



45,828 SF ON 5.6 AC

BLUE COMPASS RV – DEALERSHIP, SERVICE CENTER & PARTS

3204 – 3208 E PLATTE AVE
COLORADO SPRINGS, CO

OPPORTUNITY ZONE



OFFERED BY:

Greg Knott

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Earl Duffy

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SINGLE TENANT NNN INVESTMENT



OFFERED WELL BELOW REPLACEMENT COST



NEW 5 YEAR RENEWAL STARTING DEC. 1 2024



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INVESTMENT SALES CONTACTS

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OFFERS SHOULD BE SUBMITTED WITH THE FOLLOWING:

- Purchase Price
- Total Earnest Money
- Timeline
- Description of Purchasing Entity
- Intended Capital/Debt Sources



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by

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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.

ADDRESS



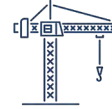
3204-3208 E PLATTE AVE
COLORADO SPRINGS, CO

SALE PRICE



\$9,900,000

YEAR OF CONSTRUCTION



1967 - 1975
RENOVATED 2019 & 2024

BUILDING SIZES



29,450 SF
12,720 SF
2,823 SF
835 SF

LEASE RATE - 12/1/2024



\$12.84/SF NNN
2.75% ESCALATIONS

TAXES



\$36,905.33

ZONING



MX-L
MIXED-USE LARGE SCALE

LOT SIZE



5.6 AC

CAP RATE - 12/1/2024



6.0%

PRICE / SF



\$216.03

LOADING



39 DRIVE-IN DOORS

CLEAR HEIGHT



11' - 19'

LOCATED IN



OPPORTUNITY
ZONE

| PROPERTY DESCRIPTION | RV SALES CENTER | SERVICE GARAGE | SERVICE GARAGE | SALES OFFICE | TOTAL |
|------------------------------|--------------------------|----------------------|----------------------|----------------------|----------------------|
| Market: | Colorado Springs | Colorado Springs | Colorado Springs | Colorado Springs | Colorado Springs |
| Property Type: | Light Industrial | Light Industrial | Light Industrial | Light Industrial | Light Industrial |
| Building Size (SF): | 29,450 SF | 12,720 SF | 2,823 SF | 835 SF | 45,828 SF |
| Lot Size: | N/A | N/A | N/A | N/A | 5.6 Acres |
| Building Coverage: | N/A | N/A | N/A | N/A | 18.8% |
| Occupancy: | 100% | 100% | 100% | 100% | 100% |
| Loading Doors: | 12 (9'-14') | 22 (14') | 5 (10'-12') | 0 | 39 (10'-14') |
| Clear Height: | 19' | 19' | 16' | 11' | 11'-19' |
| Year of Construction: | 1967 | 1970 | 1967 | 1975 | 1967-1975 |
| Year of Renovation: | 2005-2007, 2019-2020 | 2005-2007, 2019-2020 | 2005-2007, 2019-2020 | 2005-2007, 2019-2020 | 2005-2007, 2019-2020 |
| Sprinkler: | None | None | None | None | None |
| Roof Type: | TPO, PVC (1) | TPO | TPO | TPO | Varies |
| Roof Age (Years): | 1-4 (1) | 4 | 4 | 6 | 1-6 Years |
| Roof Warranty: | TPO April 2040, PVC 2044 | TPO April 2040 | TPO April 2040 | N/A | Varies |

(1) New TPO roof over showroom in 2019. New TPO roof to be installed over warehouse in 2024.



| | | | | | | | |
|-----------------------|------------------------------|---------------------------|----------------------------------|---------------------------------|-------------------------|--------------------|--|
| 4 BUILDINGS | 45,828 SQUARE FEET | 5.6 TOTAL ACRES | 1967 - 1975 YEAR BUILT | 2019 - 2024 RENOVATED | 100% OCCUPIED | 1 TENANT | LOCATED IN OPPORTUNITY ZONE |
|-----------------------|------------------------------|---------------------------|----------------------------------|---------------------------------|-------------------------|--------------------|--|

The property at 3204-3208 E Platte Ave in Colorado Springs represents a rare investment opportunity in the rapidly growing South Central region of the city. The property lies in an Opportunity Zone, which can provide significant tax advantages to investors. This fully leased, single-tenant asset is strategically positioned on E Platte Ave, a major thoroughfare with a daily vehicle count exceeding 42,800, providing exceptional visibility and identity for the tenant.

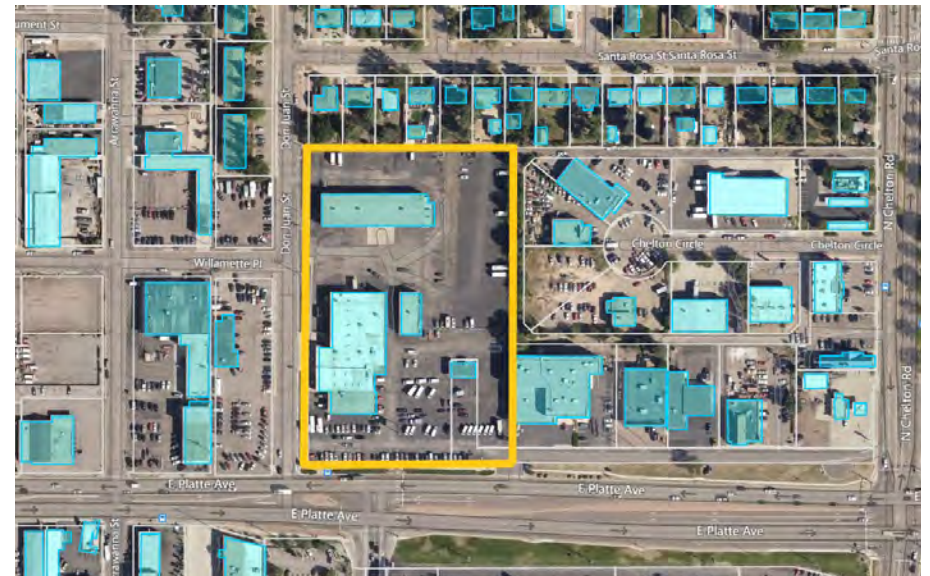
The tenant, one of the largest and fastest-growing RV retail companies in history, currently owns and operates 100 full-service dealerships

