

**6 Powerline Road, Rifle**  
**Parcel #2177-113-01-008**  
**List Price: \$4,495,000 \$114 psf**

<b>Buildings - Built in 2009, Metal/Steel</b>			
<b>Bldg A</b>	SF	Source	
Ground Whs*	19,620	Bldg Plans	Clear Heights: 27' Loading Doors: 2 - 12' x 14' Drive-In, 1 - 8' x 8' Dock-High, + 80' x 15' Open Side End
Ground Office	2,780	Bldg Plans	3 private offices, 2 restrooms, kitchen/brk room, showroom, parts area
Upper Apt	1,040	Bldg Plans	2 bedroom, 1.75 baths, large walk-in closet, w/d, dishwasher, separate exterior access
<b>Total</b>	<b>23,440</b>		600 Amps- 3Phase, Two-zone in-floor radiant heat in warehouse, forced air full hvac in office and apartments
*Incl 3,200 SF covered on west end			
<b>Bldg B</b>			
Ground Whs	16,000	Bldg Plans	Clear Heights: 22' Loading Doors: 5 - 12' x 12' Drive-In, 2 - 14' x 14' Drive-In
<b>Total</b>	<b>16,000</b>	Bldg Plans	600 Amps - 3Phase, gas heaters, up to 8 individual 2k sf bays each with loading door, swappable doors/windows
<b>Total</b>	<b>39,440</b>	Bldg Plans	

<b>Site</b>	SF	Acres	Source
NW Storage Yard	25,611	0.59	Site Plans
SE Storage Yard	7,799	0.18	Site Plans
SW Storage Yard	24,739	0.57	Site Plans
Buildings and Paving	114,025	2.62	
<b>Total</b>	<b>172,174</b>	<b>3.95</b>	Survey

<b>Projected NNN Expenses</b>				
	Annual	Monthly	PSF	Notes
Repairs & Maintenance	\$29,580	\$2,465	\$0.75	Per Owner projection
Electric (Excel)	\$36,391	\$3,033	\$0.92	Per historical
Gas (Holy Cross)	\$12,437	\$1,036	\$0.32	Per historical
Community Associatio	\$2,400	\$200	\$0.06	\$600/quarter
Water	\$0	\$0	\$0.00	Well onsite
Sewer	\$800	\$67	\$0.02	Per historical
Property Insurance	\$10,430	\$869	\$0.26	Per historical
Property Taxes	\$57,072	\$4,756	\$1.45	See sidebar
<b>Total</b>	<b>\$119,530</b>	<b>\$9,961</b>	<b>\$3.03</b>	

2024 Tax Value	\$2,674,860
Improvements (Est.)	\$600,000
Projected Tax Value	\$3,274,860
Assessment Ratio	0.2833
Assessed Value	\$927,746.00
Current Mill Levy	0.061517
<b>Projected Prop Taxes</b>	<b>\$57,072.15</b>

**Notes:**  
 Approximately \$200,000 in improvements since current owner purchased in 2021  
 New well pump with reverse osmosis filtration  
 2021 sale was a distressed off-market sale following foreclosure  
 Site has fencing, auto gate, roadbase+gravel  
 All new LED installed in warehouses  
 Direct fiber internet to both buildings  
 11 video cameras with active monitoring  
 Full plans available to split Building B into 6 or 8 units (condo and/or lease)