



*Confidential Offering Memorandum*

# Trophy Multi-Tenant Industrial Property

5550 W 60th Avenue | Arvada, CO 80003



Jeff Johnson Co-Founder, Principal  
Dallas Sandberg Senior Advisor

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# EXECUTIVE SUMMARY

**Pinnacle Real Estate Advisors is pleased to announce they have been retained as the exclusive marketing advisor for 5550 W 60th Avenue, Arvada, CO.**

Qualified investors have the opportunity to acquire 5550 W 60th Ave, a 30,708 SF, 100% occupied, 3-unit, fully renovated industrial asset. All tenants will be on long term leases, with NNN leases in place for the two larger anchor tenants. The property has been recently updated with new plumbing and electrical, new mechanical units inside and outside, new interior office finishes, flat work, and landscaping. The recent renovation included 100% remediation of all asbestos at the property. There are rooftop solar panels (108 kW) currently generating income for the owner. This asset is in true "turn-key" condition with immaculate high end buildout in the office space. The property has 2000 AMP, 277/480 Volt, 3-Phase power, with 14 foot ceilings in the warehouse portions. With 1 acre +/- of yard and direct access to West 59th Avenue and a recently executed lease for the yard space, this asset is truly 100% occupied with an attractive as-is 6.64 Cap Rate.

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**Dallas Sandberg, Senior Advisor**

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# INVESTMENT OVERVIEW



## OFFERING SUMMARY

Sale Price:	\$6,999,999
NOI:	\$464,920
Cap Rate:	6.64%
Number of Tenants:	4
Building Size:	30,708 SF
Occupancy:	100%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,766	54,647	153,361
Total Population	11,754	131,196	361,031
Average HH Income	\$76,027	\$85,145	\$91,434



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## 5550 W 60TH AVE

Arvada, CO 80003

### PROPERTY DESCRIPTION

Building Type:	Industrial/Flex
Building Size:	30,708 SF
Lot Size:	3.26 Acres
Number of Units:	3
Number of Yard Tenants:	1
YOC/Renovated:	1968/2022

### PROPERTY FEATURES

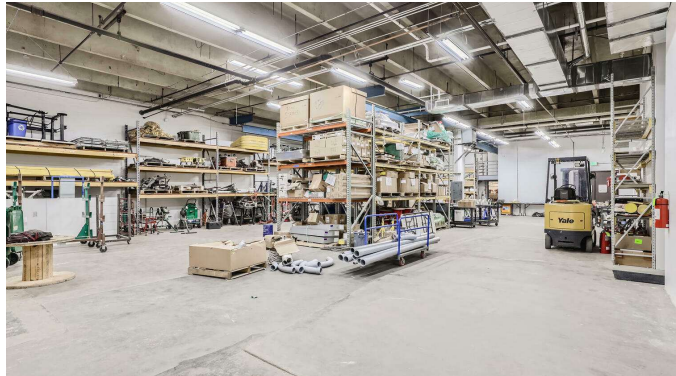
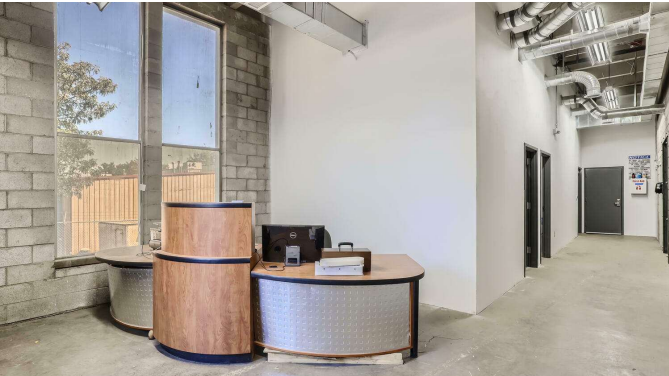
- 100% Occupied Multi-Tenant Industrial Asset For Sale
- Fully Renovated Trophy Industrial Property
- Immediate access to Sheridan/I-76 Interchange that feeds to I-70 and I-25
- 1 Acres +/- Vacant Yard Provides Immediate Upside
- Industrial Zoning with Outdoor Storage
- 108kW Rooftop Solar Panels Provide Additional Income
- Updated Electrical - 2000 Amp, 3 Phase Power
- New Sewer Lines and Interior Plumbing
- Asbestos Mitigated
- Fire System with Fire Pump
- Fully Fenced with Security Gate and Security Camera System
- New Flatwork and Landscaping
- 12-14 Feet Clear Height
- Loading: 1- Dock high door, 1- Loading dock area, 1 - Overhead drive-in door
- New HVAC for Piper Electric and Stanmark Electric tenants

