



APRÈS WINTER PARK

SINGLE TENANT RETAIL INVESTMENT

1,888 SF COMMERCIAL CONDO | DOWNTOWN WINTER PARK



78415 HWY 40 UNIT 200A + 104 WINTER PARK, CO

navpoint

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I EXECUTIVE SUMMARY



 WINTER PARK • COLORADO

EXECUTIVE SUMMARY

NavPoint Real Estate Group is pleased to present this the opportunity to acquire two, leased commercial condominium units in Winter Park, Colorado. This combined 1,888 SF commercial condominium unit is part of the newly remodeled (2022) Après Winter Park Condominium project. Located in the heart of downtown Winter Park, this 100% leased commercial condominium provides investors a stable, cash flowing asset from an established Grand County residential and commercial property management company.



PROPERTY BREAKDOWN



PURCHASE PRICE
\$335,000



UNIT 200A + 104
1,888 SF



NOI
\$30,444



CAP RATE
9.09%



ZONING
D-C



TENANT SUMMARY



FOUNDED	2019
HEADQUARTERS	Winter Park, CO
WEBSITE	https://panoramicsvc.com/

PANORAMIC PROPERTY SERVICES LLC offers commercial and residential cleaning solutions. With a meticulous approach and a commitment to client satisfaction, Panoramic delivers unparalleled cleaning services tailored to meet the diverse needs of its clientele.

From commercial cleaning services tailored to various industries such as offices, healthcare facilities, and educational institutions to residential cleaning services covering homes, apartments, and vacation rentals, Panoramic ensures cleanliness across all spaces. Additionally, they specialize in post-construction cleaning, carpet and upholstery cleaning, and floor maintenance, utilizing state-of-the-art equipment and eco-friendly cleaning agents.

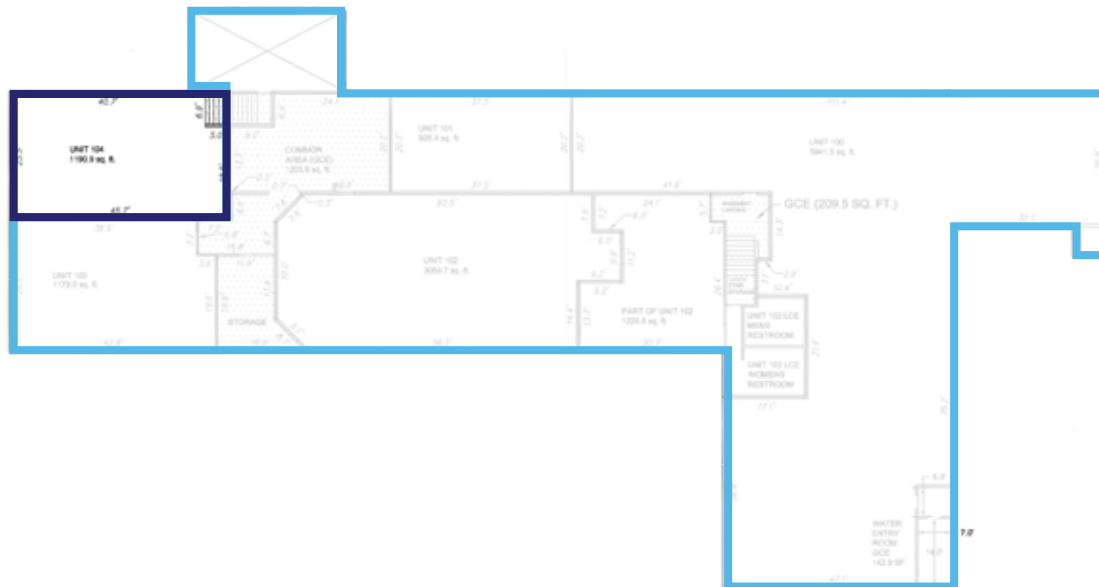


FLOOR PLAN

LEVEL 1 (200A)



LOWER LEVEL (104)



APRÈS
WINTER
PARK



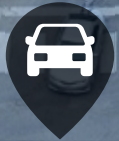
SOUTH + WEST
PROVISIONS



The Sweet Life
Candy Store



HIGH COUNTRY DR



**7,500
VEHICLES
PER DAY**

**Winter
park**
RESORT
5 MIN SOUTH →

II FINANCIAL SUMMARY



 WINTER PARK • COLORADO

ASSUMPTIONS

ALL CASH SUMMARY

Property Purchase Price	\$335,000
Initial Capitalization Rate	9.09%
Initial Cash-On-Cash Return	9.09%
Price Per Square Foot	\$177.44
All Cash Ten Year IRR	12.18%

GLOBAL ASSUMPTIONS

Total Rentable Square Feet	1,888
Holding Period	10 Years
Analysis Start Date	1/1/2025