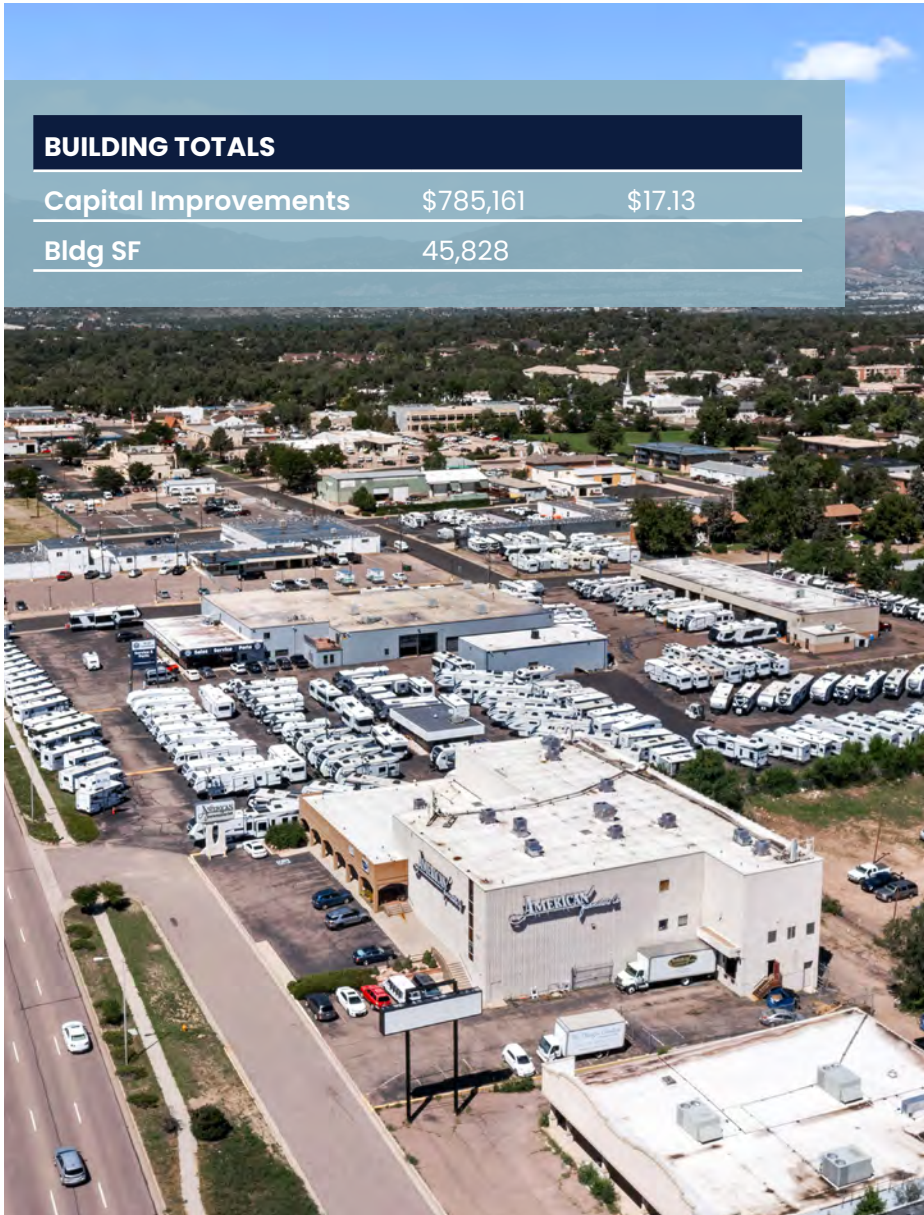
and over 1,000 service bays nationwide. The property caters perfectly to the tenant's unique needs, offering a blend of retail and service space that aligns with their expansive operations.

The lease, which extends through November 30, 2029, is currently generating market rental income, making this an attractive option for investors seeking stable and consistent returns with room to grow. The combination of a high-profile tenant, prime location, and long-term lease makes this property a standout investment opportunity in the Colorado Springs market.

INVESTMENT HIGHLIGHTS

- Well Below (55%) Replacement Cost (See Page 8)
- Easy Access to all of Colorado Springs Metro via E Platte & N Academy Blvd
- Located in Densely Populated Area
- Strong Corporate Guarantee
- Opportunity Zone





2019

| CATEGORY | \$ AMOUNT | \$/SF |
|------------------|------------------|---------------|
| Asphalt | \$85,590 | \$1.87 |
| Doors | \$21,272 | \$0.46 |
| Electrical | \$1,206 | \$0.03 |
| HVAC | \$9,809 | \$0.21 |
| Misc Development | \$8,523 | \$0.19 |
| Landscaping | \$2,572 | \$0.06 |
| Painting | \$37,712 | \$0.82 |
| Roof | \$152,032 | \$3.32 |
| Safety Clean Up | \$3,190 | \$0.07 |
| TOTAL | \$321,906 | \$7.02 |

2024

| CATEGORY | \$ AMOUNT | \$/SF |
|----------------------|------------------|----------------|
| Asphalt | \$88,937 | \$1.94 |
| HVAC | \$39,382 | \$0.86 |
| Garage Doors | \$30,478 | \$0.67 |
| Showroom Lighting | \$5,780 | \$0.13 |
| Plumbing | \$2,570 | \$0.06 |
| Fence | \$3,500 | \$0.08 |
| New Roof - Main Bldg | \$292,608 | \$6.38 |
| TOTAL | \$463,255 | \$10.11 |

SIGNIFICANT DISCOUNT TO REPLACEMENT COST

| Assumptions - IN RED | BUILDING 1 | | BUILDING 2 | | BUILDING 3 | | BUILDING 4 | | TOTALS | |
|----------------------|--------------------|---------------------|-------------------|------------------|------------------|-------------|--------------------|-----------|----------|----------------|
| Building Size | 29,450 | | 12,720 | | 2,823 | | 835 | | 45,828 | |
| Percent of Total | 64.3% | | 27.8% | | 6.2% | | 1.8% | | 100.0% | |
| Demised Spaces | 1 | | 1 | | 1 | | 1 | | 4 | |
| Office Percentage | 46.5% | | 5.0% | | 0.0% | | 100.0% | | 13.1% | |
| Mezzanine SF | 5,385 | | 636 | | | | | | 6,021 | |
| Land Area | 5.60 Acres Total | | 156,758 | | 67,707 | | 15,026 | | 4,445 | |
| Coverage | 18.8% | | 18.8% | | 18.8% | | 18.8% | | 18.8% | |
| Land Price/SF | \$20.00 | | \$20.00 | | \$20.00 | | \$20.00 | | \$20.00 | |
| Offsite/SF of Land | \$2.00 | | \$2.00 | | \$2.00 | | \$2.00 | | \$2.00 | |
| Land Cost | \$106.46 | \$3,135,164 | \$106.46 | \$1,354,135 | \$106.46 | \$300,529 | \$106.46 | \$88,892 | \$106.46 | |
| Hard Costs | | | | | | | | | | \$/SF \$ Total |
| Shell | \$155.00 | \$4,564,750 | \$180.00 | \$2,289,600 | \$200.00 | \$564,600 | \$225.00 | \$187,875 | \$165.99 | 7,606,825 |
| Offsite | \$2.00 Per Land SF | \$10.65 \$313,516 | \$10.65 \$135,414 | \$10.65 \$30,053 | \$10.65 \$8,889 | | | | \$10.65 | 487,872 |
| Mezzanine | \$60.00 Per SF | \$10.97 \$323,100 | \$3.00 \$38,160 | | | | | | \$7.88 | 361,260 |
| Elevator | Per SF | \$4.07 \$120,000 | | | | | | | \$2.62 | 120,000 |
| Office TI | \$150.00 Per SF | \$69.74 \$2,053,800 | \$7.50 \$95,400 | | | | \$150.00 \$125,250 | | \$49.63 | 2,274,450 |
| WH TI | \$10.00 Per SF | \$5.35 \$157,580 | \$9.50 \$120,840 | \$10.00 \$28,230 | | | | | \$6.69 | 306,650 |
| Total Hard Costs | \$255.78 | \$7,532,746 | \$210.65 | \$2,679,414 | \$220.65 | \$622,883 | \$385.65 | \$322,014 | \$243.46 | 11,157,057 |
| Soft Costs | 15% Of Hard Costs | \$38.37 \$1,129,912 | \$31.60 \$401,912 | \$33.10 \$93,432 | \$57.85 \$48,302 | | | | \$36.52 | 1,673,559 |
| Totals | \$400.61 | \$11,797,823 | \$348.70 | \$4,435,461 | \$360.20 | \$1,016,844 | \$549.95 | \$459,208 | \$386.43 | 17,709,336 |