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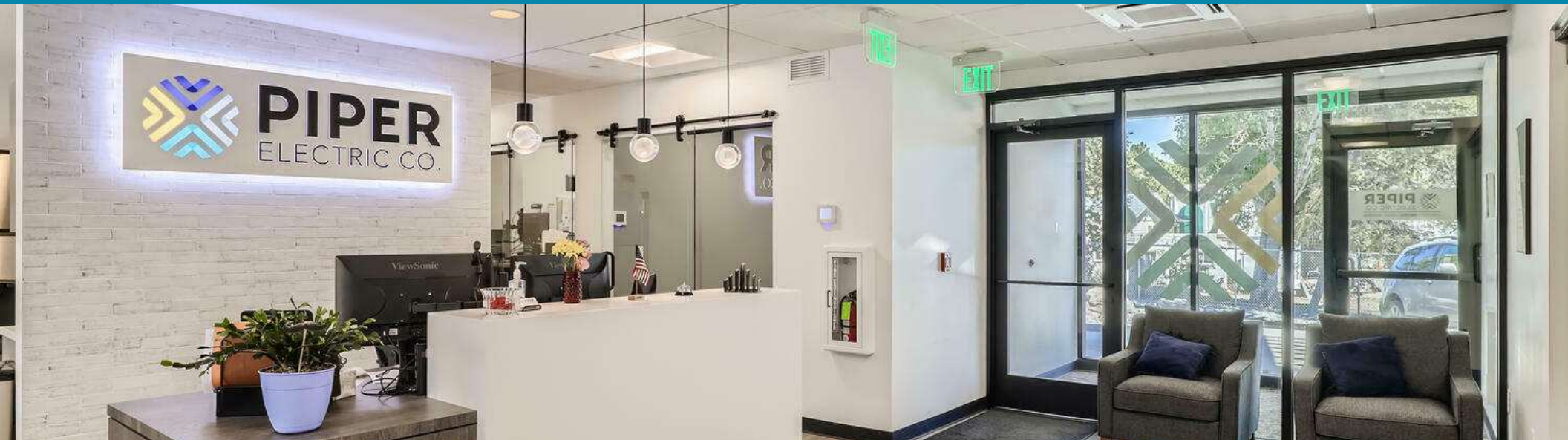
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## PIPER ELECTRIC

Piper Electric has been providing quality electrical services since 1983. Over the last four decades, we've built our company based on transparency, integrity, quality, and outstanding customer service. Since we first opened our doors, Piper Electric has been dedicated to saving our customers time, money, and frustration. Through incredible knowledge and customer service, our team of electricians will help with any electrical need, big or small. And believe it or not, it all started with two men and a truck.

In November 2019, Dave Doherty retired and two long-term Piper Electric employees become the new owners; Lee Carrier, an employee since 1991, and Ben Stuckey, an employee since 2001. In 2017, prior to becoming co-owner of Piper Electric, Ben Stuckey bought Stanmark Electric, a high-end, custom residential electric company. Piper Electric and Stanmark Electric became sister companies and are now able to provide a full spectrum of electrical services from residential to commercial, to industrial, to 24/7 emergency service.





