

CONFIDENTIAL OFFERING MEMORANDUM

SAFESPLASH SWIM SCHOOL

10+ YEAR CORPORATE GUARANTEE

PARKER, CO



PRICE REDUCTION!



OFFERED BY:

MARC LIPPITT

Principal

303.321.5888

mlippitt@uniqueprop.com

JUSTIN HERMAN

Vice President

720.881.6343

jherman@uniqueprop.com



400 S Broadway | Denver, Colorado 80209
www.uniqueprop.com | 303.321.5888

INVESTMENT SALES CONTACTS

MARC LIPPITT
Principal
303.321.5888
mlippitt@uniqueprop.com

JUSTIN HERMAN
Vice President
720.881.6343
jherman@uniqueprop.com



UNIQUE PROPERTIES
400 South Broadway
Denver, CO 80209
www.uniqueprop.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by Unique Properties in compliance with all applicable fair housing and equal opportunity laws.

SAFESPLASH SWIM SCHOOL

12240 LIONESS WAY
PARKER, CO 80134

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INVESTMENT HIGHLIGHTS

Unique Properties, Inc is pleased to offer to qualified investors the opportunity to purchase 12240 Lioness Way in Parker, Colorado. The property is currently occupied Safe Splash Swim School. Safe Splash is one of the pioneers in the Swim School space. There are over 250+ location nationwide and 45 locations internationally. This specific location was the first location for the brand. The tenant recently invested \$1.2 Million in new improvements for the property. This property is a model and training facility for future locations. In July 2022, the parent company was purchased by Roark Capital Partners, a \$37 Billion private equity firm who also owns brands such as Arby's, Jimmy Johns, Dunkin Donuts, Culver's and more!

- **Long Term Corporate Guaranteed NNN Lease:** 11+ years of primary term with 1% rent increases every year.
- **Prime Mixed-Use Location:** The Property is well trafficked just off of Lincoln Avenue. Easy access to I-25, E-470 and the Lincoln Avenue light rail. The Property is next to the RidgeGate development a mixed-use sustainable community that spans over 3,500 acres.
- **Strong Retail and Real Estate Demographics:** Strategically located along Lincoln Avenue, visible to more than 37,635 VPD. Three-mile demographics: avg. household income of \$156,023, a population of 53,343 individuals, and 44,337 employees.
- **Proven Business Model in a Growing Industry:** SafeSplash Swim School is part of the Streamline Brands family which consists of premium swim school brands including: SafeSplash, SwimLabs, Swimtastic and Saf-T-Swim.
- **Below Market Rent:** The current rent is \$23.57 / SF NNN: According to Costar, the surrounding submarket rents are averaging \$27.93 PSF.
- **E-commerce Resistant Business:** Learning to swim is not a trend, it's a life skill, making it the perfect business long term.
- **18+ Years of Existing Tenancy:** SafeSplash built the building in 2006 and has been successfully operating since.
- **Significant Capital Investment:** The Tenant just recently completed \$1.2 Million in building upgrades. They revamped the administrative offices. training facility, locker rooms, and waiting area.



