



APRÈS WINTER PARK

STNL RETAIL INVESTMENT

676 SF COMMERCIAL CONDO | DOWNTOWN WINTER PARK

The Sweet Life



Candy Store

78415 HWY 40 UNIT 200B WINTER PARK, CO

navpoint

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I EXECUTIVE SUMMARY



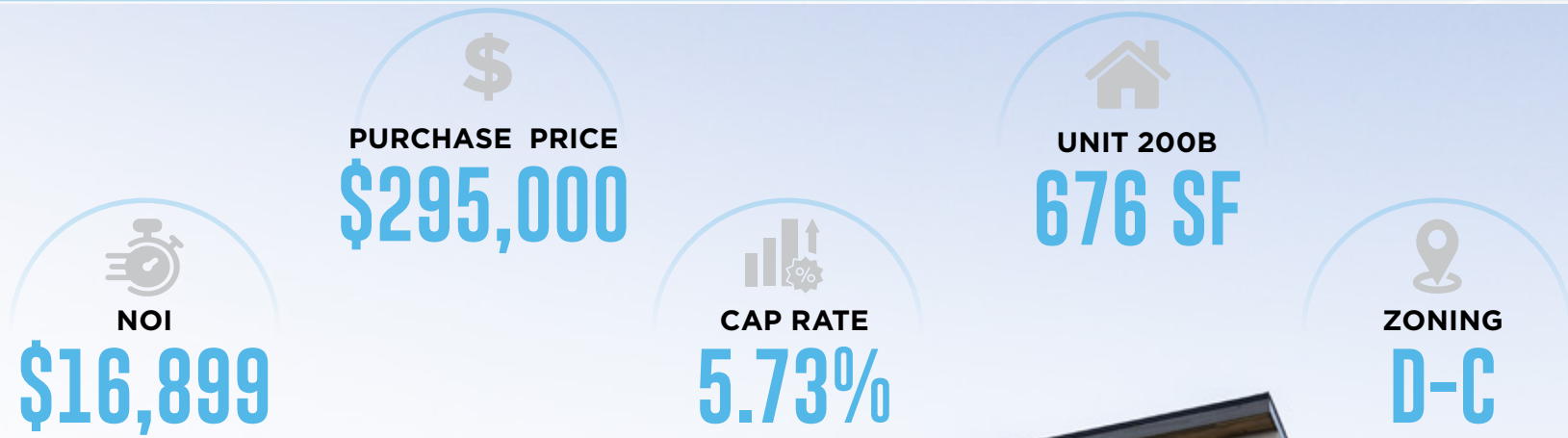
 WINTER PARK • COLORADO

EXECUTIVE SUMMARY

NavPoint Real Estate Group is pleased to present this the opportunity to acquire this single tenant net leased commercial condominium unit in Winter Park, Colorado. This 676 SF commercial condominium unit is part of the newly remodeled (2022) Après Winter Park Condominium project. Located in the heart of downtown Winter Park, this retail condominium provides investors a stable, cash flowing asset just off Highway 40.