## STANMARK ELECTRIC

For over 26 years, Stanmark Electric has built a reputation as a respectable and reliable company in the Denver metro area. We attribute our success to the work ethic and professionalism of all our management team & employees. Because of these qualities we have established many long term partnerships throughout the construction industry. From residential remodels to upscale commercial projects, we can fulfill all your electrical needs.

In everything we do, Stanmark Electric aims for complete client satisfaction. Whether it's a small retail lighting installation or a full home rewiring job, we bring the same care and attention to detail that's made us a household name in the Denver Metro area.

## COMPANY CORE VALUES

- Honesty
- Integrity
- Customer Service
- Value
- Communication
- Pride in Workmanship
- Respecting Customers
- Exceeding Expectations
- Taking Care of Employees



## **STEEL DESIGN AND GUTIERREZ MASONRY**

**We have over 30 years of experience fabricating iron and steel.**

We specialize in high quality stairs, gates, fences, rails, gate openers, structural iron, spiral staircases, and custom fabrication.

## **Let it be any fabrication need, we are here to help!!**

Who you choose to work with is incredibly important. That is why we're dedicated to offering great customer service and will always go above and beyond for our clients.

## **SERVICES**

- Welding
- Fabrication
- Customizations
- Installation & Repair

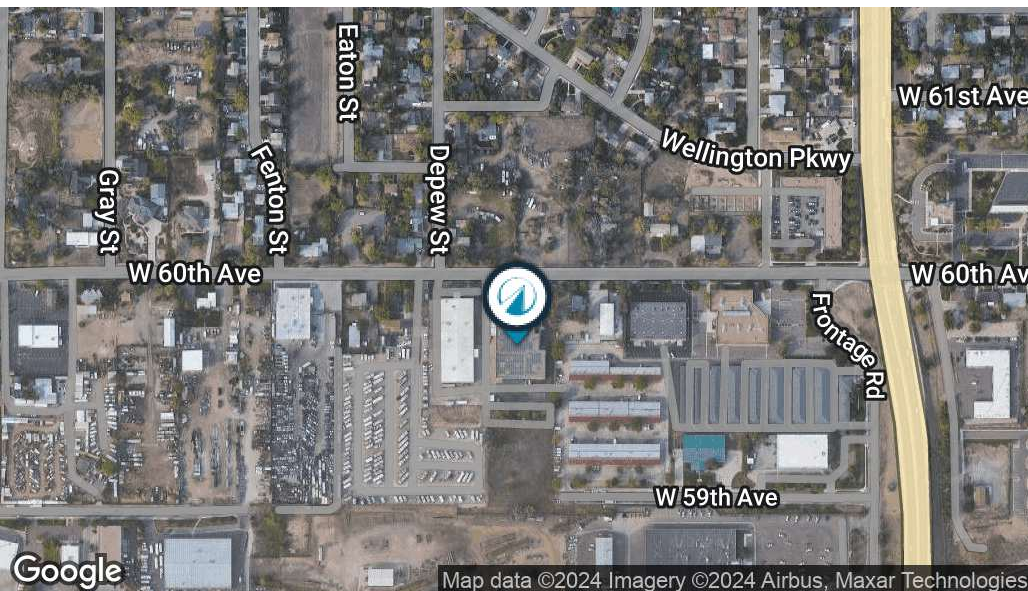
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## STONEHAUS LABS

Stonehaus Labs, LLC manufactures crude, distillate, and isolate from hemp biomass, which is used in the legal manufacture of CBD retail products such as CBD oil and CBD topicals which are federally approved for sale. Stonehaus Labs has been operating at the Property for the last five years and is currently in negotiations with the owner for a lease renewal at the end of 2023.



# LOCATION OVERVIEW



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## ARVADA

Arvada is currently experiencing a time of extensive redevelopment and rapid growth. The comprehensive plan for the city includes over 20 major projects, including a 9-acre TOD Site providing a large influx of retail, commercial, and multi-family projects through 2020. In total, the City of Arvada is slated to deliver over 8,000 residential units and another 1,200 units are in for review for permitting. Due to the rapid growth of Denver, Arvada presents an attractive and affordable suburb.