INVESTMENT OVERVIEW



ADDRESS

12240 LIONESS WAY
PARKER, CO 80134



PRICE

\$3,850,000



CAP RATE

5.41%



GUARANTEE

STREAMLINE HOLDINGS, LLC



LEASE EXPIRATION

DECEMBER 31, 2035



RENTAL ESCALATIONS

1.0% ANNUAL



BUILDING SIZE

8,739 SF

PURCHASE PRICE

\$3,850,000

PRICE/SF

\$440.55/SF

NET OPERATING INCOME

\$208,121

RENT/SF

\$23.82/SF

LEASE COMMENCEMENT DATE

DECEMBER 31, 2035

TERM REMAINING

10+ YEARS

YEAR BUILT

2006

TENANT

SWIM SCHOOLS OF AMERICA, LLC

OWNERSHIP | GUARANTEE

STREAMLINE HOLDINGS, LLC

LEASE TYPE

TRIPLE NET

LANDLORD RESPONSIBILITIES

ROOF AND STRUCTURE

PARKING

31 SPACES

LAND SIZE

1.04 ACRES

ZONING

PUD

NOI SCHEDULE

| YEARS | DATE | NOI | RENT/SF | CAP RATE |
|-------|----------|-----------|---------|----------|
| 5 | 1/1/2025 | \$208,121 | \$23.82 | 5.41% |
| 6 | 1/1/2026 | \$210,202 | \$24.05 | 5.46% |
| 7 | 1/1/2027 | \$212,304 | \$24.29 | 5.51% |
| 8 | 1/1/2028 | \$214,427 | \$24.54 | 5.57% |
| 9 | 1/1/2029 | \$216,571 | \$24.78 | 5.63% |
| 10 | 1/1/2030 | \$218,737 | \$25.03 | 5.68% |
| 11 | 1/1/2031 | \$220,924 | \$25.28 | 5.74% |
| 12 | 1/1/2032 | \$223,133 | \$25.53 | 5.80% |
| 13 | 1/1/2033 | \$225,365 | \$25.79 | 5.85% |
| 14 | 1/1/2034 | \$227,618 | \$26.05 | 5.91% |
| 15 | 1/1/2035 | \$229,895 | \$26.31 | 5.97% |