PROPERTY BREAKDOWN



TENANT SUMMARY

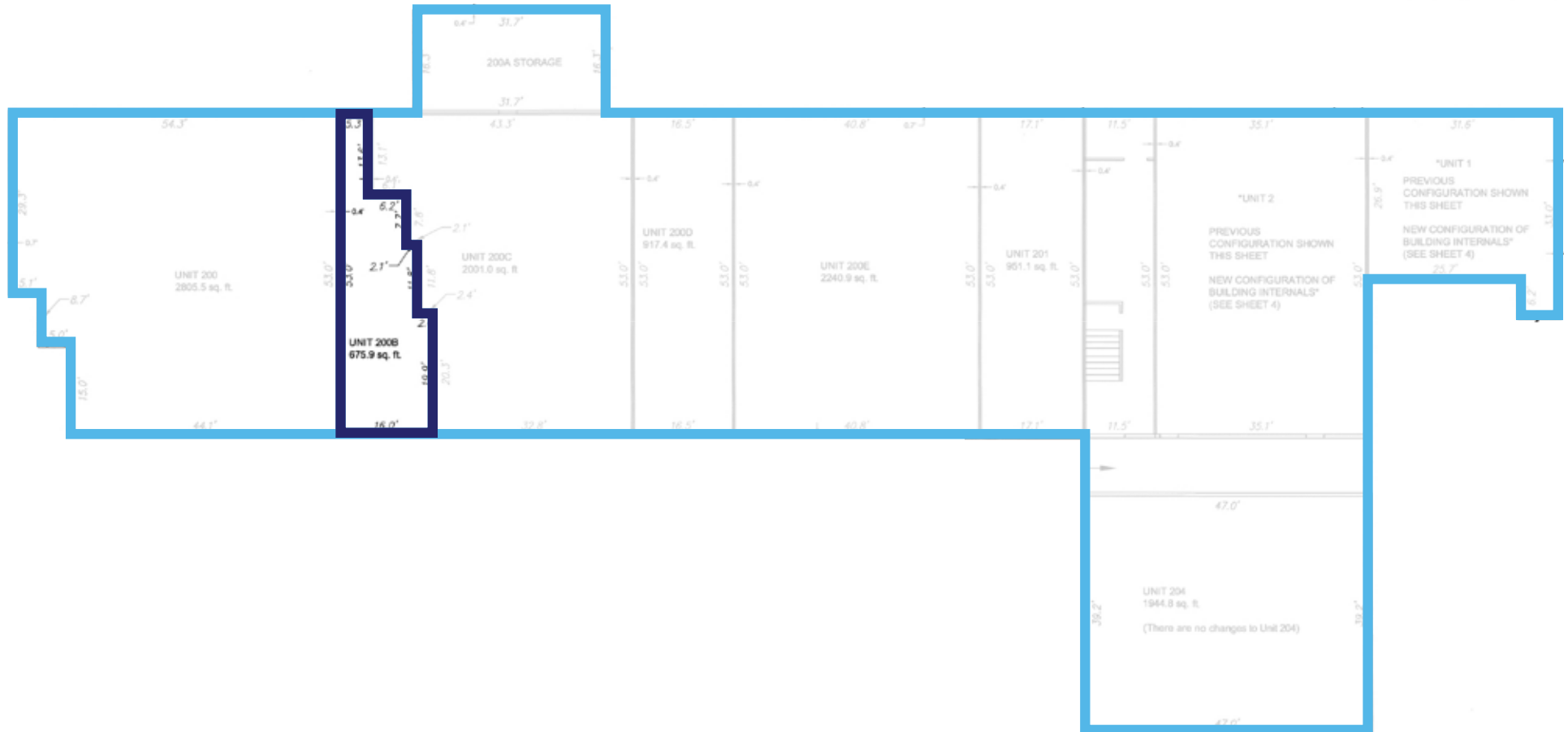
The Sweet Life  Candy Store	
FOUNDED	2019
HEADQUARTERS	Winter Park, CO

THE SWEET LIFE CANDY STORE is a candy shop nestled within the charming confines of Stoked Meeting House in Winter Park, Colorado. Patrons can fill paper bags with a variety of candies and pay by weight. The ever-changing lineup of candies ranges from black licorice candies, candy buttons and over 40 flavors of taffy.

In addition to its tempting selection of candies, Added Sugar also serves as a gathering place where friends and family can come together to enjoy the simple pleasures of life. With its warm atmosphere and friendly staff, it's the perfect spot to satisfy your sweet cravings and create lasting memories in the heart of Winter Park.



FLOOR PLAN



APRÈS
WINTER
PARK

Domino's

Ski Butlers

SOUTH + WEST
PROVISIONS

BEAR
BAR

Newest Fruit
PRODUCE

The Sweet Life
Candy Store

Stop 'n Save

HIGH COUNTRY DR



7,500
VEHICLES
PER DAY

Winter
park
RESORT
5 MIN SOUTH →

II FINANCIAL OVERVIEW



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ASSUMPTIONS

ALL CASH SUMMARY

Property Purchase Price	\$295,000
Initial Capitalization Rate	5.73%
Price Per Square Foot	\$436.39
All Cash Ten Year IRR	6.47%
Initial Cash-On-Cash Return	-4.01%
Price Per Square Foot	\$143.62
All Cash Ten Year IRR	9.13%