**MOST POPULOUS CITY IN COLORADO**

**#7**

115,320 RESIDENTS U.S. CENSUS BUREAU

**TOTAL VALUE IN 5 BLOCK AREA**

**\$227M**

PROJECTS SPURRED BY LIGHT RAIL STOP

### QUALITY OF LIFE

Arvada's land encompasses nearly 40 square miles, many of which are dedicated to an extraordinary trail system which links the Denver trails on the east and the foothills of the Rocky Mountains to the west. Additionally, there are thousands of acres of parks and open spaces. The city is also easily connected to the larger metropolitan area via three proximate interstate highways. Arvada will soon have three transit stops along the Gold Line commuter rail line, part of the metropolitan FasTracks light rail system.

### BUSINESS

Arvada is known for its award winning business retention program. The Arvada Economic Development Association (AEDA) facilitates business growth by offering a variety of financial assistance and tax credits for businesses in targeted industries. These programs allow businesses to start, expand, renovate, or relocate in Arvada.

### WORKFORCE

Residents and businesses have easy access to resources and an incredible workforce coming from world-class research institutions including the University of Colorado and Colorado School of Mines. In addition, the Arvada campus of Red Rocks Community College provides training assistance to meet employer needs. As a result, Jefferson County has the second-lowest unemployment rate in the nation as of September 2019 at three percent.

# COMMERCIAL ANALYSIS

Commercial Analysis	"As-Is"	PSF	"Proforma"	PSF
Commercial Base Rent	\$490,316	\$15.97	\$497,278	\$16.19
Expense Reimbursement Revenue	\$237,824	\$7.74	\$238,042	\$7.75
<b>TOTAL POTENTIAL GROSS REVENUE</b>	<b>\$728,140</b>	<b>\$23.71</b>	<b>\$735,320</b>	<b>\$23.95</b>
<b>EFFECTIVE GROSS REVENUE</b>	<b>\$728,140</b>	<b>\$23.71</b>	<b>\$735,320</b>	<b>\$23.95</b>
Property Taxes (2023 payable 2024)	(\$93,786)	(\$3.05)	(\$93,786)	(\$3.05)
Property Insurance	(\$18,000)	(\$0.59)	(\$18,540)	(\$0.60)
Trash Removal	(\$1,812)	(\$0.06)	(\$1,866)	(\$0.06)
Electricity / Gas	(\$90,000)	(\$2.93)	(\$92,700)	(\$3.02)
Water / Sewer	(\$7,692)	(\$0.25)	(\$7,923)	(\$0.26)
Repairs and Maintenance	(\$26,300)	(\$0.86)	(\$27,089)	(\$0.88)
Landscape / Snow Removal	(\$1,800)	(\$0.06)	(\$1,854)	(\$0.06)
Professional Fees / Misc	(\$4,217)	(\$0.14)	(\$4,344)	(\$0.14)
Property Management (4%)	(\$19,613)	(\$0.64)	(\$20,201)	(\$0.66)
<b>Total Operating Expenses</b>	<b>(\$263,220)</b>	<b>(\$8.57)</b>	<b>(\$268,303)</b>	<b>(\$8.74)</b>
<b>NET OPERATING INCOME</b>	<b>\$464,920</b>	<b>\$15.14</b>	<b>\$467,017</b>	<b>\$15.21</b>
Cap Rate (based on Asset Price)	6.64%		6.7%	
Debt Service	(\$364,009)		(\$364,009)	
Before Tax Cash Flow	\$100,911		\$103,008	
Cash on Cash	4.24%		4.33%	
Principal Reduction	\$79,812		\$79,812	
Total Return	7.59%		7.68%	
<b>ASSET PRICE:</b>	<b>\$6,999,999</b>	<b>\$227.95 psf</b>	<b>\$6,999,999</b>	<b>\$227.95 psf</b>
Loan Amount	\$4,619,999	66.00% LTV	\$4,619,999	66.0% LTV
Equity Contribution:	\$2,380,000	34.00%	\$2,380,000	34.0%
Interest Rate/Amortization	6.20%	25 Years	6.20%	25 Years
Monthly/Annual Amortization Payments	\$30,334	\$364,009	\$30,334	\$364,009
Property Square Feet:	30,708 SF		30,708 SF	