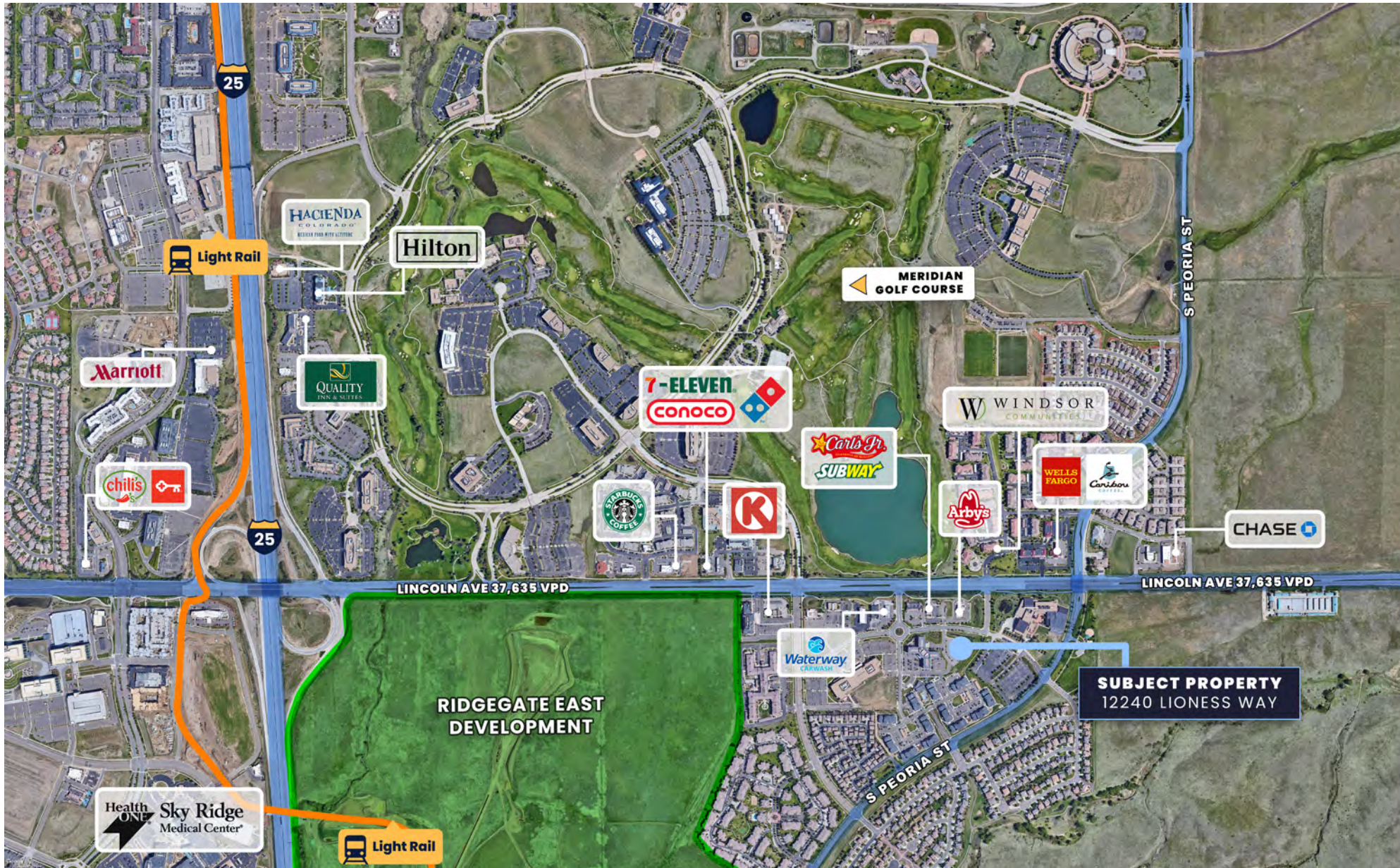
PROPERTY **AERIAL**



PROPERTY AERIAL



RETAIL MAP

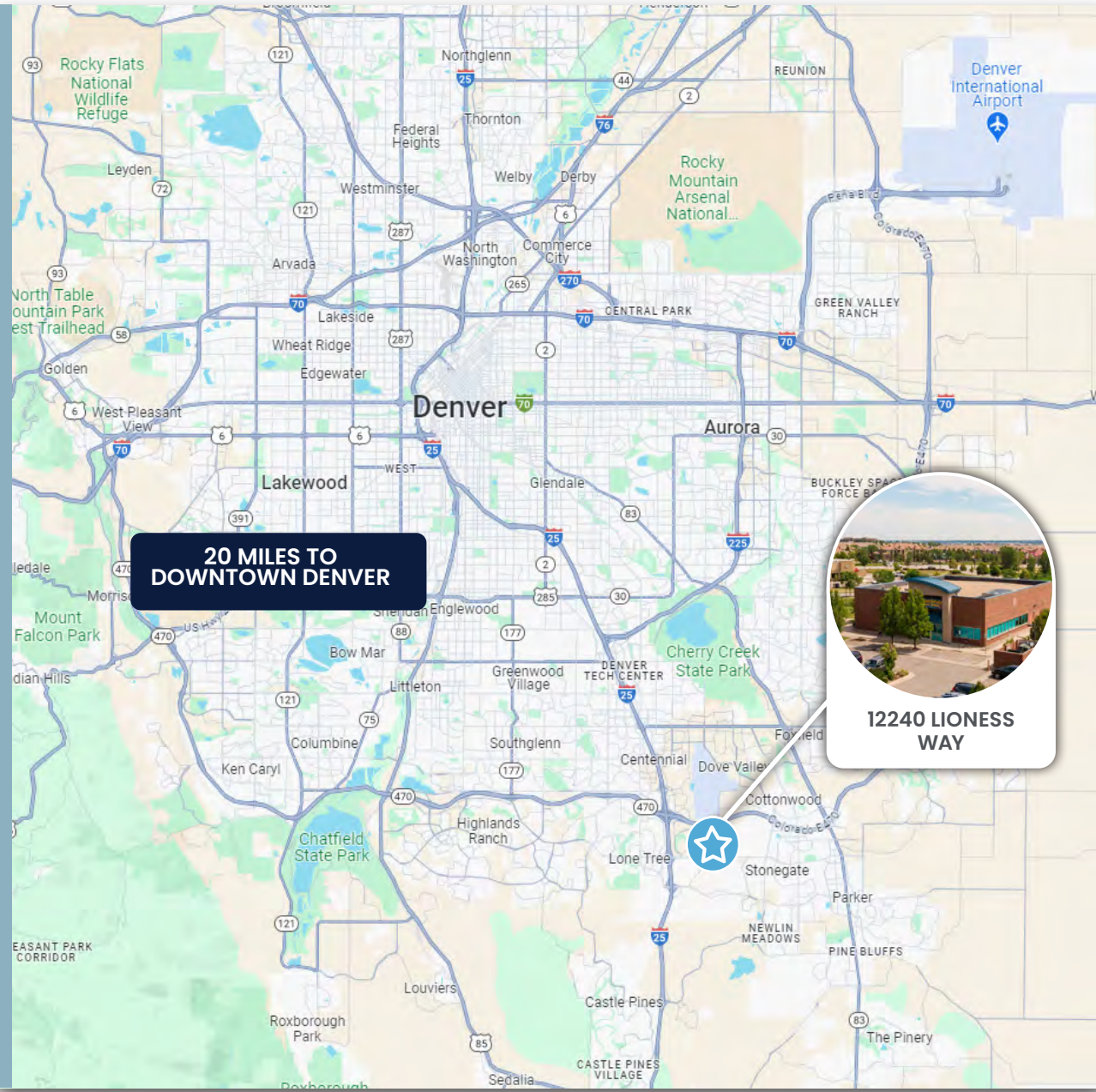


MAP & DEMOGRAPHICS

DEMOGRAPHICS

| POPULATION | 1 MILE | 2 MILES | 5 MILES |
|----------------------------|--------|---------|---------|
| Total Population | 5,925 | 26,335 | 174,898 |
| Average Age | 38 | 38.6 | 38.6 |
| 2028 Population Projection | 6,621 | 29,308 | 184,457 |

