

1910 E COALTON ROAD

BROOMFIELD • COLORADO 80021

UNITEDHEALTH GROUP®



navpoint
REAL ESTATE GROUP

NNN LEASE MEDICAL INVESTMENT OPPORTUNITY

1910 E COALTON ROAD



NEW CONSTRUCTION YOC: 2022

20-YEAR ROOF WARRANTY



NOI

\$319,854

December 2024 - November 2025



TERM

12 YRS

6 years initial
+ (2) 3 year options



BUILDING SIZE

9,413 SF



LAND SIZE

1.11 AC



CAP RATE

6.43%



PRICE

\$4,975,000



1910 COALTON CAP RATE MATRIX

PURCHASE PRICE \$4,975,000

| Period | Cap Rate |
|----------------------|----------|
| 12/1/2024-11/30/2025 | 6.43% |
| 12/1/2025-11/30/2026 | 6.62% |
| 12/1/2026-11/30/2027 | 7.03% |
| 12/1/2027-11/30/2028 | 7.24% |
| 12/1/2028-11/30/2029 | 7.35% |
| 12/1/2029-11/30/2030 | 7.57% |

EXECUTIVE SUMMARY

NavPoint Real Estate Group is pleased to offer qualified investors the opportunity to acquire 1910 Coalton Road, a 9,413-square-foot, single-tenant medical property in Broomfield, Colorado.

This new construction Broomfield location is unrivaled both in visibility and neighborhood statistics. This Colorado Center for Arthritis and Osteoporosis is one of six locations in operation, and the five other locations are scattered throughout central Colorado. Experts in their field, the Colorado Center for Arthritis and Osteoporosis was recently acquired by New West Physicians, a wholly owned subsidiary of publicly traded UnitedHealth Group Incorporated. New West Physicians is a wholly owned subsidiary of UnitedHealth Group Incorporated (UNH). UNH is traded on the New York Stock Exchange and has a market capitalization of approximately \$460B.

UNITEDHEALTH GROUP[®] INCORPORATED (UNH) | NYSE - NASDAQ REAL TIME PRICE CURRENCY IN USD | MARKET CAP 460.19B AS OF 6/9/2023



1910 E COALTON ROAD

FORTUNE
500

- 1 WALMART
- 2 AMAZON
- 3 EXXON MOBIL
- 4 APPLE

UNITEDHEALTH GROUP[®]