| BELOW REPLACEMENT COST CALCULATOR | |
|-----------------------------------|--------------|
| Purchase Price | \$9,900,000 |
| Purchase Price/SF | \$216.03 |
| Replacement Cost | \$17,709,336 |
| Replacement Cost/SF | \$386.43 |
| % Of Replacement Cost | 55.90% |

| Tenant | SF | Lease Commencement | Lease Expiration | Base Rent As Of | Base Rent /SF | Escalation | Capital Repairs Recapture (Annual) |
|---|--------|--------------------|------------------|-----------------|---------------|------------|------------------------------------|
| RV Retailer Colorado, LLC (Blue Compass RV) | 45,828 | 9/1/2019 | 11/30/2029 | 12/1/2024 | \$12.84 | 6.56% | \$6,194.88 |
| | | | | 12/1/2025 | \$13.19 | 2.73% | \$6,194.88 |
| | | | | 12/1/2026 | \$13.56 | 2.81% | \$6,194.88 |
| | | | | 12/1/2027 | \$13.93 | 2.73% | \$6,194.88 |
| | | | | 12/1/2028 | \$14.31 | 2.73% | \$6,194.88 |



BLUE COMPASS RV
bluecompassrv.com

Blue Compass RV, founded in 2018 by Jon Ferrando, is the fastest-growing RV retail company in history, with over 100 full-service dealerships and more than 1,000 service bays nationwide. With a team of over 4,000 highly trained associates, they offer an unparalleled customer experience in RV sales and service, providing access to 15,000+ new and pre-owned RVs. Committed to helping customers create lifelong memories, Blue Compass RV is a trusted navigator, offering the best RV loyalty and customer support program in the industry, including 24/7/365 roadside and technical assistance with every purchase. Their goal is to support customers throughout their RV ownership journey, ensuring they enjoy every mile.



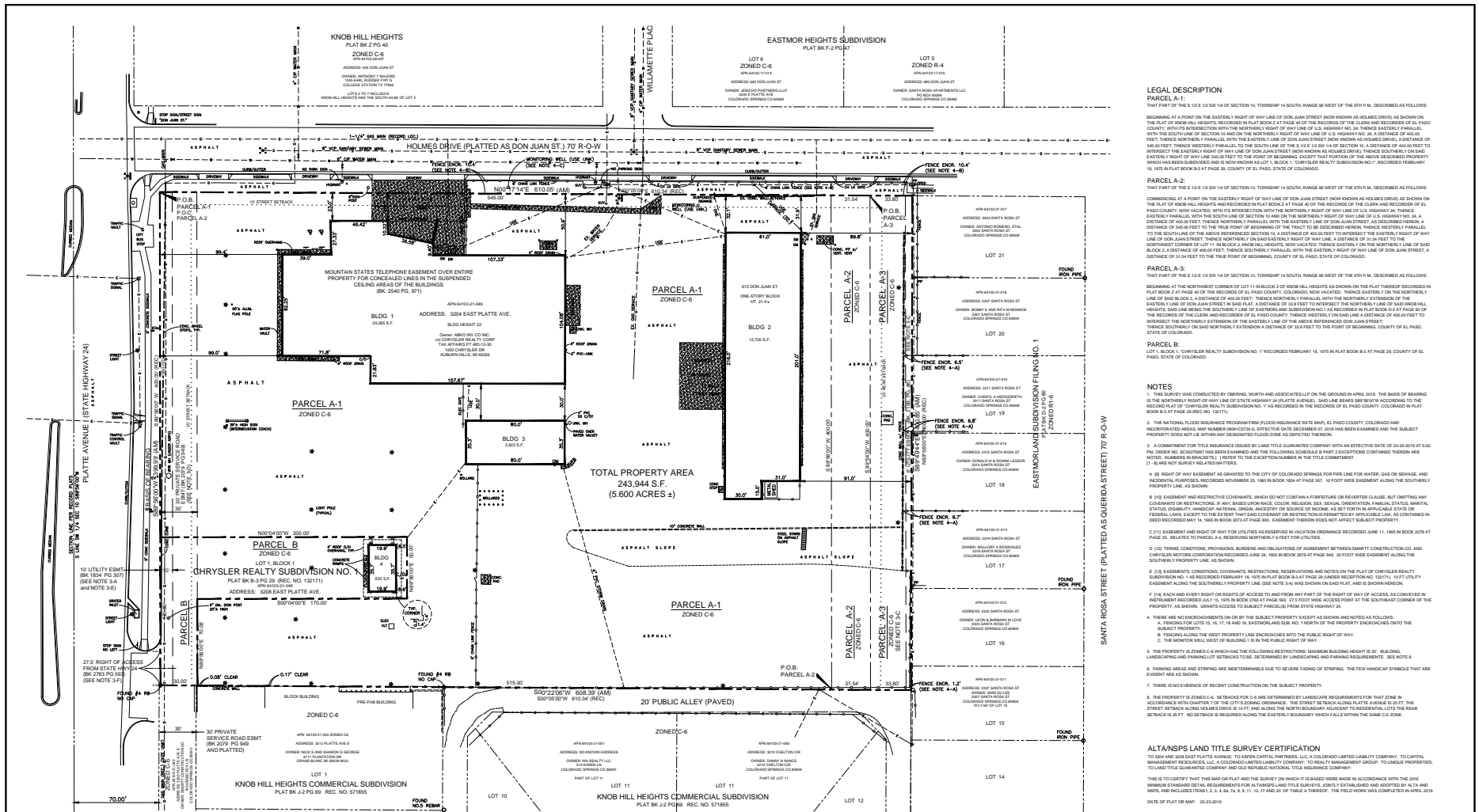
| | |
|---|--|
| Tenant | RV Retailer Colorado, LLC (Blue Compass RV) |
| Guarantor | RV Retailer Intermediate Holdings LLC |
| Lease Structure | NNN |
| Security Deposit | \$48,400 |
| Initial TI | New roof systems on bldgs 2 & 3 New roof system on lower level showroom bldg 1 Repair all damaged asphalt surfaces Paint bldgs 1 & 3 Upgrade lighting in all buildings Put all mechanical systems including HVAC & loading doors in good working order |
| Landlord Obligations | Roof, Foundation and Structural Soundness of Exterior Walls (not including glass or doors) |
| Tenant Obligations | Real Estate Taxes, Operating Expenses (Excluding Management Fees), Insurance Quarterly HVAC Maintenance Anything outside of Landlord Obligations |
| Utilities | Tenant Pays Provider Directly |
| Renewal Options | December 1, 2024 is the commencement of Tenant's one (1) five (5) year option to renew - No other options remain |
| Capital Repairs and Replacements | Landlord shall be responsible for all repairs or replacements which are permitted to be capitalized for federal income tax purposes ("Capital Repairs and Replacements"). On a monthly basis Tenant shall reimburse Landlord for Capital Repairs and Replacements amortized on a straight line basis over a period equal to the lesser of the useful life thereof or ten (10) years. (Additional detail in section 6b of the original lease) |