GLOBAL ASSUMPTIONS

Total Rentable Square Feet	676
Holding Period	10 Years
Analysis Start Date	9/1/2024

INCOME ASSUMPTIONS

Market Rents - Initial Year	\$24.27
Market Rents - Annual Escalator	3.00%
Other Income - Annual Escalator	N/A

EXPENSE ASSUMPTIONS

Initial Year Expenses Per Sq. Ft.	\$8.63
Property Taxes Annual Escalator	2.00%
Operating Expenses - Annual Escalator	2.00%
Insurance Annual Escalator	2.00%

SECOND GENERATION TENANTS

Initial Market Rent Per Sq. Ft.	Market Rents
Annual Rent Adjustment	Market Rents
Recovery Type	NNN
Retention Ratio	90%
Lease Term	5 Years
Tenant Improvements Per Sq. Ft.	\$10.00
Leasing Commissions	\$5.00
Downtime - Months	Vacated: 2
	W/A: 0

RESIDUAL ASSUMPTIONS

Residual Capitalization Rate	6.50%
Cap Rate Decay	0.05%
Cost of Sale	6.00%

CASH FLOW

	Per Sq. Ft.	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
INCOME												
BASE RENTS	\$25.00	\$16,899	\$16,899	\$17,406	\$17,928	\$18,466	\$19,020	\$19,590	\$20,178	\$20,783	\$21,407	\$22,049
LESS LAG VACANCY	0.00	0	0	0	0	0	0	0	0	0	0	0
RENT ABATEMENTS		0	0	0	0	0	0	0	0	0	0	0
EFFECTIVE BASE RENT	25.00	16,899	16,899	17,406	17,928	18,466	19,020	19,590	20,178	20,783	21,407	22,049
EXPENSE REIMBURSEMENTS	8.63	5,831	5,891	6,577	6,639	8,086	8,248	8,413	8,581	8,753	8,928	9,107
GROSS INCOME	33.62	22,729	22,789	23,983	24,567	26,552	27,268	28,003	28,759	29,536	30,335	31,156
GENERAL VACANCY	0.00	0	0	0	0	0	0	0	0	0	0	0
TOTAL INCOME	33.62	22,729	22,789	23,983	24,567	26,552	27,268	28,003	28,759	29,536	30,335	31,156
EXPENSES												
OPERATING EXPENSES	4.43	2,997	3,057	3,118	3,180	3,244	3,309	3,375	3,442	3,511	3,582	3,653
MANAGEMENT FEE	0.00	0	0	0	0	0	0	0	0	0	0	0
PROPERTY TAXES	4.19	2,834	2,834	3,459	3,459	4,842	4,939	5,038	5,139	5,242	5,346	5,453
INSURANCE	0.00	0	0	0	0	0	0	0	0	0	0	0
TOTAL EXPENSES	8.63	5,831	5,891	6,577	6,639	8,086	8,248	8,413	8,581	8,753	8,928	9,107
NET OPERATING INCOME	25.00	16,899	16,899	17,406	17,928	18,466	19,020	19,590	20,178	20,783	21,407	22,049
CAPITAL COSTS												
TENANT IMPROVEMENTS	10.00	0	6,760	0	0	0	0	0	0	0	0	
LEASING COMMISSIONS	5.00	0	3,380	0	0	0	0	0	0	0	0	
CAPITAL RESERVES	0.00	0	0	0	0	0	0	0	0	0	0	
TOTAL CAPITAL COSTS	0.00	0	10,140	0	0	0	0	0	0	0	0	
OPERATING CASH FLOW	25.00	16,899	6,759	17,406	17,928	18,466	19,020	19,590	20,178	20,783	21,407	
ACQUISITION COST/RESALE												
ACQUISITION COST	(295,000)	0	0	0	0	0	0	0	0	0	0	
PROPERTY RESALE (NET)		0	0	0	0	0	0	0	0	0	318,660	All Cash IRR
CASH FLOW BEFORE DEBT	(295,000)	16,899	6,759	17,406	17,928	18,466	19,020	19,590	20,178	20,783	340,067	6.47%
CAPITALIZATION RATE		5.73%	5.73%	5.90%	6.08%	6.26%	6.45%	6.64%	6.84%	7.05%	7.26%	
UNLEVERAGED CASH-ON-CASH RETURN		5.73%	2.29%	5.90%	6.08%	6.26%	6.45%	6.64%	6.84%	7.05%	7.26%	
ANNUAL GROWTH IN BASE RENTS			0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	