As-Is Expenses are estimated. Historical operational history does not provide enough data for expenses. Proforma expense based on estimated as-is at 3% annual escalations

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this analysis. You are responsible to independent

# AS-IS RENT ROLL

**Effective Occupied SF: 30,708 100.0%**

**Effective Vacant SF: 0 0.0%**

**Total SF: 30,708 100.0%**

Tenant	Unit	RSF	% of Building SF	% of shared OPEX	Commence	Expiration	Monthly Base Rent	Annual Base Rent	Annual PSF	Monthly OpEx	Expense Reimburse	Annual PSF	Total	PSF
Piper Electric Company †	A	18,625	60.7%	59.5%	2/1/23	12/31/31	\$19,339	\$232,068	\$12.46	\$12,313	\$147,753	\$7.93	\$379,820	\$20.39
Stanmark Electric	A-2	1,575	5.1%	5.0%	1/1/22	12/31/31	\$3,090	\$37,076	\$23.54	\$0	\$0	\$0.00	\$37,076	\$23.54
Stonehaus Labs, LLC**	B	10,508	34.2%	33.6%	1/1/19	12/31/28	\$12,916	\$154,993	\$14.75	\$7,506	\$90,071	\$8.57	\$245,064	\$23.32
Xcel Credit	N/A	N/A	N/A	N/A	N/A	N/A	\$515	\$6,180	\$0.00	N/A	N/A	N/A	\$6,180	N/A
Steel Design & Gutierrez Masonry***	Yard	40,000	0%	1.8%	10/4/24	4/4/30	\$5000	\$60,000	\$1.50	\$0	\$0	\$0.00	\$60,000	\$1.50
<b>TOTALS</b>		<b>30,708</b>					<b>\$40,860</b>	<b>\$490,316</b>		<b>\$19,819</b>	<b>\$237,824</b>		<b>\$728,140</b>	<b>\$23.71</b>

\*Piper Electric does not reimburse for the Management expense

\*\* Stonehaus Labs, LLC currently pays \$12/sf NNN for the remainder of 2024. Their rent increases to \$14.75/sf NNN Jan 1st 2025.

\*\*\* Steel Design and Gutierrez Masonry commence rent in April of 2025.

Yard Expenses only include Taxes, Insurance and Management.

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# PROFORMA RENT ROLL



**Total Occupied SF: 30,708 100.0%**

**Total Vacant SF: 0 0.0%**

**Total SF: 30,708 100.0%**

Tenant	Unit	RSF	% of Building SF	% of shared OPEX	Commence	Expiration	Monthly Base Rent	Annual Base Rent	Annual PSF	Monthly OpEx	Expense Reimburse	Annual PSF	Total	PSF
Piper Electric Company †	A	18,625	60.7%	59.5%	2/1/23	12/31/31	\$19,919	\$239,030	\$12.83	\$12,327	\$147,925	\$7.94	\$386,954	\$20.78
Stanmark Electric	A-2	1,575	5.1%	5.0%	1/1/22	12/31/31	\$3,090	\$37,076	\$23.54	\$0.00	\$0	\$0.00	\$37,076	\$23.54
Stonehaus Labs, LLC	B	10,508	34.2%	33.6%	1/1/14	12/31/28	\$12,916	\$154,993	\$14.75	\$7,510	\$90,117	\$8.58	\$245,110	\$23.33
Xcel Credit	N/A	N/A	N/A	N/A	N/A	N/A	\$515	\$6,180	\$0.00	N/A	N/A	N/A	\$6,180	N/A
Steel Design & Gutierrez Masonry**	Yard	40,000	0.0%	1.8%	10/5/24	4/4/30	\$5,000	\$60,000	\$1.50	\$0.00	\$0	\$0.00	\$60,000	\$1.50
<b>TOTALS</b>		<b>30,708</b>					<b>\$41,440</b>	<b>\$497,278</b>	<b>\$10.52</b>	<b>\$19,837</b>	<b>\$238,042</b>		<b>\$735,320</b>	<b>\$23.95</b>

\*Piper Electric does not reimburse for the Management expense

\*\*Steel Design and Gutierrez Masonry commence rent in April of 2025.

