

# 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)	\$(163,932.58)	\$(163,932.58)	\$(163,932.58)	\$(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%

## 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%	268.0%
Combined Returns as % Annualized			74.19%	61.25%	53.61%

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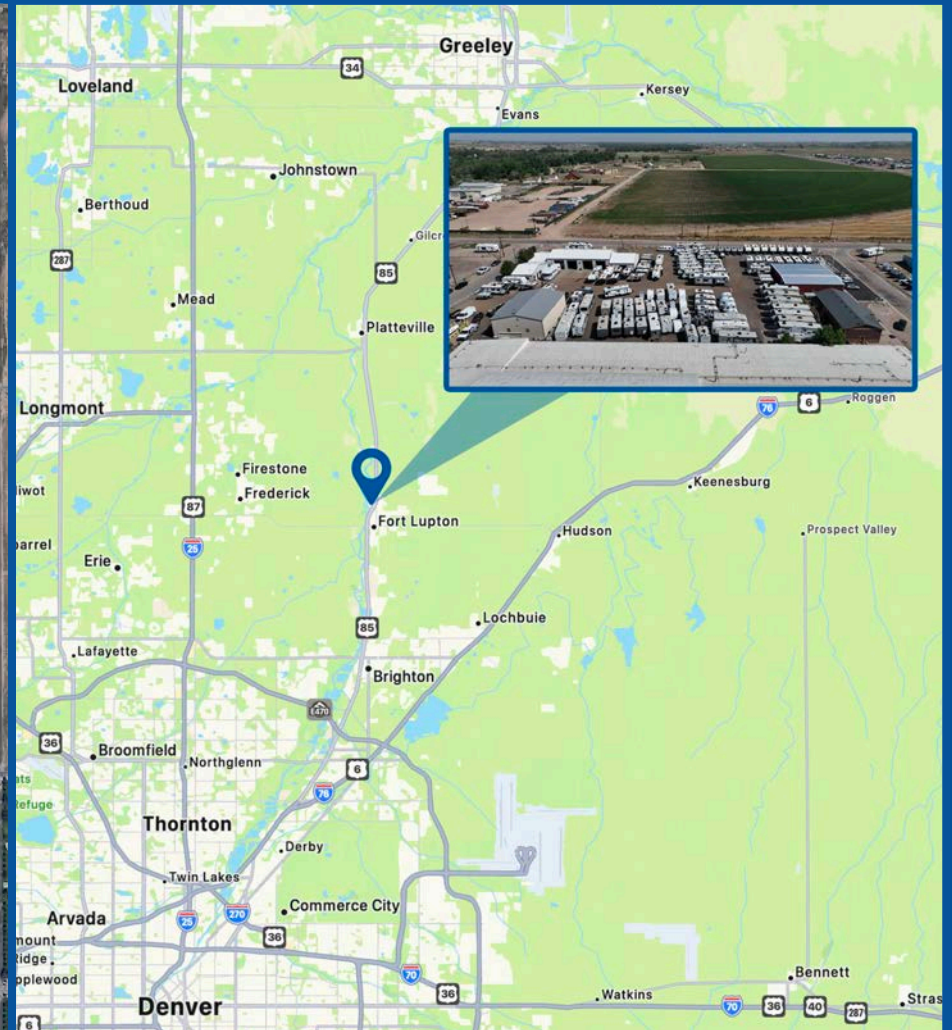
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**SITE**

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Frederick & Firestone  
←

52

Brighton  
↓



**FAMILY DOLLAR**

**SAFEWAY**

1ST ST

52

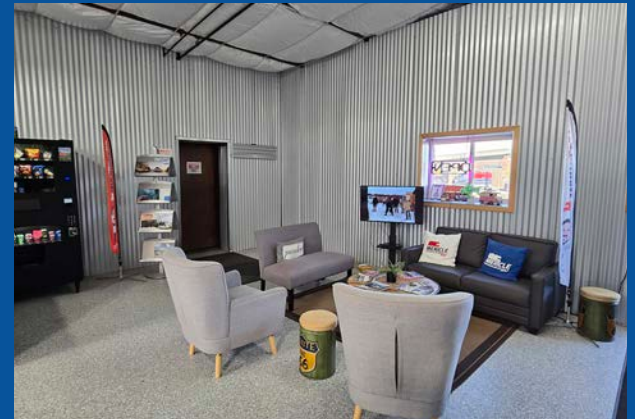
Hudson  
→

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