RENT ROLL

Tenant	Building Size	Lease			Current Monthly Base Rent	Current Monthly Base Rent PSF	Rent Escalations		Notes	Expense Reimb. Type
		Commence Date	Expiration Date	Security Deposit			Increase	Date		
Sweet Life Colorado LLC DBA Sweet Life Candy Store	676	11/1/2020	10/31/2025		\$990.00	\$17.57	\$1,040.00	11/1/2024	- Landlord may collect Administrative Fee of 15% of all operating expenses & taxes. - Analysis assumes 5 Year Renewal at Expiration at \$25.00/SF NNN with 2 months abated Base Rent and Tenant Improvement Allowance of \$10.00/SF. Analysis assumes \$25.00/SF 9/1/2024-10/31/2025 with a Seller credit at Closing for \$8,071.68. Actual NOI for 9/1/2024-8/31/2025 is \$12,380.00	NNN

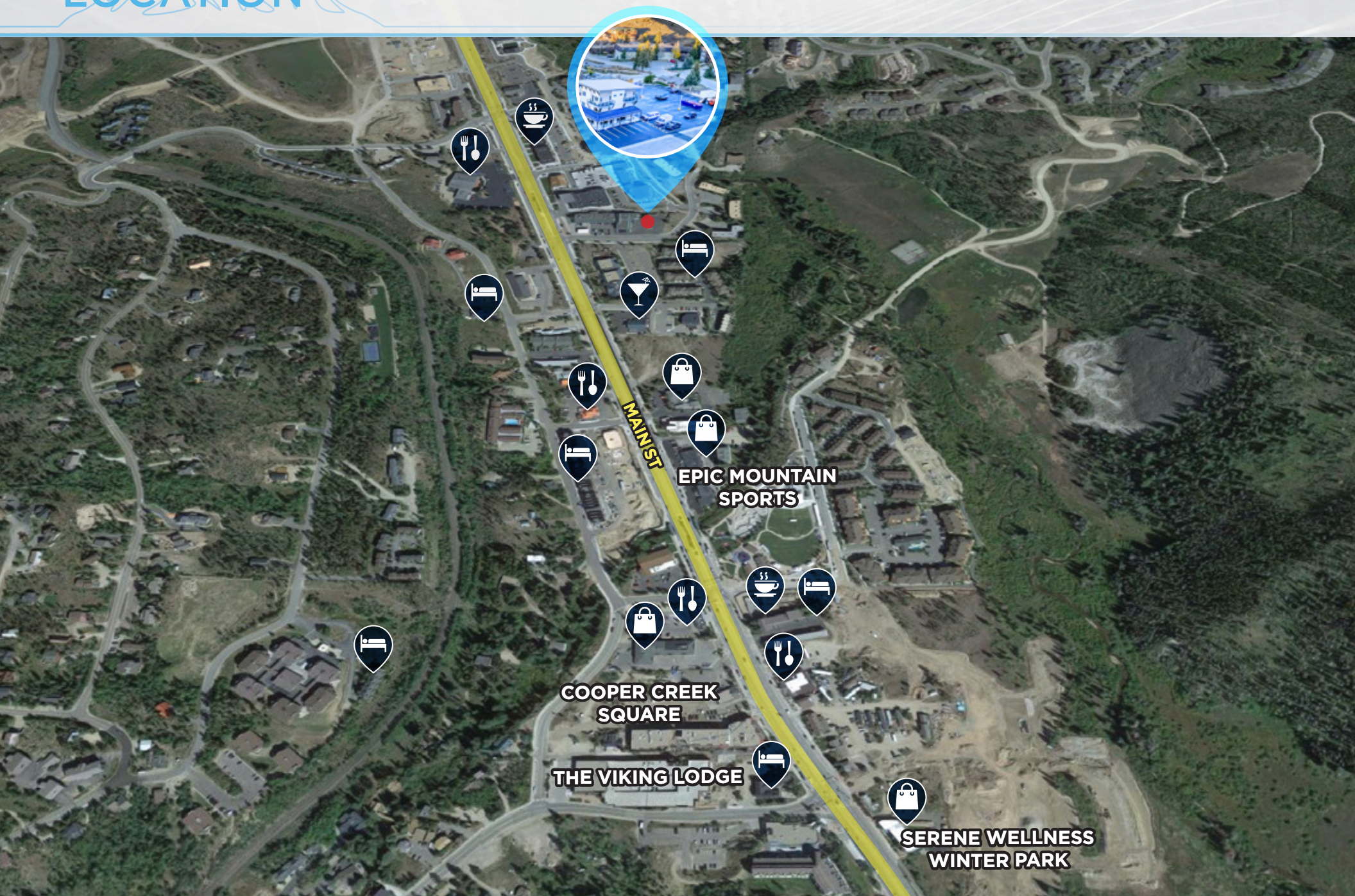
Tenant Responsibilities	Tenant maintains interior components of the Premises, including, without limitation, HVAC, plumbing & sewer lines, electrical & lighting facilities, interior walls, doors, floor covering, wall coverings, store front, ceilings, plate glass, windows, etc.
Landlord Responsibilities	Landlord is responsible for the payment of Condominium Dues for the Apres Winter Park Condominium Association. To the extent not covered by the Apres Winter Park Condominium Association, Landlord is responsible for structural portions of the Property.
Roof	Roof repairs and maintenance shall be the responsibility of the Apres Winter Park Condominium Association, included in Condominium Dues payable by Landlord and reimbursable by Tenant.
HVAC	HVAC repairs and maintenance shall be responsibility of the Landlord and reimbursable by Tenant.
Common Area Expenses	All expenses incurred by the Landlord in the management, maintenance, repair, and operation of the Property, which are included in Condominium Dues managed by the Apres Winter Park Condominium Association.
Condominium Dues	Landlord shall pay all condominium dues when payable and Tenant shall reimburse Landlord for 100% of condominium dues.
Insurance	Tenant shall at all times procure all-risk commercial property and liability insurance. Landlord shall maintain fire and extended coverage and commercial general liability insurance which cost shall be reimburseable by Tenant.
Utilities	To the extent not including in Condominium Dues, Tenant shall directly pay for all electricity, gas, water, telephone, or any other utilities used within the Premises
Property Taxes	Tenant will pay to Landlord it's share of the property taxes and assessments levied and assessed for any such year upon the Property.