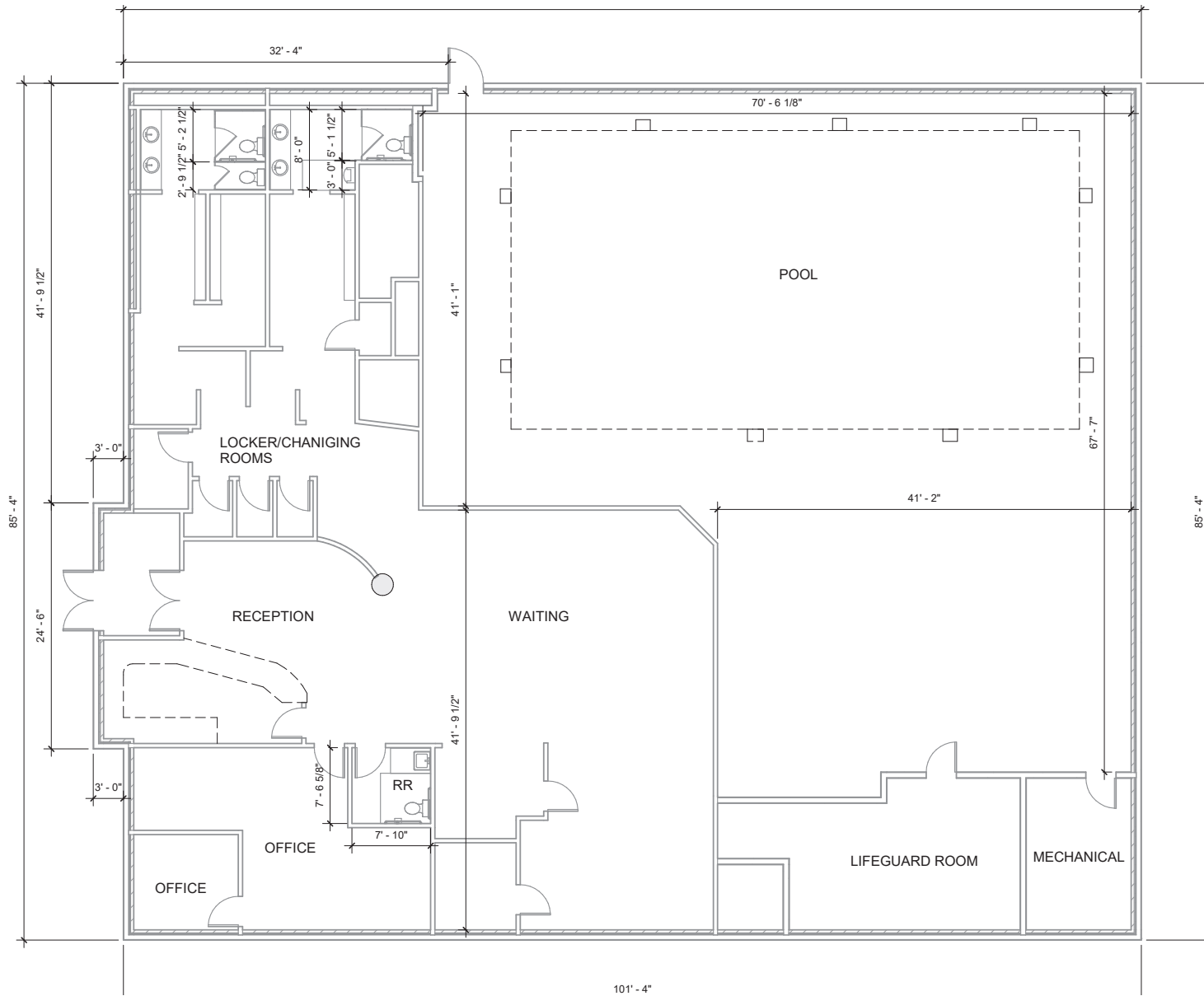
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 5 MILES |
|-------------------------|-----------|-----------|-----------|
| 2023 Households | 2,991 | 11,225 | 67,811 |
| Avg Household Income | \$159,084 | \$155,710 | \$141,123 |
| Median Household Income | \$125,735 | \$123,582 | \$116,706 |
| Median Home Value | \$686,395 | \$677,357 | \$486,074 |



