

Investment Offering – 340 Maple St, Frederick, CO

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MLS ID: 2480909

Property Overview & Zoning

Tenant: Luna Acres LLC

Lease Term: Apr 2025 – Mar 2029 (48 months)

Lease Type: Modified Gross

Tenant Responsibilities: All utilities & exterior maintenance

Landlord Responsibilities: Property taxes & insurance

Zoning (Public District):

Intended to identify and perpetuate public parks, playgrounds, recreation facilities, and public/quasi-public buildings (whether owned or leased).

Quasi-public = privately or non-profit owned but serving public functions.

Future Potential: Rezoning to Commercial would allow broader business uses.

Lease & Financials

| | | |
|---------------------|-------------|--------------|
| Months 1–6 | \$9,000/mo | \$54,000 |
| Months 7–12 | \$9,300/mo | \$55,800 |
| Months 13–36 | \$9,950/mo | \$119,400/yr |
| Months 37–48 | \$10,500/mo | \$126,000 |
| Total 3-Year Income | | \$355,200 |

| | |
|-----------------------------|----------------|
| Asking Price | \$1,250,000 |
| Gross Income (Annual) | \$118,650 |
| Operating Expenses (Annual) | \$20,000 |
| Net Operating Income (NOI) | \$98,650 |
| Cap Rate | 7.89% |
| Lease Expiration | March 31, 2029 |

Cash Flow Projection

| Year | Base Rent | Expenses | NOI | Cap Rate |
|-------------|-----------|-----------|----------|----------|
| 2025 (9 mo) | \$81,900 | \$15,000* | \$66,900 | 5.35% |
| 2026 | \$111,600 | \$20,000 | \$91,600 | 7.33% |
| 2027 | \$119,400 | \$20,000 | \$99,400 | 7.95% |
| 2028 | \$119,400 | \$20,000 | \$99,400 | 7.95% |
| 2029 (3 mo) | \$31,500 | \$5,000* | \$26,500 | 2.12% |

**Expenses prorated*

Investment Highlights

- Fully leased to Luna Acres LLC through March 2029
- Stable cash flow with clear rent escalations
- Tenant pays utilities & exterior maintenance
- Landlord only pays taxes & insurance
- Rezoning potential from Public to Commercial
- High-growth Northern Colorado market

Contact:

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