III LOCATION OVERVIEW



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LOCATION



WINTER PARK

WINTER PARK, COLORADO, is home to approximately 1,500 residents, making it a charming and close-knit community. The median age of the population in Winter Park is around 39 years, indicating a diverse mix of young professionals, families, and retirees. Winter Park is known for its safe and friendly environment, contributing to its appeal as a desirable place to reside. Residents enjoy a vibrant community spirit, fostered by numerous local events, festivals, and gatherings throughout the year.



WINTER PARK

The region experiences a delightful mountain climate, with snowy winters and mild summers, making it an attractive destination for both winter sports enthusiasts and nature lovers. The region's picturesque landscape and proximity to world-class skiing, snowboarding, and outdoor activities attract both residents and tourists alike.



WINTER PARK

HOUSEHOLD INCOME

The median household income in Winter Park is \$65,000 per year, showcasing a stable and economically vibrant community.

EDUCATION LEVEL

Winter Park boasts an educated population, with a significant percentage of residents holding at least a bachelor's degree, contributing to a skilled workforce.

EMPLOYMENT OPPORTUNITIES

The area offers a thriving job market with a balanced mix of industries, including tourism, outdoor recreation, and local services.



WINTER PARK

TOURISM IMPACT

Winter Park's popularity as a sought-after winter destination significantly contributes to the local economy and provides opportunities for property investment.