RV SALES CENTER



RV SALES CENTER





LEGAL DESCRIPTION
PARCEL A-1:
THAT PART OF THE S 10 E 10 S 14 OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 68 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERN RIGHT OF WAY LINE OF DON JUAN STREET (NOW KNOWN AS HOLMES DRIVE) AS SHOWN ON THE PLAT OF HOLMES DRIVE (PLATTED AS DON JUAN ST.) 70' R.O.W. RECORDED FEBRUARY 18, 1975 IN BOOK 83 AT PAGE 24, COUNTY OF EL PASO, STATE OF COLORADO; WITH ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 24, THENCE EASTERN PARALLEL WITH THE SOUTHERN LINE OF SECTION 10 AND ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 24, A DISTANCE OF 468.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERN LINE OF DON JUAN STREET AS DESCRIBED HEREIN, A DISTANCE OF 64.80 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN, THENCE WESTERLY PARALLEL TO THE SOUTHERN LINE OF THE ABOVE REFERENCED SECTION 10, A DISTANCE OF 46.80 FEET TO INTERSECT THE EASTERN RIGHT OF WAY LINE OF DON JUAN STREET (NOW KNOWN AS HOLMES DRIVE), THENCE SOUTHERLY ON SAID EASTERN RIGHT OF WAY LINE A DISTANCE OF 46.80 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY WHICH HAS BEEN SUBDIVIDED AND IS NOW KNOWN AS LOT 1, BLOCK 1, CHRYSLER REALTY SUBDIVISION NO. 1, RECORDED FEBRUARY 18, 1975 IN BOOK 83 AT PAGE 24, COUNTY OF EL PASO, STATE OF COLORADO.

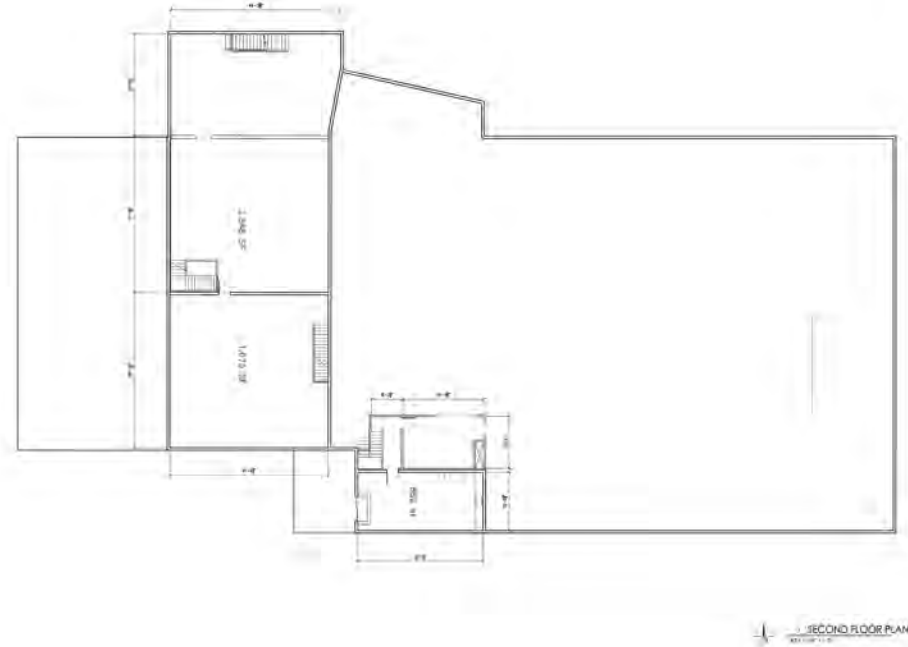
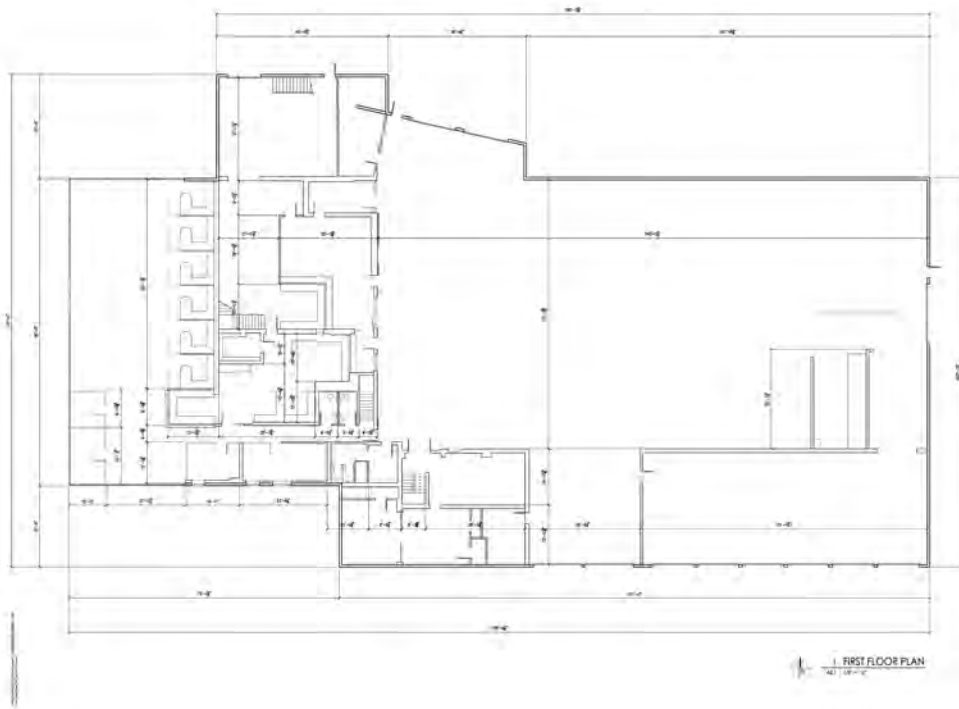
PARCEL A-2:
THAT PART OF THE S 10 E 10 S 14 OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 68 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:
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PARCEL A-3:
THAT PART OF THE S 10 E 10 S 14 OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 68 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHERN CORNER OF LOT 11, BLOCK 1, CHRYSLER REALTY SUBDIVISION NO. 1, AS SHOWN ON THE PLAT OF CHRYSLER REALTY SUBDIVISION NO. 1, RECORDED FEBRUARY 18, 1975 IN BOOK 83 AT PAGE 24, COUNTY OF EL PASO, STATE OF COLORADO; THENCE EASTERN PARALLEL WITH THE NORTHERLY LINE OF SAID BLOCK 1, A DISTANCE OF 64.80 FEET TO INTERSECT THE NORTHERLY LINE OF SAID BLOCK 1, THENCE EASTERN PARALLEL WITH THE SOUTHERN LINE OF SECTION 10, A DISTANCE OF 46.80 FEET TO INTERSECT THE EASTERN RIGHT OF WAY LINE OF DON JUAN STREET (NOW KNOWN AS HOLMES DRIVE), THENCE SOUTHERLY ON SAID EASTERN RIGHT OF WAY LINE A DISTANCE OF 46.80 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY WHICH HAS BEEN SUBDIVIDED AND IS NOW KNOWN AS LOT 1, BLOCK 1, CHRYSLER REALTY SUBDIVISION NO. 1, RECORDED FEBRUARY 18, 1975 IN BOOK 83 AT PAGE 24, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:
LOT 1, BLOCK 1, CHRYSLER REALTY SUBDIVISION NO. 1, RECORDED FEBRUARY 18, 1975 IN BOOK 83 AT PAGE 24, COUNTY OF EL PASO, STATE OF COLORADO.