PROPERTY PHOTOS



FLOOR PLAN



TENANT OVERVIEW



165+ Locations in the U.S.



40+ Locations in Mexico & Turkey



2005 Year Founded

SafeSplash Swim School is proud to serve parents and individuals looking for high-quality, professional swimming education. SafeSplash is a premium learn-to-swim and performance-based swim school that teaches all skill levels ranging from the fundamentals of water safety to competitive instruction so that our swimmers love the water, are safe and swim for life. SafeSplash is committed to making every lesson the start of a lifetime love of the water.

Website www.safesplash.com

Headquarters Parker, CO



LOCATION OVERVIEW **RIDGEGATE EAST**

RIDGEGATE is a mixed-use master planned community in Lone Tree, Colorado. You'll find us just south of Lincoln Avenue, with 3,500 acres that extend both east and west of I-25, encompassing six square miles. The west side of RidgeGate is 95% built out and the east side of RidgeGate is in its early stages of development. RidgeGate will continue to fill in over the next 20+ years, with a long term commitment to walkability, livability, access, amenities, and scale.

Ultimately, 10,000 homes including single family, custom, townhomes, condos, apartments, and urban lofts will be built through 2030 and beyond, housing approximately 30,000 residents. Currently, luxury homes are available on the west side in The Retreat at RidgeGate enclave. On RidgeGate's east side, 1,800 acres are designated for three residential villages and two mixed-use districts. Approximately 8,000 homes will be built on the east side, including 350 units of attainable housing.



RIDGEGATE MASTER PLAN



LOCATION OVERVIEW

PARKER – LONE TREE

Parker is an affluent and bustling suburb of Denver and is home to unbridled opportunity where businesses and families come to put down roots, grow and thrive. Parker's thriving economy, robust business center, family-friendly environment, great schools, and extensive cultural and recreational activities are the reasons why CNN Money rated Parker #2 on the 2020 Best Places to Live in America list. Parker is 25 miles southeast of Denver, 25 miles south of Denver International Airport and less than 5 miles from Centennial Airport.

TOP HIGHLIGHTS

- » 7 of the 9 Fortune 500 companies in Colorado are located within 10 miles of Parker
- » Major nearby employers:
 - Charles Schwab – 4,500 Employees
 - Sky Ridge Medical Center – 3,000 Employees
 - Park Meadows Retail Resort – 2,000 Employees
 - Kiewit – 1,500 Employees
 - Lockheed Martin – 800 Employees
- » Lone Tree is home to Colorado's largest regional shopping mall, Park Meadows Retail Resort.
- » Growth opportunities include five transit-oriented development sites and the 2,000-acre RidgeGate master planned community.
 - RidgeGate will accommodate 10 million SF of new commercial space and 20,000 new residents.





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