns, steel bar joists, and a metal deck roof.

EXTERIOR WALLS

The exterior walls consist of site cast concrete tilt-up wall panel construction, with a mild textured painted surface finish, tile and minimal stucco accents.

WINDOWS AND DOORS

Doors typically consist of conventional aluminum anodized bronze storefront type assemblies. Windows are fixed double pane, with high energy efficiency.

ROOF

Roofing material is a 60 Mil. EPDM, ballasted roof system, over 4-1/2" of rigid insulation directly applied to the steel bar joist roof deck.

SYSTEMS

MONTH/YEAR OF COMPLETION

Original Certificate of Completion was 2018
Balfour's Certificate of occupancy was December 2019

ROOF TYPE

.60 Mil TPO

ELECTRICAL

1,600 AMPS 208/120V 3 Phase

IT

1gb up/ 1gb down symmetrical
Centurylink & Comcast available

PLUMBING LINE SIZE WATER/WASTE

2" water line to the building, but it is reduced to a 1-1/2" meter servicing the building with a 4" sanitary sewer line

FIRE SPRINKLER TYPE

NFPA Compliant wet system, and NFPA Compliant Fire Extinguishers per code

FIRE PANEL TYPE

Convergent Technologies with PA System

HVAC RTU's

3 RTU's exclusive to Balfour

DRIVE-INS

1, ~12'x12'

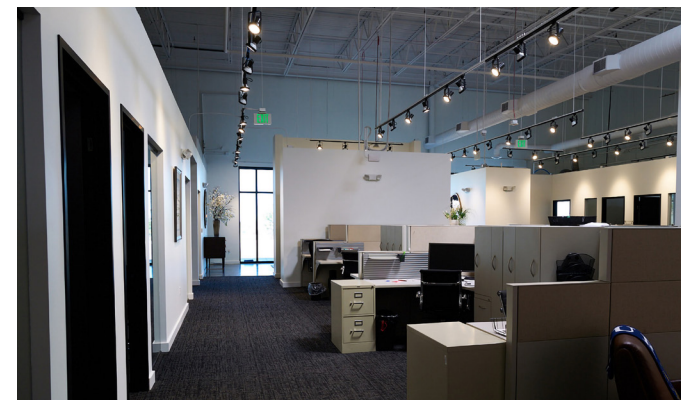


ABOUT TENANT

Balfour Senior Living is an award-winning, residential-style senior living provider offering luxury independent, assisted living, and memory care communities for seniors in Michigan and Colorado. Balfour Senior Living communities are renowned for their sophisticated comfort and personalized approach to quality of life.

However, it's their commitment to service excellence, innovative thinking, and respect for each individual that truly embodies the essence of The Balfour Way. Their skilled and compassionate team takes the time to address each individual's needs with the proper attention to detail that they deserve.

They understand the importance of feeling welcome and comfortable in a community, which is the nature of The Balfour Way



MARKET OVERVIEW

ECONOMY

Boulder developed into a dynamic economy in the past decade. A number of different industries have contributed to this growth, but high-tech companies continue to grab most of the headlines, and for good reason. Tech companies have flourished in Boulder thanks to a well-developed infrastructure that stems from a synergistic relationship with the University of Colorado. Firms looking to hire have no shortage of qualified graduates from which to choose. The amount of flex space in Boulder speaks to how important the tech sector is to the economy. Flex space, which draws demand from high-tech tenants needing both office and R&D space, represents just over half of the entire industrial stock. San Jose is the only other metro in the country where flex space comprises at least half of the industrial stock.

Several Fortune 500 companies also help solidify the economy, including GE, IBM, Lockheed Martin, and Qualcomm. Google, which employed three or four hundred employees in the metro earlier in the cycle, now employs upwards of 1,000 and is actively expanding with the completion of its 200,000 sq ft campus. The firm bought the first phase of its campus in a record-breaking deal, and further made its commitment to the area clear by announcing plans to move forward with a 100,000 sq ft expansion of the campus.

Amazon, Uber, and Twitter also have a presence in the metro, and the high tech backbone should continue to be an important source of high-paying job growth in Boulder.