- NOTES**
1. THIS SURVEY WAS CONDUCTED BY CEMRING, WURTH AND ASSOCIATES LLP ON THE GROUND IN APRIL 2019. THE BASIS OF BEARING IS TO THE SOUTHERLY RIGHT OF WAY LINE OF DON JUAN STREET (PLATTED AS HOLMES DRIVE) AS SHOWN ON THE PLAT OF HOLMES DRIVE (PLATTED AS DON JUAN ST.) 70' R.O.W. RECORDED FEBRUARY 18, 1975 IN BOOK 83 AT PAGE 24, COUNTY OF EL PASO, STATE OF COLORADO.
 2. A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY WITH EFFECTIVE DATE OF 05-20-2019 IS 500 PM (BOOK 83 AT PAGE 24) HAS BEEN EXAMINED AND THE FOLLOWING CORRECTIONS HAVE BEEN MADE TO THE COMMITMENT: (1) - A REFERENCE TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP, EL PASO COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 50007012A, EFFECTIVE DATE DECEMBER 31, 2016 WAS EXAMINED AND THE SUBJECT PROPERTY DOES NOT LIE WITHIN ANY DESIGNATED FLOOD ZONE AS SET FORTH THEREON.
 3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY WITH EFFECTIVE DATE OF 05-20-2019 IS 500 PM (BOOK 83 AT PAGE 24) HAS BEEN EXAMINED AND THE FOLLOWING CORRECTIONS HAVE BEEN MADE TO THE COMMITMENT: (1) - A REFERENCE TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP, EL PASO COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 50007012A, EFFECTIVE DATE DECEMBER 31, 2016 WAS EXAMINED AND THE SUBJECT PROPERTY DOES NOT LIE WITHIN ANY DESIGNATED FLOOD ZONE AS SET FORTH THEREON.
 4. THE RIGHT OF WAY EASEMENT AS GRANTED TO THE CITY OF COLORADO SPRINGS FOR PIPE LINE FOR WATER, GAS OR SEWERAGE, AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 21, 1960 IN BOOK 188 AT PAGE 307, 10' FOOT WIDE EASEMENT ALONG THE SOUTHERLY PROPERTY LINE, AS SHOWN.
 5. THE EASEMENT AND RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FOREFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON PAGE COLOR, YELLOW, RED, SERIAL ORIENTATION, PARCEL STATUS, MARITAL STATUS, SEXUAL ORIENTATION, NATIONAL ORIGIN, ANCESTRY OR PLACE OF BIRTH, AS SET FORTH IN PUBLIC LAWS, STATE OR FEDERAL LAWS, AS APPLICABLE, HAVE BEEN EXAMINED AND THE FOLLOWING CORRECTIONS HAVE BEEN MADE TO THE COMMITMENT: (1) - A REFERENCE TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP, EL PASO COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 50007012A, EFFECTIVE DATE DECEMBER 31, 2016 WAS EXAMINED AND THE SUBJECT PROPERTY DOES NOT LIE WITHIN ANY DESIGNATED FLOOD ZONE AS SET FORTH THEREON.
 6. THE EASEMENT AND RIGHT OF WAY FOR UTILITIES AS SET FORTH IN A JACKSON TRUST AGREEMENT DATED MAY 1, 1961 IN BOOK 208 AT PAGE 26, RELATES TO PARCELS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AS SHOWN.
 7. THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF AGREEMENT BETWEEN SMART CONSTRUCTION CO. AND CHRYSLER MOTORS CORPORATION RECORDED JUNE 24, 1965 IN BOOK 297A AT PAGE 30, 30' FOOT WIDE EASEMENT ALONG THE SOUTHERLY PROPERTY LINE, AS SHOWN.
 8. THE EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CHRYSLER REALTY SUBDIVISION NO. 1, RECORDED FEBRUARY 18, 1975 IN BOOK 83 AT PAGE 24, COUNTY OF EL PASO, STATE OF COLORADO, 10' FT UTILITY EASEMENT ALONG THE SOUTHERLY PROPERTY LINE (SEE NOTE 3-A) WAS SHOWN ON SAID PLAT, AND IS SHOWN HEREIN.
 9. IF THE EACH AND EVERY RIGHT OR RIGHTS OF ACCESS TO AND FROM ANY PART OF THE RIGHT OF WAY OF ACCESS, AS CONVEYED IN INSTRUMENT RECORDED MAY 1, 1975 IN BOOK 188 AT PAGE 307, 10' FOOT WIDE ACCESS AT THE SOUTHERLY CORNER OF THE PROPERTY, AS SHOWN, GRANTS ACCESS TO SUBJECT PARCELS FROM STATE HIGHWAY 24.
 10. THERE ARE NO ENCUMBRANCES ON OR IN THE SUBJECT PROPERTY EXCEPT AS SHOWN AND NOTED AS FOLLOWS:
a. ENCUMBRANCES ON LOTS 15, 16, 17, 18, 19, AND 20, EASTMAN AND SUB. NO. 1, PORTION OF THE PROPERTY ENCLOSED ONTO THE SUBJECT PROPERTY.
b. EASEMENTS ALONG THE WEST PROPERTY LINE ENCLOSED INTO THE PUBLIC RIGHT OF WAY.
c. THE SOUTHERN RIGHT OF WAY OF SAID BLOCK 1, AS SHOWN ON SAID PLAT.
d. THE PUBLIC RIGHT OF WAY OF SAID BLOCK 1, AS SHOWN ON SAID PLAT.
 11. THIS IS TO CERTIFY THAT THE MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAILS REQUIREMENTS FOR ALTA SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2.1, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 4.10, 4.11, 4.12, 4.13, 4.14, 4.15, 4.16, 4.17, 4.18, 4.19, 4.20, 4.21, 4.22, 4.23, 4.24, 4.25, 4.26, 4.27, 4.28, 4.29, 4.30, 4.31, 4.32, 4.33, 4.34, 4.35, 4.36, 4.37, 4.38, 4.39, 4.40, 4.41, 4.42, 4.43, 4.44, 4.45, 4.46, 4.47, 4.48, 4.49, 4.50, 4.51, 4.52, 4.53, 4.54, 4.55, 4.56, 4.57, 4.58, 4.59, 4.60, 4.61, 4.62, 4.63, 4.64, 4.65, 4.66, 4.67, 4.68, 4.69, 4.70, 4.71, 4.72, 4.73, 4.74, 4.75, 4.76, 4.77, 4.78, 4.79, 4.80, 4.81, 4.82, 4.83, 4.84, 4.85, 4.86, 4.87, 4.88, 4.89, 4.90, 4.91, 4.92, 4.93, 4.94, 4.95, 4.96, 4.97, 4.98, 4.99, 5.00, 5.01, 5.02, 5.03, 5.04, 5.05, 5.06, 5.07, 5.08, 5.09, 5.10, 5.11, 5.12, 5.13, 5.14, 5.15, 5.16, 5.17, 5.18, 5.19, 5.20, 5.21, 5.22, 5.23, 5.24, 5.25, 5.26, 5.27, 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BUILDING 1



