

# Investment Opportunity

Property is extremely well located and is surrounded by Retails, offices and residential housing.

**NOI \$129,000      CAP 5 %      NNN Lease**  
**8 Years Lease Remain.    4.55% Rent Increase**

**Sale Price \$2,580,000**



**592 S. McCaslin Blvd. Louisville, CO 80027**

<b>INVESTMENT &amp; PROPERTY HIGHLIGHT</b>	
Sale Price	2 \$2,580,000
Current Annual Base Rent	\$10,750
Annual Rent	\$129,000
CAP Rate	5%
Building Size (assessor's)	5128 SqFt
Lot Size	9358 SqFt
Parking 88 Spaces	88 Spaces
Year Built	1995
Parking Lot update	2020
Roof & HVAC replacement	2019

<b>Lease Summary</b>			
Lease Type		NNN	
Tenant		Old Santa Fe Mexican Grille	
Lease Guarantor		Yes	
Lease Commencement		6/30/2015	
Current Lease		9/01/2020	
Lease Expiration		8/31/2030	
Property Tax 2021		\$49,284.92	
<b>4.55% Rent Increase After 5 Years</b>			
9/1/2020	To	9/1/2025	\$ 129,000.00
9/1/2026	To	9/1/2030	\$ 134,879.00





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