BOULDER - CO (USA)

Heading into 2024, the Boulder industrial market has cooled. Decelerating net absorption combined with industrial project completions have pushed Boulder's vacancy up by a full percentage point in the past year to 9.5%. Average rent growth is decelerating, averaging 2.9%, which is down from the 7.5% gains achieved a year ago.

While vacancies remain elevated, Boulder's construction pipeline is limited with just 96,000 SF under construction, representing 0.3% of the market's current inventory. This should limit the number of new projects delivering in 2024, helping the market's vacancy rate to stabilize or begin tightening, particularly if leasing begins to accelerate.

The Boulder metro has a substantial amount of flex inventory, roughly 12.5 million SF, or nearly 50% of total industrial inventory. Out of the 390 metro areas in the country, only the similarly tech-driven San Jose metro has a higher relative proportion of flex space. The flex vacancy rate was near cyclical lows heading into 2020 but has risen to 11.8%. The Subject enjoys 0% vacancy.

While the big-box distribution market is limited, this subset has started to see some growth, particularly in the area surrounding Louisville (Subject property's location).

BOULDER COUNTY – CO (USA)

Boulder County (Subject property's location) has emerged as one of the nation's fastest-growing biotech hubs as companies have outgrown or have been priced out of more expensive markets such as San Diego, Boston, San Francisco and Seattle. Existing companies are also expanding operations in the market. SomaLogic, a Boulder-based biotechnology company, leased two flex buildings totaling 200,000 SF in the Boulder Innovation Campus. The first building located at 1350 S 96th Street delivered in August 2022. The second building at 1452 S 96th Street delivered in early 2023. The company went public in September 2021 via a merger with CM Life Sciences II Inc. While the big-box distribution market is limited, this subset has started to see some growth, particularly in the area surrounding Louisville.

While the broader industrial market continues to slow, Boulder County's high concentration of quality flex space is still experiencing demand. Annual net absorption amounts to 220,000 sq ft, slightly ahead of the five-year annual average of 320,000 sq ft. Annual rent growth is up.

