

FOR INVESTMENT SALE

1352 Factory Drive & 1355 Factory Circle, Fort Lupton, CO



CONTACT

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PROPERTY OVERVIEW

- Dealership / maintenance facility with yard available for investment sale
- 100% Leased / Sale Price: \$2.4 Million / 10% Cap Rate**
- Total Land:** 2 AC with potential for additional acreage across street
- 3 Buildings Total
 - 1355 Factory Circle:** 0.64 AC; 4,800 SF office and sales floor
 - 1352 Factory Drive:** 1.36 AC; 5,600 SF industrial and office with 4 bay doors & 2,200 SF separate shop space building
- Ceiling Height:** 16 ft - 24 ft
- Zoning:** Fort Lupton – I-1

DEMOGRAPHICS

POPULATION

	1 Mile:	4,879
	3 Mile:	11,005
	5 Mile:	13,976

DAYTIME POPULATION

	1 Mile:	2,304
	3 Mile:	4,202
	5 Mile:	5,383

AVG. HH INCOME

	1 Mile:	\$69,978
	3 Mile:	\$95,455
	5 Mile:	\$102,255

HOUSEHOLDS

	1 Mile:	1,708
	3 Mile:	3,804
	5 Mile:	4,858

TRAFFIC COUNTS

	Hwy 85 south of 14th:	24,586 vpd
	Hwy 85 north of 14th:	24,003 vpd

FEATURES

- Easy access from Hwy 85 in Fort Lupton
- RV dump station & propane filling station
- Newly renovated with new furnace & AC



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INVESTMENT ANALYSIS

		Year 1	Year 2	Year 3	Year 4	Year 5
Purchase Price		\$2,400,000.00	\$2,400,000.00	\$2,400,000.00	\$2,400,000.00	\$2,400,000.00
Capital Required	25%	\$600,000.00	\$600,000.00	\$600,000.00	\$600,000.00	\$600,000.00
Loan Amount	6.50%	\$1,800,000.00	\$1,800,000.00	\$1,800,000.00	\$1,800,000.00	\$1,800,000.00
Net Operating Income		\$215,000.00	\$240,000.00	\$240,000.00	\$240,000.00	\$240,000.00
Cap Rate		8.96%	10.00%	10.00%	10.00%	10.00%
Annual Debt Service		\$(163,932.58)				
Cash Flow		\$51,067.42	\$76,067.42	\$76,067.42	\$76,067.42	\$76,067.42
Cash on Cash Return		8.51%	12.68%	12.68%	12.68%	12.68%
Principal Reduction (PR)		\$48,493.58	\$51,612.78	\$54,932.60	\$58,465.97	\$62,226.61
CF + PR		\$99,561.00	\$127,680.20	\$131,000.03	\$134,533.39	\$138,294.03
CF + PR Return		16.59%	21.28%	21.83%	22.42%	23.05%
Cumulative Returns		37.87%	59.71%	82.13%	105.18%	
CF+PR Return Annualized		18.94%	19.90%	20.53%	21.04%	
Cumulative Cash on Cash Return		21.19%	56.45%	58.18%	59.22%	
COC Return Annualized		10.59%	11.29%	11.64%	11.84%	

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ANALYSIS UPON SALE OF PROPERTY

Sales Price	8% Cap	\$3,428,571.43	\$3,428,571.43	\$3,428,571.43
Basis		\$2,400,000.00	\$2,400,000.00	\$2,400,000.00
Sales Proceeds	95%	\$977,142.86	\$977,142.86	\$977,142.86
Proceeds as Return on Capital		162.86%	162.86%	162.86%
Proceeds as Return on Capital Annualized		54.29%	40.71%	32.57%
Combined Returns - Sale Proceeds/Cash Flow/Principal Reduction		\$1,335,384.09	\$1,469,917.48	\$1,608,211.51
Combined Returns as %		222.56%	244.99%	268.00%
Combined Returns as % Annualized		74.19%	61.25%	53.61%