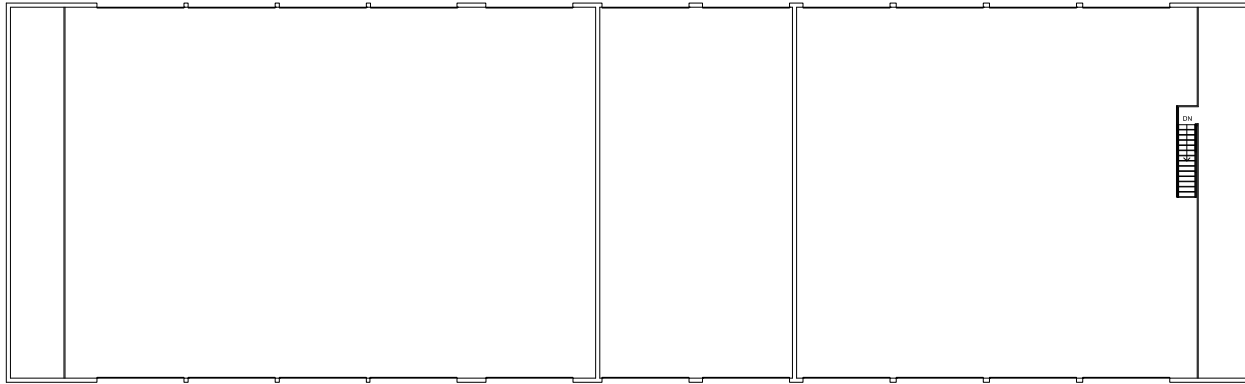
DATE: 10/12/2020
SCALE: AS SHOWN
PROJECT: 3204 - 3208 E PLATTE AVE

3204 EAST PLATTE AVE
BUILDING 1
COLORADO SPRINGS, COLORADO

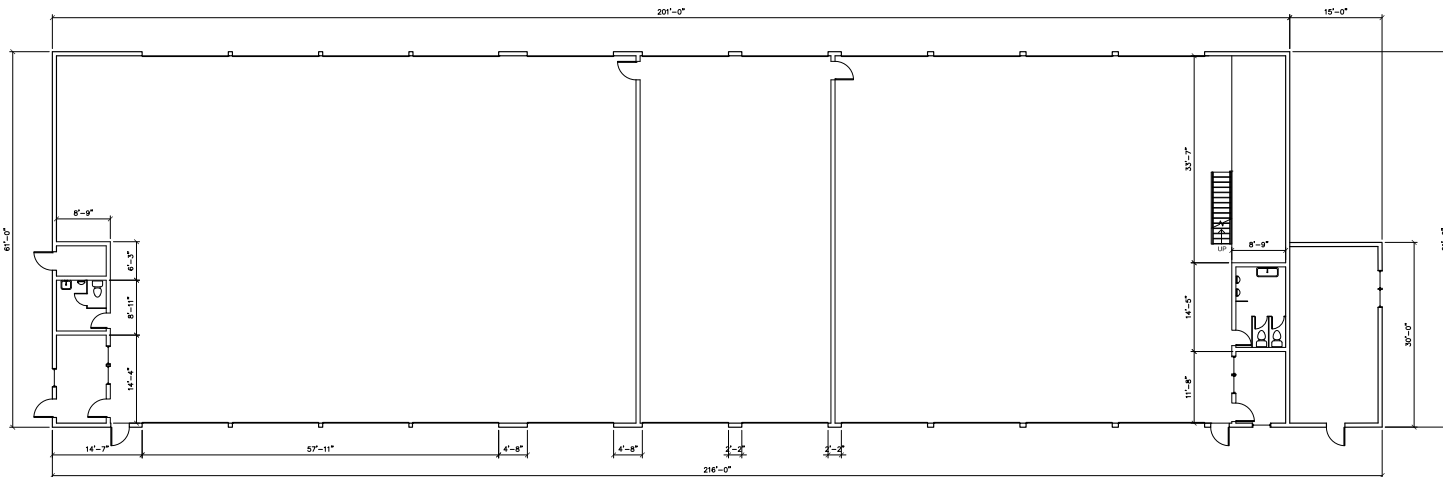
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DATE: [unreadable]

SECOND FLOOR
A22

BUILDING 2



2 SECOND FLOOR PLAN
A2.2 | 1/8" = 1'-0"



1 FIRST FLOOR PLAN
A2.1 | 1/8" = 1'-0"

GREY WOLF ARCHITECTURE
ARCHITECTURE PLANNING
INTERIOR DESIGN
1543 Sherman Ave. #300
Denver, CO 80202
phone: 303.292.9107
fax: 303.292.4297

3204 EAST PLATTE AVE
BUILDING 2
COLORADO SPRINGS, COLORADO

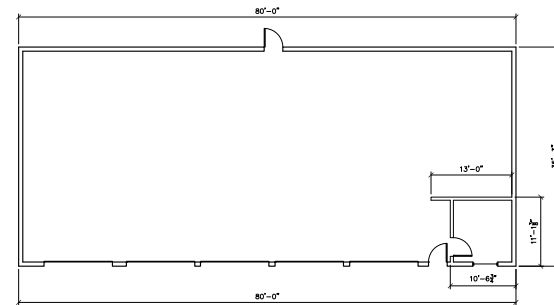
PROJECT NAME: 00-000.0
DATE: 05.13.2019
REVISION: PRELIMINARY

FLOOR PLANS

A2.2

NOT TO SCALE. SEE EXISTING SURVEY FOR DIMENSIONS. 1" = 100' - 1" LINE LING

BUILDING 3



GREY WOLF ARCHITECTURE
 ARCHITECTURE PLANNING
 INTERIOR DESIGN
 1543 Sherman St. #300
 Denver, CO 80202
 phone: 303.292.9107
 fax: 303.292.4297

3204 EAST PLATTE AVE
 BUILDING 3
 COLORADO SPRINGS, COLORADO

DATE: 05.13.2019
 DRAWN BY: JHW
 CHECKED BY: JHW
 PROJECT NUMBER: 00-000.0
 ARCHITECTURE: 00-000.0
 05.13.2019 PRELIMINARY