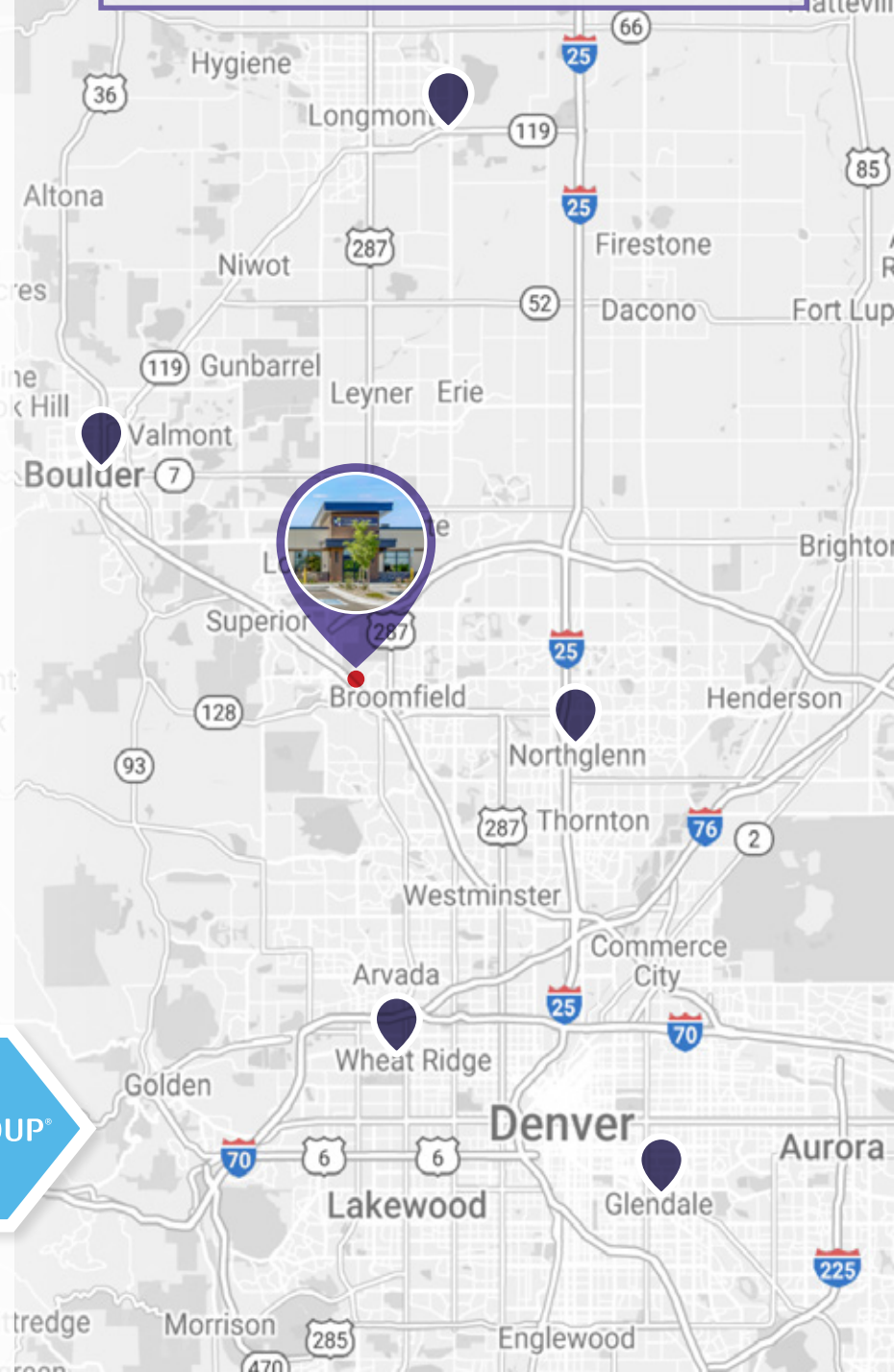
- 6 CVS HEALTH
- 7 BERKSHIRE H.
- 8 ALPHABET
- 9 MCKESSON
- 10 CHEVRON

TENANT SUMMARY

Colorado Center for Arthritis and Osteoporosis has proudly served Colorado since 1998. Their mission is to be the recognized referral center for the diagnosis and management of rheumatic diseases for the Rocky Mountain region. The providers are trained in the Western, scientifically-based style of medicine, but respect a patient's right to seek other forms of therapy and are open to discussing complementary and alternative treatments with patients. The Colorado Center for Arthritis and Osteoporosis focuses on Arthritis Care, Autoimmune Disorders, and Osteoporosis. This location is one of six locations in operation. The five other locations are scattered throughout central Colorado, including Longmont, Wheat Ridge, Northglenn, Denver, and Boulder.

The Colorado Center for Arthritis and Osteoporosis was recently acquired by New West Physicians. Their mission as healthcare providers in Denver is to enhance the physical, mental and spiritual health of the patients they serve through a coordinated primary-care and patient-centric healthcare delivery system. New West Physicians has grown to one of the largest physician groups in Colorado with 30 offices throughout the Denver Metro area and serving over 100,000 patients per year. They are also part of Optum, a nationwide family of nearly 53,000 dedicated physicians working to help people live healthier lives and help make the health system work better for everyone. New West Physicians is a wholly owned subsidiary of UnitedHealth Group Incorporated (UNH).