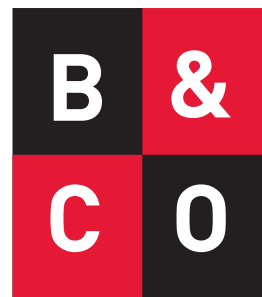


BOULDER ANALYTICS

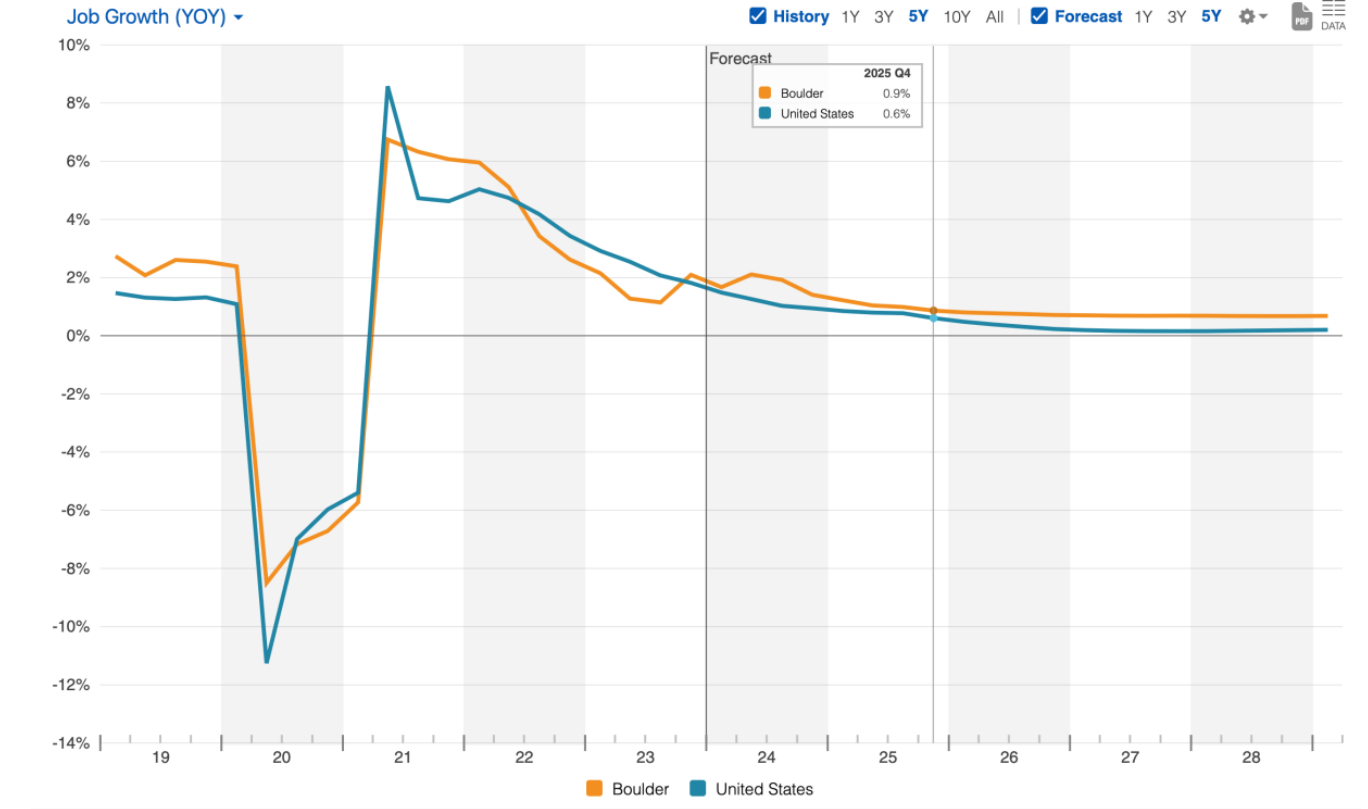
BY INDUSTRY

NAICS Industry	10 YR HISTORICAL		5 YR FOR
	MARKET	US	MARKET
Manufacturing	2.61%	0.72%	0.82%
Trade, Transportation and Utilities	0.57%	1.06%	0.26%
Retail Trade	-0.38%	0.20%	0.25%
Financial Activities	-0.69%	1.46%	0.08%
Government	2.47%	0.52%	1.45%
Natural Resources, Mining and Construction	2.49%	2.43%	-0.08%
Education and Health Services	2.05%	1.99%	0.95%
Professional and Business Services	2.78%	2.00%	0.83%
Information	-0.07%	1.07%	0.22%
Leisure and Hospitality	0.92%	1.52%	1.01%
Other Services	3.83%	0.66%	0.83%
TOTAL EMPLOYMENT	1.90%	1.36%	0.85%