Yard Expenses only include Taxes, Insurance and Management.

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# 10 YEAR CASH FLOW

Fiscal Year Ending	As-Is	As-Is PSF	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
			Dec-25	Dec-26	Dec-27	Dec-28	Dec-29	Dec-30	Dec-31	Dec-32	Dec-33	Dec-34
Commercial Base Rent	\$490,316	\$15.97	\$497,278	\$511,435	\$526,004	\$540,891	\$564,422	\$581,354	\$598,795	\$669,814	\$689,909	\$710,606
Commercial Expense Reimbursement	\$237,824	\$7.74	\$243,709	\$248,336	\$346,093	\$356,476	\$367,170	\$378,185	\$389,530	\$436,358	\$449,448	\$462,932
<b>POTENTIAL GROSS REVENUE</b>	<b>\$728,140</b>	<b>\$23.71</b>	<b>\$740,987</b>	<b>\$759,770</b>	<b>\$872,097</b>	<b>\$897,367</b>	<b>\$931,591</b>	<b>\$959,539</b>	<b>\$988,325</b>	<b>\$1,106,172</b>	<b>\$1,139,357</b>	<b>\$1,173,538</b>
Vacancy Allowance Building	\$0.00	\$0.00	\$ -	\$ -	\$ -	\$ -	\$ (43,362)	\$ -	\$ (88,433)	\$ -	\$ -	\$ (50,268)
Vacancy Allowance Yard	\$0.00	\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (7,164)	\$ -	\$ -	\$ -	\$ -
<b>EFFECTIVE GROSS REVENUE</b>	<b>\$728,140</b>	<b>\$23.71</b>	<b>\$740,987</b>	<b>\$759,770</b>	<b>\$872,097</b>	<b>\$897,367</b>	<b>\$888,230</b>	<b>\$952,375</b>	<b>\$899,892</b>	<b>\$1,106,172</b>	<b>\$1,139,357</b>	<b>\$1,123,270</b>
Property Taxes (2023 payable 2024)	(\$93,786)	(\$3.05)	(\$93,786)	(\$93,786)	(\$191,261)	(\$196,999)	(\$202,909)	(\$208,996)	(\$215,266)	(\$221,724)	(\$228,376)	(\$235,227)
Property Insurance	(\$18,000)	(\$0.59)	(\$18,540)	(\$19,096)	(\$19,669)	(\$20,259)	(\$20,867)	(\$21,493)	(\$22,138)	(\$22,802)	(\$23,486)	(\$24,190)
Trash Removal	(\$1,812)	(\$0.06)	(\$1,866)	(\$1,922)	(\$1,980)	(\$2,039)	(\$2,101)	(\$2,164)	(\$2,229)	(\$2,295)	(\$2,364)	(\$2,435)
Electricity / Gas	(\$90,000)	(\$2.93)	(\$92,700)	(\$95,481)	(\$98,345)	(\$101,296)	(\$104,335)	(\$107,465)	(\$110,689)	(\$114,009)	(\$117,430)	(\$120,952)
Water / Sewer	(\$7,692)	(\$0.25)	(\$7,923)	(\$8,160)	(\$8,405)	(\$8,657)	(\$8,917)	(\$9,185)	(\$9,460)	(\$9,744)	(\$10,036)	(\$10,337)
Repairs and Maintenance	(\$26,300)	(\$0.86)	(\$27,089)	(\$27,902)	(\$28,739)	(\$29,601)	(\$30,489)	(\$31,404)	(\$32,346)	(\$33,316)	(\$34,316)	(\$35,345)
Landscape / Snow Removal	(\$1,800)	(\$0.06)	(\$1,854)	(\$1,910)	(\$1,967)	(\$2,026)	(\$2,087)	(\$2,149)	(\$2,214)	(\$2,280)	(\$2,349)	(\$2,419)
Professional Fees / Misc.	(\$4,217)	(\$0.14)	(\$4,344)	(\$4,474)	(\$4,608)	(\$4,746)	(\$4,889)	(\$5,035)	(\$5,186)	(\$5,342)	(\$5,502)	(\$5,667)
Property Management (4%)	(\$19,613)	(\$0.64)	(\$20,201)	(\$20,807)	(\$21,431)	(\$22,074)	(\$22,736)	(\$23,419)	(\$24,121)	(\$24,845)	(\$25,590)	(\$26,358)
<b>Total Operating Expenses</b>	<b>(\$263,220)</b>	<b>(\$8.57)</b>	<b>(\$268,303)</b>	<b>(\$273,538)</b>	<b>(\$376,406)</b>	<b>(\$387,698)</b>	<b>(\$399,329)</b>	<b>(\$411,309)</b>	<b>(\$423,648)</b>	<b>(\$436,358)</b>	<b>(\$449,448)</b>	<b>(\$462,932)</b>
<b>NET OPERATING INCOME</b>	<b>\$464,920</b>	<b>\$15.14</b>	<b>\$472,684</b>	<b>\$486,232</b>	<b>\$495,691</b>	<b>\$509,669</b>	<b>\$488,900</b>	<b>\$541,066</b>	<b>\$476,244</b>	<b>\$669,814</b>	<b>\$689,909</b>	<b>\$660,338</b>