LOCAL AMENITIES

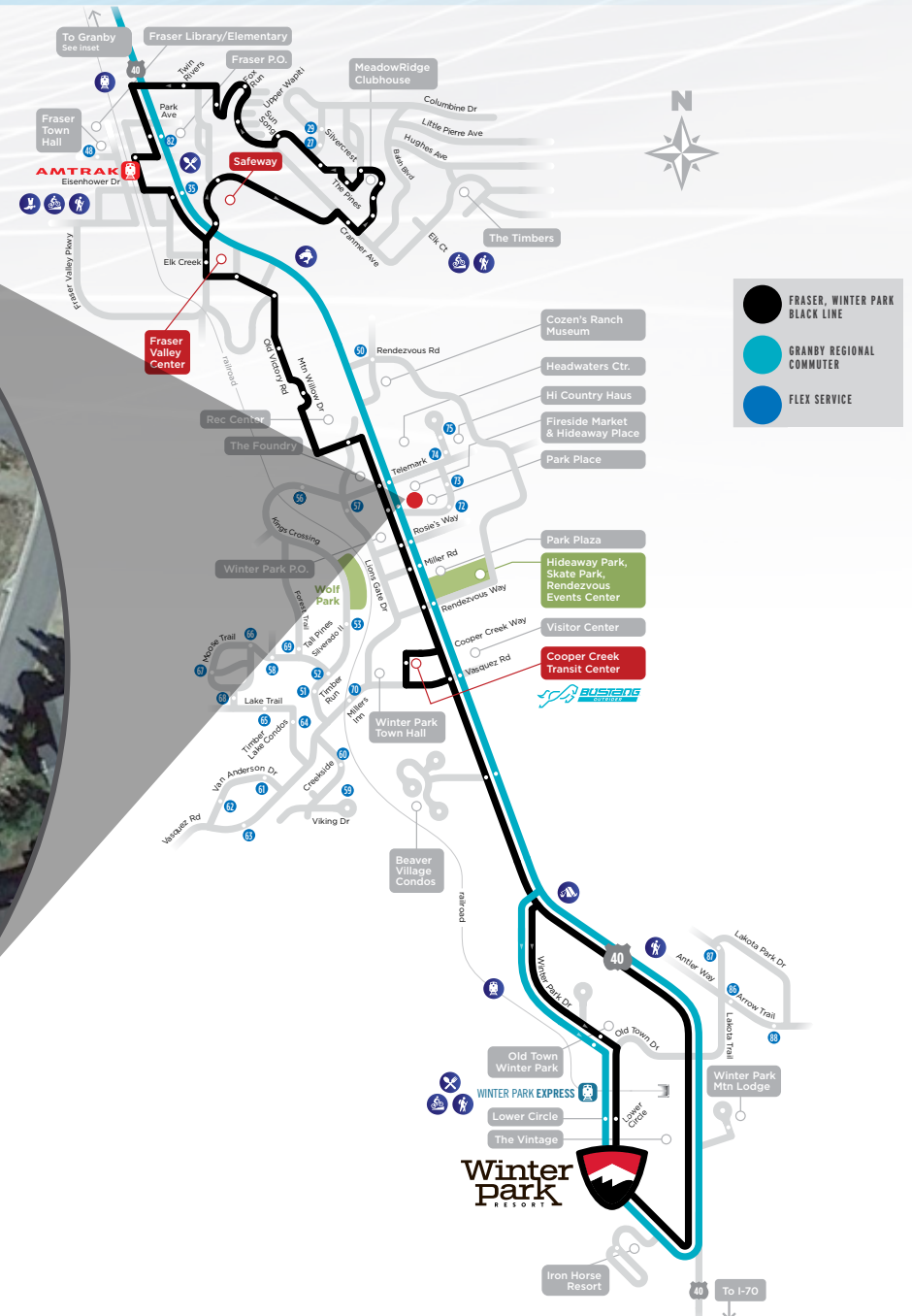
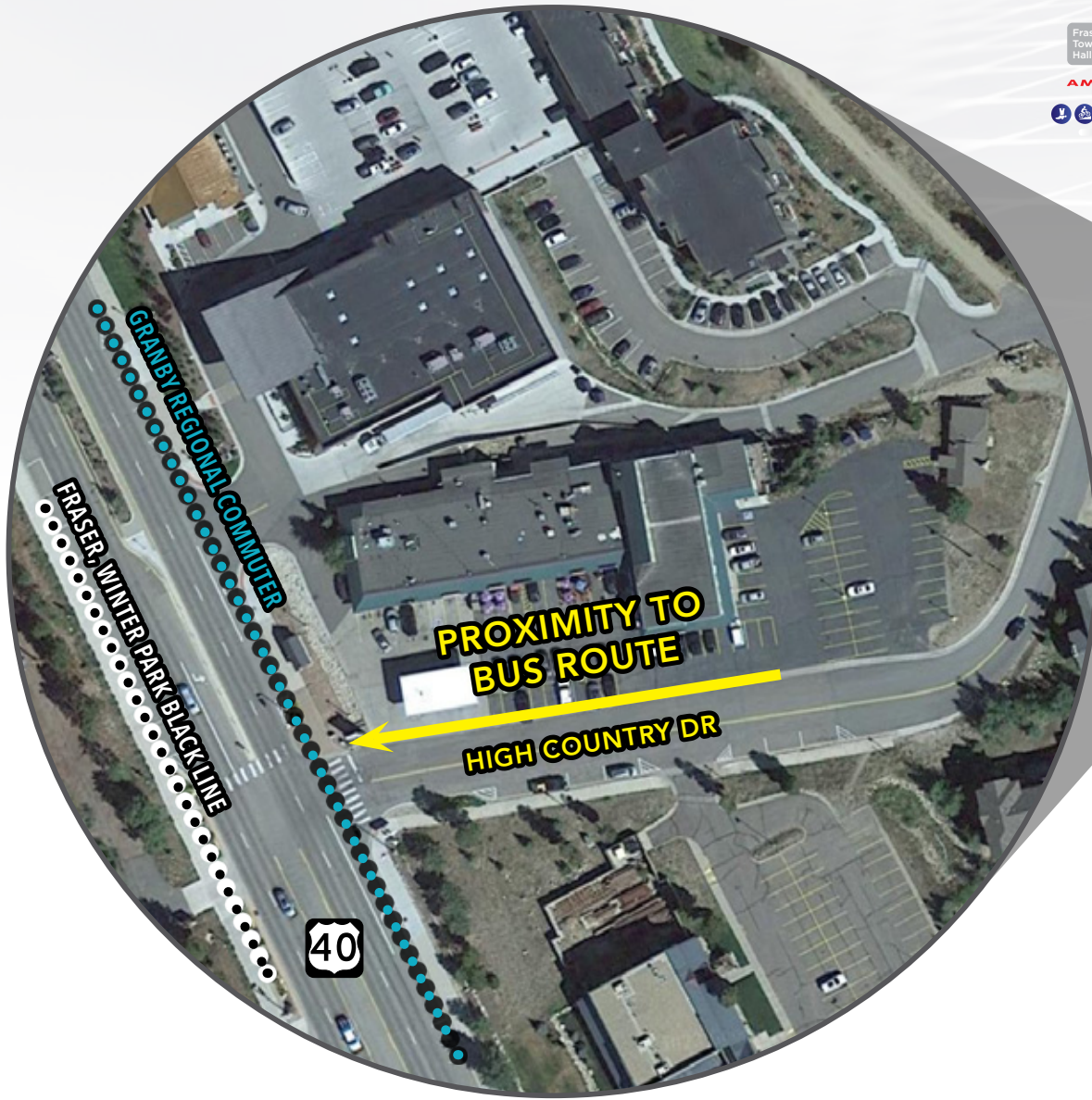
The town offers an array of amenities, including restaurants, shops, cultural events, and year-round recreational facilities, ensuring a high quality of life for residents.

REAL ESTATE INVESTMENT POTENTIAL

The town's steady growth, combined with its unique mountain charm, makes Winter Park an attractive prospect for real estate investors seeking long-term value and potential appreciation.



WINTER PARK PROXIMITY TO BUS ROUTE | TO BASE OF SKI AREA





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