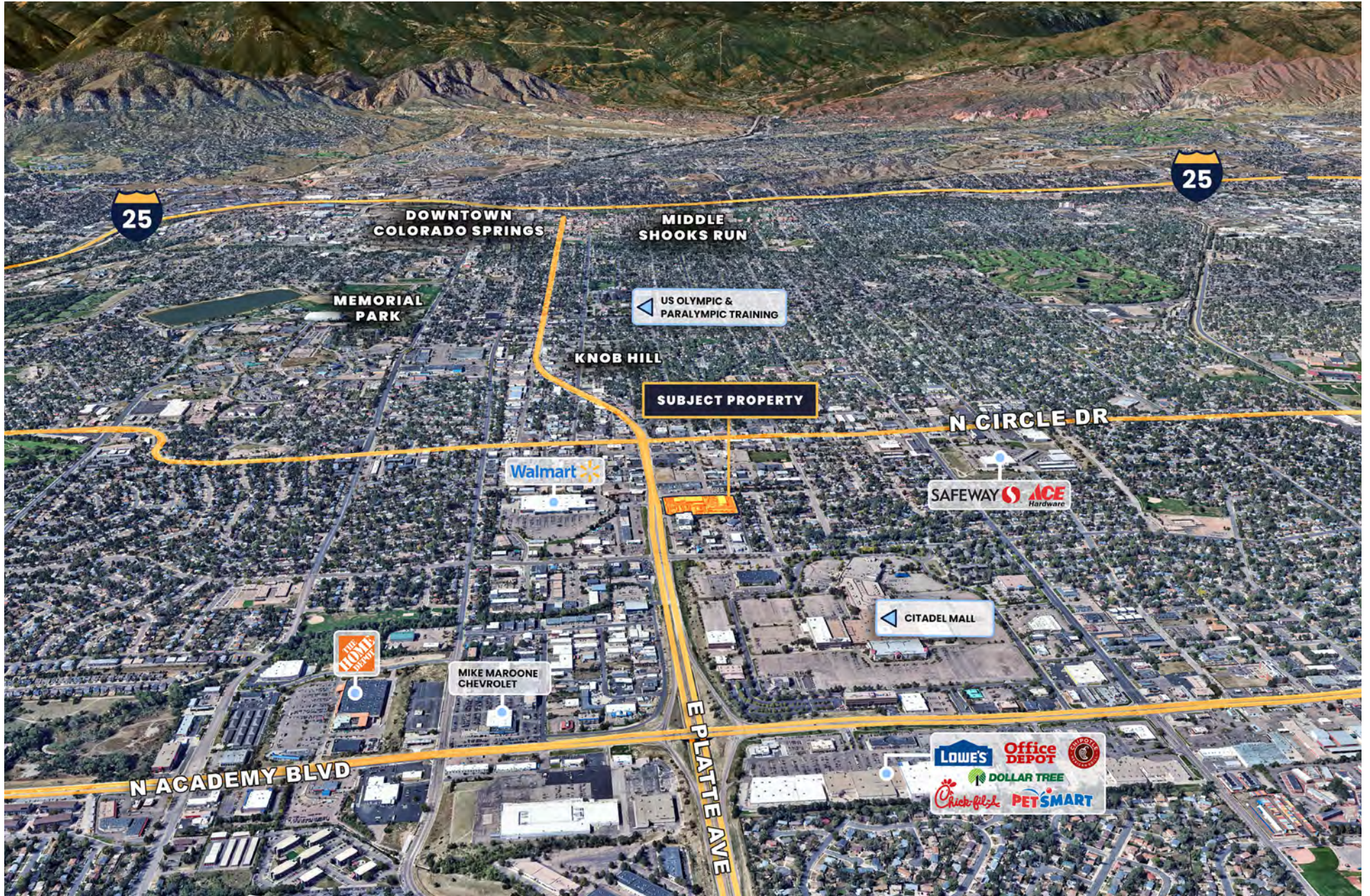
REVISIONS

FLOOR PLANS

A2.3

1 FIRST FLOOR PLAN
 A2.3 | 1/8" = 1'-0"

3204 - 3208 E PLATTE AVE | COLORADO SPRINGS, CO | 05.13.2019 | PRELIMINARY | JHW





COLORADO SPRINGS INDUSTRIAL MARKET SUMMARY

Demand in the Colorado Springs industrial market has remained consistent in recent years, fueled by key industries such as aerospace, defense, manufacturing, and cybersecurity. The market's vacancy rate is currently 4.9%, which is lower than the national average of 6.7%. Over the past year, the market has absorbed 270,000 square feet of industrial space. With only 500,000 square feet under construction—representing just 1.2% of the existing inventory—the market faces minimal supply pressure.

While e-commerce continues to thrive, there has also been a notable increase in retail sales at physical stores, driving up demand for distribution centers across the city. These centers serve as vital hubs for storing goods before they reach consumers. Retailers and logistics companies are expanding their industrial spaces to enhance distribution networks and maintain larger inventories. Although tenants are spread throughout the market, the East Colorado Springs area, particularly near the airport, remains a key driver of logistics demand.



ECONOMY

With its close proximity to the mountains and stunning views of Pikes Peak, Colorado Springs offers residents unparalleled access to outdoor recreational activities without giving up the conveniences of city living. This unique blend has transformed the area into a vibrant community, drawing a growing number of outdoor-centered retailers eager to meet the increasing demand from residents who prioritize an active lifestyle.

In addition to its natural beauty, Colorado Springs is a hub for several thriving industries, including aerospace, military technology, and innovation in life sciences and medical devices. The city's diverse career opportunities, affordable housing, and short commute times have consistently earned it a spot among the best places to live in the United States.

The economy of Colorado Springs is strongly anchored in the military and defense sectors. The metro area hosts three major Army and Air Force bases, along with the U.S. Air Force Academy, which educates 4,000 cadets annually. The presence of key defense contractors such as Northrop Grumman and Lockheed Martin further bolsters the region's economic stability.

To attract and retain young, skilled workers, the Colorado Springs Chamber & Economic Development Corporation launched the Hello Colorado Springs program. This initiative brings together 40 interns from across the U.S. and Canada, offering hands-on experience at 12 organizations in the area, including Boeing, Systems Engineering, and the City of Colorado Springs.

Supported by its proximity to Denver and the economic stability provided by local universities and military bases, Colorado Springs enjoys a strong and resilient market, with consistent demand for goods and services.

LEASING

The Colorado Springs industrial market has seen increased activity over the past six months, with annual net absorption reaching 270,000 square feet.

Leasing activity has also picked up, largely due to a significant lease in the Northwest Submarket. Swiss company Meyer Burger has launched a new solar cell manufacturing facility in Colorado Springs, expected to create 350 jobs by the end of 2024. The company signed a 640,000-square-foot lease in July at 1615 Garden of the Gods Rd., a former semiconductor plant, and began occupying the space in late 2023. According to Johnna Reeder Kleymeyer, president and CEO of the Colorado Springs Chamber & Economic Development Corporation, this facility marks Meyer Burger's first site in the Western Hemisphere for producing the chips and wafers essential for advanced solar technology.

As of the third quarter, the vacancy rate stands at 4.9%. With space under construction representing only 1.2% of current inventory, the market faces limited supply pressure.

SERVICE GARAGES





Net Operating Income Calculation

Rental Revenue:

| | | |
|------------------------|-----------|---------|
| Stabilized Tenants | \$588,432 | \$12.84 |
| Cap. Repairs Recapture | \$6,195 | \$0.14 |
| Vacant Spaces | \$0 | \$0.00 |
| Expense Reimbursements | \$70,905 | \$1.55 |

| | | |
|---------------------|------------------|----------------|
| Gross Income | \$665,532 | \$14.52 |
|---------------------|------------------|----------------|

| | | |
|-------------------------|------------|---------------|
| General Vacancy: | \$0 | \$0.00 |
|-------------------------|------------|---------------|

| | | |
|-------------------------------|------------------|----------------|
| Effective Gross Income | \$665,532 | \$14.52 |
|-------------------------------|------------------|----------------|

Operating Expenses

| | | |
|---------------------------------|-----------------|---------------|
| Property Taxes: | \$36,905 | \$0.81 |
| CAM: | \$0 | \$0.00 |
| Insurance: | \$34,000 | \$0.74 |
| Management Fee: | \$0 | \$0.00 |
| Total Operating Expenses | \$70,905 | \$1.55 |

| | | |
|------------|------------------|----------------|
| NOI | \$594,626 | \$12.98 |
|------------|------------------|----------------|

| | | |
|--------------|-----|--------|
| Debt Service | \$0 | \$0.00 |
|--------------|-----|--------|

| | | |
|------------------------------|-----------|---------|
| Cash Flow After Debt Service | \$594,626 | \$12.98 |
|------------------------------|-----------|---------|