COLORADO CENTER FOR ARTHRITIS & OSTEOPOROSIS •LOCATIONS•



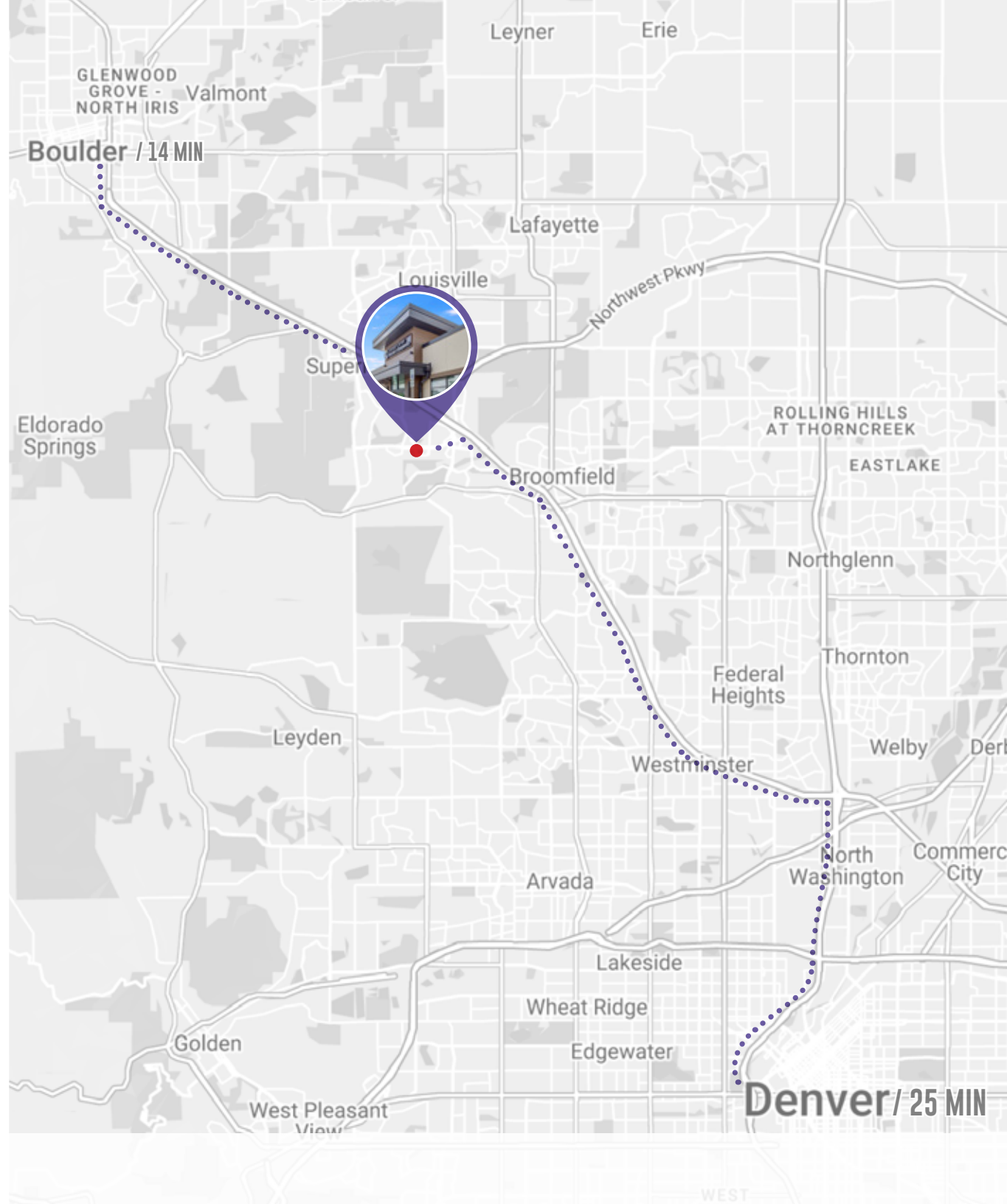
UNITEDHEALTH GROUP®

PROPERTY SUMMARY

| | |
|---------------|--|
| ADDRESS | 1910 E Coalton Road Broomfield, CO 80021 |
| PRICE | \$4,975,000 |
| BUILDING TYPE | Medical |
| BUILDING SIZE | 9,413 SF |
| NOI | \$319,854 |
| SITE SIZE | 1.11 Acres |
| TERM | 12 Years (6 years initial + (2) 3 year options) |
| PARKING | 51 Spaces 5.4/1,000 SF |
| ROOF | TPO (with 20 year warranty) |
| YEAR BUILT | 2021/2022 |



PROPERTY LOCATION



PROPERTY LOCATION



SOLD COMPARABLES

| |  |  |  |  |  |  |  |
|--------------------------------|---|---|--|---|---|---|---|
| ADDRESS | 1910 E Coalton Rd Broomfield, CO | 120 Old Laramie Trl Lafayette, CO | 569 N Highway 287 Lafayette, CO | 2300 E Coalton Rd Broomfield, CO | 2400 Coalton Rd Broomfield, CO | 10435 Reed St Jefferson, CO | 301 Center Dr Boulder, CO |
| TENANT | Colorado Center for Arthritis & Osteoporosis | Lincoln K. Pao, M.D. FACR-Colorado Urology | Aspen Dental | Freddy's | Retail Fast Food | Retail Freestanding | Retail Fast Food |
| SALE DATE | N/A | 4/27/2023 | 9/21/2022 | 8/16/2022 | 4/20/2023 | 5/2/2022 | 3/29/2022 |
| SALE PRICE | \$4,975,000 | \$4,376,276 | \$3,100,000 | \$2,900,000 | \$1,900,000 | \$6,200,000 | \$2,000,000 |
| SALE PRICE (PER SF) | \$528.52 | \$549.23 | \$885.71 | \$858.40 | \$1,172.12 | \$1,137.61 | \$800.00 |
| CAP RATE | 6.43% | Unavailable | 5.12% | 4.30% | 5.20% | - | - |
| LAND ACRES | 1.11 AC | 0.22 AC | 1.50 AC | 1.39 AC | 1.02 AC | 1.24 AC | 0.79 AC |
| BUILDING SIZE | 9,413 SF | 7,968 SF | 3,500 SF | 3,518 SF | 1,621 SF | 5,450 SF | 2,500 SF |
| YEAR BUILT | 2022 | 2008 | 2022 | 2013 | 2005 | 2021 | 2005 |