# 10 YEAR CASH FLOW



Fiscal Year Ending	As-Is	As-Is PSF	Year 1 Dec-25	Year 2 Dec-26	Year 3 Dec-27	Year 4 Dec-28	Year 5 Dec-29	Year 6 Dec-30	Year 7 Dec-31	Year 8 Dec-32	Year 9 Dec-33	Year 10 Dec-34
<b>NET OPERATING INCOME</b>	\$464,920	\$15.14	\$472,684	\$486,232	\$495,691	\$509,669	\$488,900	\$541,066	\$476,244	\$669,814	\$689,909	\$660,338
<b>Cap Rate (based on Acquisition Price)</b>	6.64%		6.75%	6.95%	7.08%	7.28%	6.98%	7.73%	6.80%	9.57%	9.86%	9.43%
Annual Debt Service			(\$364,009)	(\$364,009)	(\$364,009)	(\$364,009)	(\$364,009)	(\$364,009)	(\$364,009)	(\$364,009)	(\$364,009)	(\$364,009)
Tenant Improvements			\$0	\$0	\$0	\$0	(\$15,762)	(\$8,000)	(\$30,300)	\$0	\$0	(\$15,762)
Leasing Commissions			\$0	\$0	\$0	\$0	(\$13,438)	(\$11,477)	(\$27,406)	\$0	\$0	(\$15,579)
Capital Reserves (\$0.25/sf)			(\$7,677)	(\$7,677)	(\$7,677)	(\$7,677)	(\$7,677)	(\$7,677)	(\$7,677)	(\$7,677)	(\$7,677)	(\$7,677)
<b>Net Returns</b>	<b>10-Year Totals/Averages</b>											
Cash Flow After Cap Ex & Debt	<b>\$1,635,963</b>	<b>Total</b>	\$100,998	\$114,546	\$124,005	\$137,983	\$88,014	\$149,903	\$46,852	\$298,128	\$318,223	\$257,311
Cash On Cash	<b>6.87%</b>	<b>Average</b>	4.24%	4.81%	5.21%	5.80%	3.70%	6.30%	1.97%	12.53%	13.37%	10.81%
Principal Reduction	<b>\$1,070,908</b>	<b>Total</b>	<u>\$79,812</u>	<u>\$84,903</u>	<u>\$90,319</u>	<u>\$96,081</u>	<u>\$102,210</u>	<u>\$108,731</u>	<u>\$115,667</u>	<u>\$123,045</u>	<u>\$130,895</u>	<u>\$139,245</u>
Total Return	<b>\$2,706,871</b>	<b>Total</b>	\$180,809	\$199,449	\$214,324	\$234,064	\$190,224	\$258,634	\$162,519	\$421,174	\$449,118	\$396,556
Total Return (percentage)	<b>11.37%</b>	<b>Average</b>	7.60%	8.38%	9.01%	9.83%	7.99%	10.87%	6.83%	17.70%	18.87%	16.66%