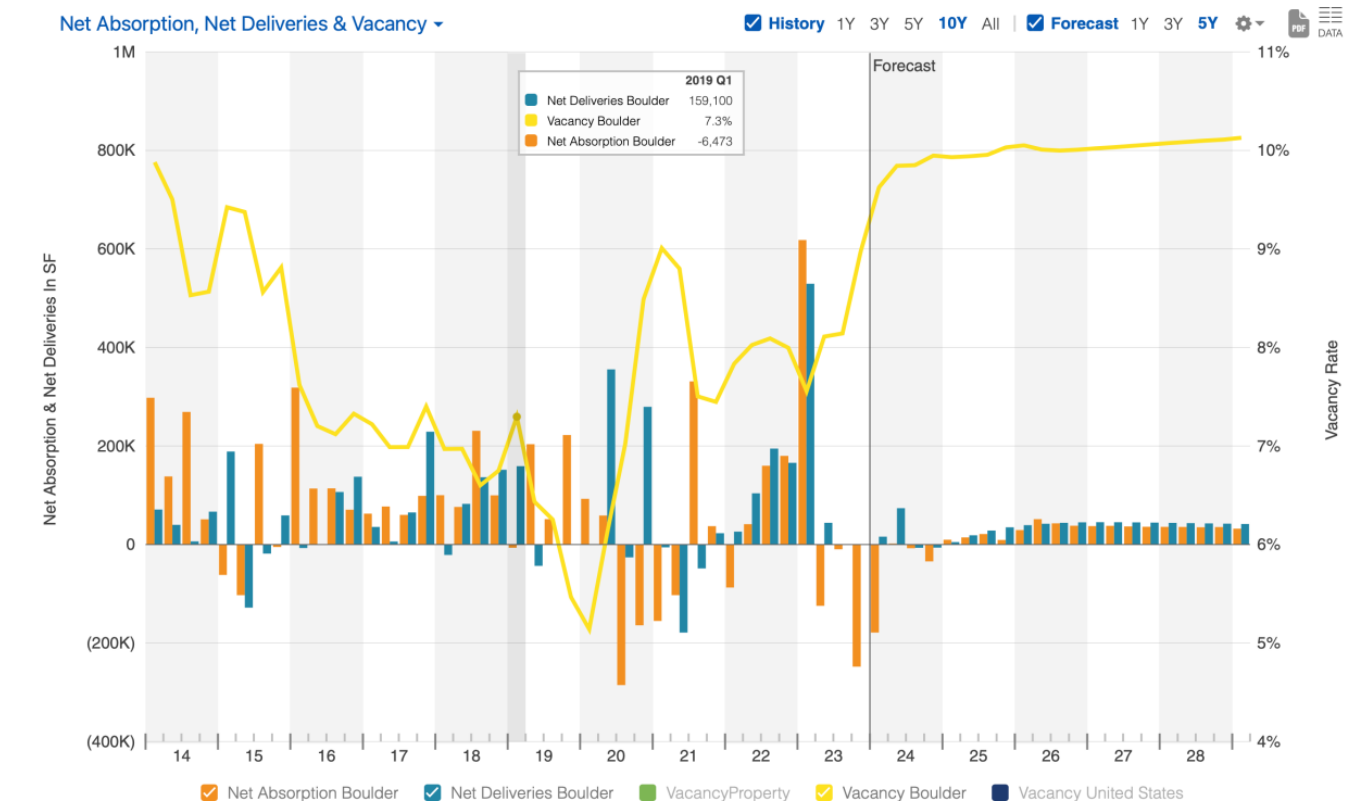
Source: Oxford Economics LQ = Location Quotient