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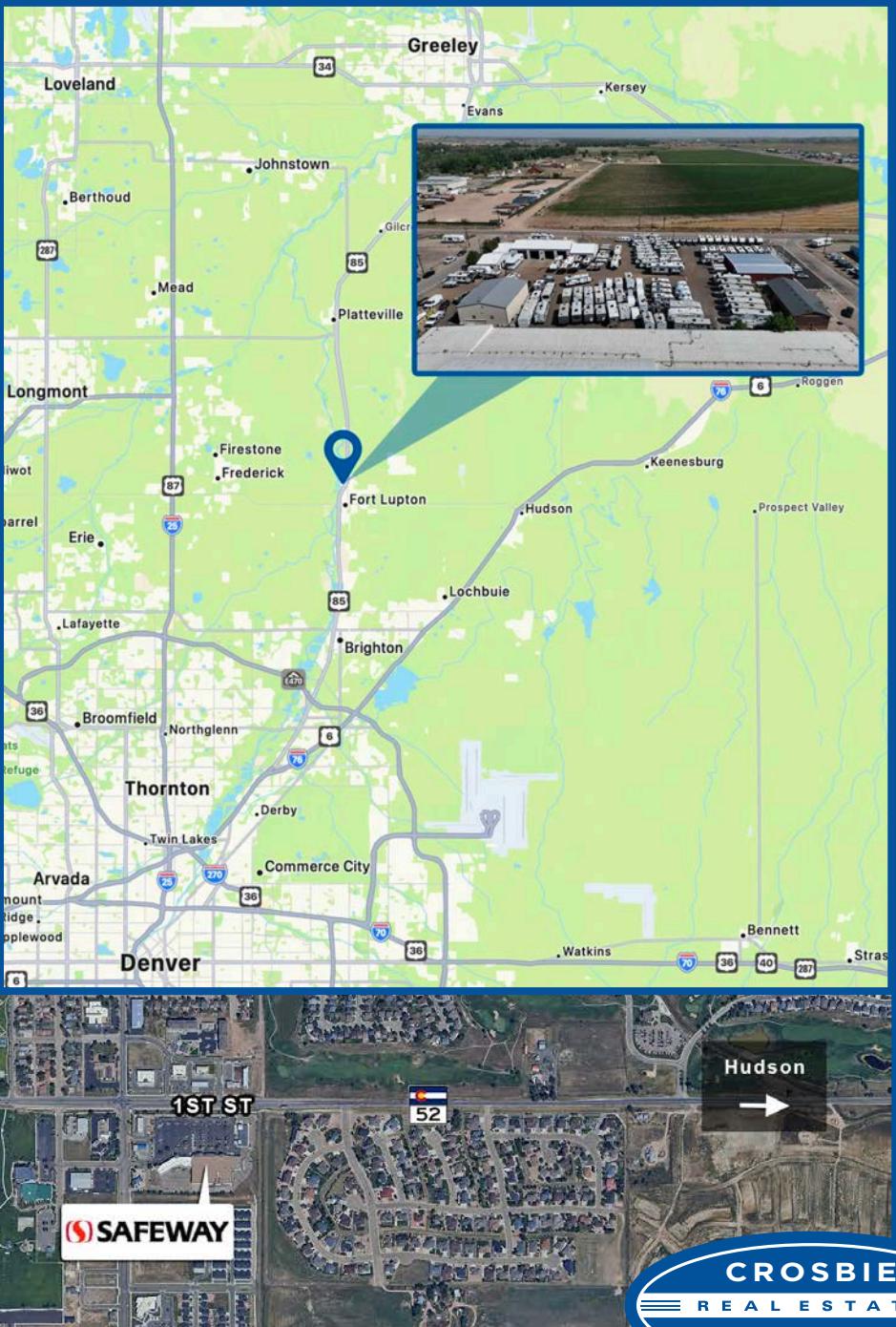
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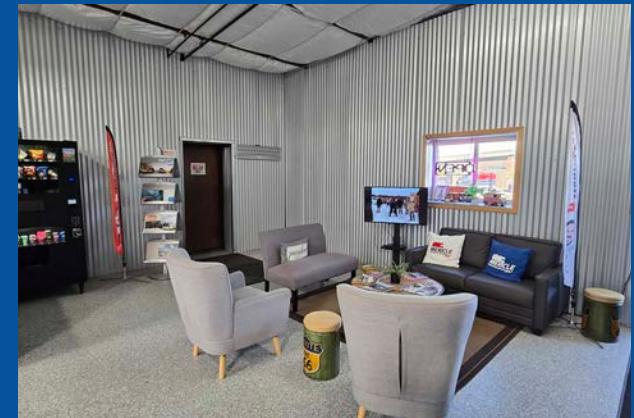


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