## ACQUISITION:

Asset Price:	\$6,999,999	\$227.95 /sf
Loan Amount:	\$4,619,999	<b>66.0% LTV</b>
Equity Value:	\$2,380,000	34.0%
Interest Rate/Amortization:	<b>6.200%</b>	<b>25 Years</b>
Monthly/Annual Amortization Payments:	\$30,334	\$364,009

**Property Square Feet: 30,708 SF**

Leveraged IRR 5 Year:	<b>14.60%</b>
Cash-on-Cash 5 Year Average:	<b>4.75%</b>
Total Return 5 Year Average:	<b>8.56%</b>

Leveraged IRR 10 Year:	<b>14.45%</b>
Cash-on-Cash 10 Year Average:	<b>6.87%</b>
Total Return 10 Year Average:	<b>11.37%</b>

<b>Residual Value: 5th Year</b>		
Cap 6th Year's NOI @	6.50%	\$8,324,090
Residual Value Per SF		\$271.07/sf
Less Selling Expense @	2.50%	(\$208,102)
Ending Loan Balance:		(\$4,166,674)
Net Residual In Year 5:		\$3,949,314

<b>Residual Value: 10th Year</b>		
Cap 11th Year's NOI @	6.50%	\$10,159,045
Residual Value Per SF		\$330.83/sf
Less Selling Expense @	2.50%	(\$253,976)
Ending Loan Balance:		(\$3,549,091)
Net Residual In Year 10:		\$6,355,977

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this analysis. You are responsible to independently verify its accuracy and completeness.

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# SUMMARY & ASSUMPTIONS

## PROPERTY INFORMATION

Property Name:	Piper Electric Building
Location:	5550 W 60th Ave Arvada, CO
Type:	Industrial

## CASH FLOW ANALYSIS

Purchase Price:	\$6,999,999
Purchase Price (PSF):	\$227.95 psf
As-Is Net Operating Income Year 1:	\$464,920
As-Is Cap Rate:	6.64%
Analysis Start Date:	January 1, 2025
Analysis Period:	10 Years
Property Square Feet:	30,708
Current Occupancy:	100.0%

## RESIDUAL

Year 10 Net Operating Income:	\$660,338
Residual Capitalization Rate:	6.50%
Year 10 Gross Resale Price:	\$10,159,045
Year 10 Gross Resale Price PSF:	\$330.83 psf
Cost of Resale:	2.50%
Resale Costs:	(\$253,976)
Unleveraged Proceeds Before Debt:	\$9,905,069

## SECOND GENERATION TENANTS

	New	Renewal	Weighted
Renewal Probability:	10.00%	90.00%	
Renewal Probability Yard:	20.00%	80.00%	
Downtime:	3 Months	0 Months	0 Months
Tenant Improvements:	\$6.00 psf	\$1.00 psf	\$1.50 psf
Leasing Commissions:	6.00%	1.00%	1.50%
Lease Term:	3-5 Years		
Lease Escalation:	3% Annual Increases		

## PROPERTY INFLATION & GENERAL VACANCY

Property Tax - Annual Escalator	3.00%
Operating Expense - Annual Escalator	3.00%
Annual Market Rental Escalations	3% Annual Increases
General Vacancy Factor	10% to 6%

*\*Year 1 taxes based off current 2024 Assesment*

# DISCLOSURE



This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 5550 W 60th Ave located in Arvada, CO (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.