SOLD COMPARABLES MAP

1910 E COALTON ROAD



120 OLD LARAMIE TRL
LAFAYETTE, CO



569 N HIGHWAY 287
LAFAYETTE, CO



2300 E COALTON RD
BROOMFIELD, CO



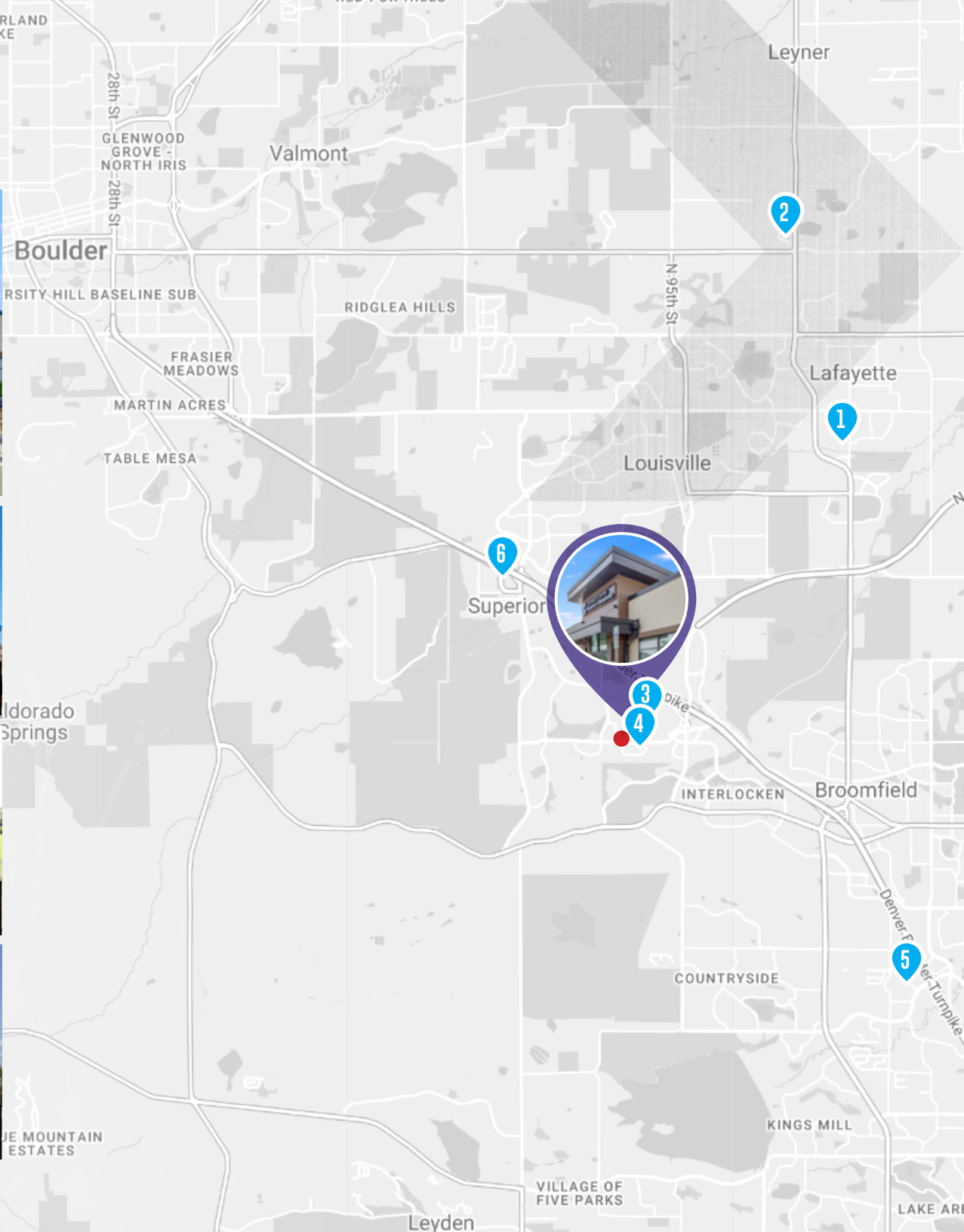
2400 COALTON RD
BROOMFIELD, CO



10435 REED ST
JEFFERSON, CO



301 CENTER DR
BOULDER, CO



TENANT SUMMARY

Construction was completed in May of 2022 by Waner Construction Company INC. Waner has a large portfolio of medical building experience including Mile High Eye Institute, Cornerstar Healthcare Plaza, and many more.



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CONFIDENTIALITY & DISCLAIMER

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