Basis Calculation

| | | |
|------------------------------|-------------|----------|
| Property Purchase Price | \$9,900,000 | \$216.03 |
| NPV of ASTIs | \$0 | \$0.00 |
| Cap Ex Reserve & Def. Maint | \$0 | \$0.00 |
| Stabilization Costs | | |
| TIs | \$0 | \$0.00 |
| Commissions | \$0 | \$0.00 |
| Downtime Cost | \$0 | \$0.00 |
| Loan Assumption Fee | \$0 | \$0.00 |
| NPV of Above-Market Interest | \$0 | \$0.00 |
| Due Diligence | \$0 | \$0.00 |
| Closing Costs | \$0 | \$0.00 |
| Acquisition Fee | \$0 | \$0.00 |

| | | |
|---------------|--------------------|-----------------|
| Basis: | \$9,900,000 | \$216.03 |
|---------------|--------------------|-----------------|

| | | |
|------------------------|-----|--------|
| Subtract: Debt Assumed | \$0 | \$0.00 |
|------------------------|-----|--------|

| | | |
|-------------------------|--------------------|-----------------|
| Equity Invested: | \$9,900,000 | \$216.03 |
|-------------------------|--------------------|-----------------|

| | | |
|--------------|--------------|--|
| Yield | 6.00% | |
|--------------|--------------|--|

(1) Assumes a closing of 11/30/24

DEMOGRAPHICS

 **128,033**
Residents
3-Mile Radius

 **258,540**
Residents
5-Mile Radius

 **35**
Avg Age of Residents
3-Mile Radius

 **2.4**
Avg Persons / Household
3-Mile Radius

 **362,398**
Total Labor Force
Colorado Springs MSA

 **\$425,000**
Median Sale Price
El Paso County, CO



CO SPRINGS, CO

Colorado Springs is the largest city by area in Colorado and the most populous municipality in El Paso County. Colorado Springs is situated along Fountain Creek and is located in the East-Central portion of the state, approximately 60 miles south of Denver. The city has a 2020 estimated population of 487,333 residents, making it the second most-populous city in the state, behind Denver. The Colorado Springs metro area, or Pikes Peak Region, is comprised of El Paso County and the less-populated Teller County and is home to an estimated population of 765,830 residents. Colorado Springs is included in the Front Range Urban Corridor – a growing area situated along the Front Range of the Rocky Mountains in Colorado and Wyoming with over 4.8 million residents.

#3 150 Best Places to Live in the U.S.

– *U.S. News & World
Report, 2020-21*

The aerospace, aviation, and defense industry service sectors are Colorado Springs' top economic engines. Colorado Springs' culture and economy are heavily influenced by the military and a significant number of defense corporations and bases located within the area. The city is home to Fort Carson and the United States Air Force Academy, the county's top two largest employers with a total of 43,141 jobs supported. There are over 240 aerospace and defense companies in the area that have the world's most advanced technologies in global positioning, cybersecurity, and satellite communications. Significant investments have been made in the city by major corporations such as Northrop Grumman Corporation, Aerospace Corporation, Boeing, Raytheon, Science Applications International Corporation, and Lockheed Martin.



DAILY CONVENIENCES

A sampling of conveniences within walking distance or in close proximity to the property are:



Hair and beauty salons, fitness centers, gas stations, auto repair shops and parts supply stores, insurance services, and medical clinics are also nearby.



SHOPPING AND DINING

THE CITADEL MALL

One of Southern Colorado's largest retail centers over 130 stores, half mile from the property.

Retailers: Dillard's Clearance Center, JCPenney, Burlington, Sportsman's Warehouse

Dining: Chick-fil-A, Elotes Locos Mexican Cravings, Q'Rico Tacos, Steak & Bake, Wing It

CITADEL CROSSING

Located adjacent to Citadel Mall

Retailers: Office Depot, Dollar Tree, Lowe's Home Improvement, PetSmart, Guitar Center, Barnes & Noble

Dining: Black Bear Diner, The Egg & I, Chipotle, Olive Garden, Picture Show at Citadel Crossing

Eateries

- Uri Sushi & Grill
- Valley Hi Grill & Pub
- Carrabba's Italian Grill
- Chili's Grill & Bar
- Outback Steakhouse
- Julie's Kitchen
- Pueblo Viejo
- Omelets Etc
- Wingstop
- Captain D's
- Jimmy John's
- Uwe's German Restaurant
- Wendy's
- Sonic
- IHOP



RECREATION / ENTERTAINMENT

Located at the base of the majestic Rocky Mountains, Colorado Springs is a popular destination for locals and tourists alike. Biking, hiking, golfing, rock climbing, white-water rafting, skiing, and snowshoeing are some area’s numerous recreational activities. The area is home to a wide array of performing arts venues, renowned restaurants, historic sites, museums, farmers’ markets, art walks and galleries, and unique events. Close to the property are Memorial Park and Leon Young Sports Complex.

- Garden of the Gods Park & Nature Center
- Seven Falls
- Picture Show at Citadel Crossing
- US Olympic & Paralympic Museum
- Cave of the Winds
- Pikes Peak Center for the Performing Arts
- Colorado Springs Fine Arts Center
- Millibo Art Theatre
- Pulpit Rock Park / Austin Bluffs
- ProRodeo Hall of Fame
- Colfax Nightlife District
- Fillmore Auditorium Music Venue
- Colfax Museum
- Echo Mountain
- Loveland Ski Resort
- Broadmoor



AIRPORT

Colorado Springs Airport (COS)

COS offers non-stop domestic flights daily with five major airlines. Service to Seattle, San Antonio, Minneapolis-Saint Paul, and San Jose began in 2018.



HIGHER EDUCATION

The University of Colorado, Colorado Springs (UCCS) – UCCS is ranked among the “Best Universities West” by U.S. News & World Report and offers over 170 advanced degree programs. UCCS is the lead university in the Space Education Consortium.

Colorado College

12,200
Students

\$1B
NASA Research



HEALTH CARE

Penrose-St. Francis Health Services – Named one of “America’s 50 Best Hospitals” for 10 consecutive years, this full-service, acute care facility includes Penrose Hospital and St. Francis Medical Center.

522
Beds

CITY OF COLORADO SPRINGS LARGEST EMPLOYERS

| EMPLOYER | EMPLOYEES |
|--|-----------|
| Fort Carson | 34,411 |
| United States Air Force Academy | 8,730 |
| UCHealth Memorial Health System | 6,575 |
| Schriever Air Force Base | 6,391 |
| Peterson Air Force Base | 5,089 |
| School District #11 - Colorado Springs | 3,937 |
| School District #20 - Air Academy | 3,373 |
| Penrose-St. Francis Health Services | 3,300 |
| City of Colorado Springs | 2,800 |
| El Paso County | 2,497 |

Sources: US Census Bureau, US Bureau of Labor, Wikipedia, CoStar Analytics, Google Maps, City of Aurora, Aurora Chamber of Commerce, Visit Aurora, Denver Post, Westword, Denver.org, Metro Denver Economic Development Corp., Livability, Forbes, University of Colorado Anschutz Medical Campus, University of Colorado Denver, University of Denver.

COLORADO SPRINGS

2nd
Largest City in CO

487,333
People



**COLORADO SPRINGS MSA
(PIKES PEAK REGION)**

2nd
Most Populated Area
of Front Range Urban
Corridor

765,830
People



Unique Properties Inc
400 S Broadway
Denver, CO 80209
303-321-5888 phone
303-321-5889 fax

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

THIS IS NOT A CONTRACT.

I acknowledge receipt of this document on receipt of the Offering Memorandum

Signature

Signature

On N/A, Broker provided potential buyer, with this document via Offering Memorandum and retained a copy for the Broker's records.

Brokerage Firm's Name: Unique Properties, Inc.

Broker Greg Knott & Earl Duffy



UNIQUE PROPERTIES

400 South Broadway

Denver, CO 80209

www.uniqueprop.com

OFFERED BY:

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