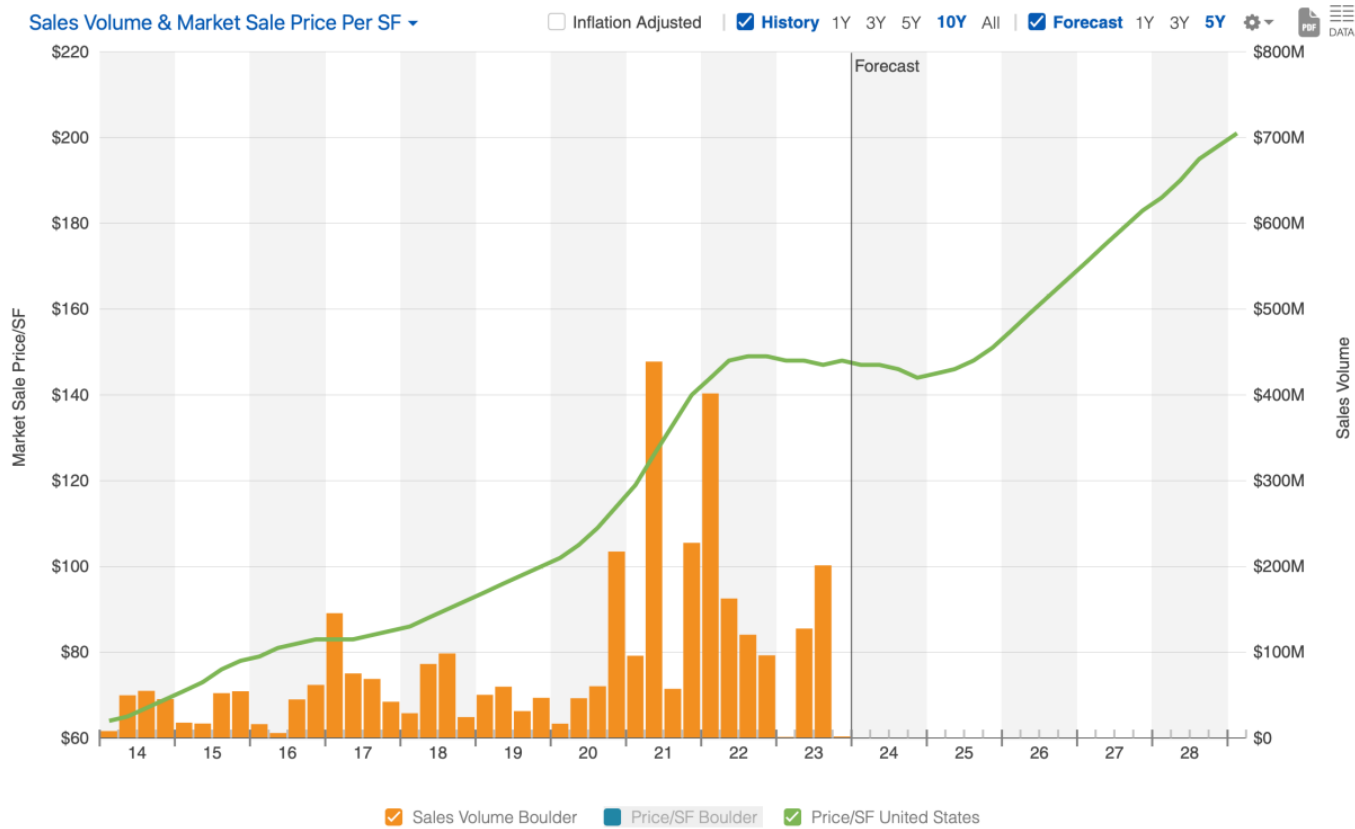


BOULDER JOB GROWTH



BOULDER LEASE & SALES





Sale Comps Analytics (BOULDER VS. US)

CAP RATE	SALE PRICE/SF	AVERAGE SALE PRICE	SALES VOLUME	SALE VS ASKING PRICE	AVERAGE SF	MONTHS TO SALE
5.5%	\$519	\$33.5M	\$335M	-7.4%	64.7K	5.3

Key Metrics

Sales Volume	Search	Lowest	Highest
Transactions	10	-	-
Sales Volume	\$335M	\$5.1M	\$93.5M
Properties Sold	10	-	-
Sold SF	647K	20K	182K
Average SF	64.7K	20K	182K

Sales Price	Search	Lowest	Highest
Cap Rate	5.5%	4.3%	6.5%
Sale Price/SF	\$519	\$169	\$1,210
Average Sale Price	\$33.5M	\$5.1M	\$93.5M
Sale vs Asking Price	-7.4%	-11.8%	-1.0%
% Leased at Sale	100.0%	100.0%	100.0%

For Sale	Search	Lowest	Highest
Listings	-	-	-
For Sale SF	-	-	-
List Price/SF	-	-	-
Cap Rate	-	-	-
Average SF	-	-	-

DISCLAIMER

This Offering Memorandum has been prepared by Bartell and Company for use by a limited number of parties and has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it, and make no guarantee, warranty or representation about it. It is your responsibility to confirm, independently, its accuracy and completeness. Any projections have been developed by Bartell and Company, Owner and designated sources, are based upon assumptions relating to the general economy, competition, and other factors beyond the control of Owner, and therefore are subject to variation. No representation is made by Bartell and Company or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property and its tenants. While the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying any and all such information. Further, Bartell and Company, Owner and its employees disclaim any and all liability for representations and warranties, express and implied, within the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property, it's tenants or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospect investors.

Owner and Bartell and Company each expressly reserves the right, at their sole discretion, to reject any or all expressions of interest for offers regarding the Property and to terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Owner, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner there under have been satisfied or waived.

This Offering Memorandum and its contents, except such information, which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest of confidence, that you will not photocopy or duplicate it, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisers retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Bartell and Company and that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. You will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owner or Bartell and Company. If you have no interest in the Property, please return the Offering Memorandum forthwith.

BARTELL & CO

REAL ESTATE WEALTH MANAGEMENT

**183 South Taylor Avenue,
Louisville, Colorado 80027**

INVESTMENT SALES ADVISORS

BARTELL & COMPANY

DAN BARTELL

600 SOUTH CHERRY STREET, SUITE 1125
DENVER, COLORADO 80246

www.bartellrewealthmgmt.com

OFFICE

303.753.9100

CELL

303.691.1600

EMAIL

dan@bartellre.com