INCOME ASSUMPTIONS

Market Rents - Initial Year	\$16.00
Market Rents - Annual Escalator	3.00%
Other Income - Annual Escalator	N/A

EXPENSE ASSUMPTIONS

Initial Year Expenses Per Sq. Ft.	\$6.22
Property Taxes Annual Escalator	2.00%
Operating Expenses - Annual Escalator	2.00%
Insurance Annual Escalator	2.00%

SECOND GENERATION TENANTS

Initial Market Rent Per Sq. Ft.	Market Rents
Annual Rent Adjustment	Market Rents
Retention Ratio	90%
Lease Term	5 Years
Tenant Improvements Per Sq. Ft.	\$10.00

Leasing Commissions	\$5.00
Downtime - Months	Vacated: 2 W/A: 0

RESIDUAL ASSUMPTIONS

Residual Capitalization Rate	7.50%
Cap Rate Decay	0.05%
Cost of Sale	6.00%

CASH FLOW

	Per Sq. Ft.	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
INCOME												
BASE RENTS	\$16.12	\$30,444	\$31,388	\$32,332	\$33,276	\$33,988	\$35,019	\$36,070	\$37,152	\$38,267	\$39,415	\$40,597
LESS LAG VACANCY	0.00	0	0	0	0	0	0	0	0	0	0	0
RENT ABATEMENTS		0	0	0	0	0	0	0	0	0	0	0
EFFECTIVE BASE RENT	16.12	30,444	31,388	32,332	33,276	33,988	35,019	36,070	37,152	38,267	39,415	40,597
EXPENSE REIMBURSEMENTS	6.22	11,734	12,540	12,716	14,144	14,327	14,613	14,905	15,204	15,508	15,818	16,134
GROSS INCOME	22.34	42,178	43,928	45,048	47,420	48,314	49,633	50,975	52,356	53,774	55,232	56,731
GENERAL VACANCY	0.00	0	0	0	0	0	0	0	0	0	0	0
TOTAL INCOME	22.34	42,178	43,928	45,048	47,420	48,314	49,633	50,975	52,356	53,774	55,232	56,731
EXPENSES												
OPERATING EXPENSES	4.57	8,624	8,797	8,973	9,152	9,335	9,522	9,712	9,906	10,105	10,307	10,513
MANAGEMENT FEE	0.00	0	0	0	0	0	0	0	0	0	0	0
PROPERTY TAXES	1.65	3,110	3,744	3,744	4,992	4,992	5,091	5,193	5,297	5,403	5,511	5,621
INSURANCE	0.00	0	0	0	0	0	0	0	0	0	0	0
TOTAL EXPENSES	6.22	11,734	12,540	12,716	14,144	14,327	14,613	14,905	15,204	15,508	15,818	16,134
NET OPERATING INCOME	16.12	30,444	31,388	32,332	33,276	33,988	35,019	36,070	37,152	38,267	39,415	40,597
CAPITAL COSTS												
TENANT IMPROVEMENTS	0.00	0	0	0	0	18,880	0	0	0	0	0	0
LEASING COMMISSIONS	0.00	0	0	0	0	9,440	0	0	0	0	0	0
CAPITAL RESERVES	0.00	0	0	0	0	0	0	0	0	0	0	0
TOTAL CAPITAL COSTS	0.00	0	0	0	0	28,320	0	0	0	0	0	0
OPERATING CASH FLOW	16.12	30,444	31,388	32,332	33,276	5,668	35,019	36,070	37,152	38,267	39,415	
ACQUISITION COST/RESALE												
ACQUISITION COST	(335,000)	0	0	0	0	0	0	0	0	0	0	0
PROPERTY RESALE (NET)		0	0	0	0	0	0	0	0	0	508,540	All Cash IRR
CASH FLOW BEFORE DEBT	(335,000)	30,444	31,388	32,332	33,276	5,668	35,019	36,070	37,152	38,267	547,955	12.18%
CAPITALIZATION RATE												
CAPITALIZATION RATE		9.09%	9.37%	9.65%	9.93%	10.15%	10.45%	10.77%	11.09%	11.42%	11.77%	
UNLEVERAGED CASH-ON-CASH RETURN												
UNLEVERAGED CASH-ON-CASH RETURN		9.09%	9.37%	9.65%	9.93%	1.69%	10.45%	10.77%	11.09%	11.42%	11.77%	
ANNUAL GROWTH IN BASE RENTS												
ANNUAL GROWTH IN BASE RENTS			3.10%	3.01%	2.92%	2.14%	3.03%	3.00%	3.00%	3.00%	3.00%	

RENT ROLL

Tenant	Building Size	Lease			Current Monthly Base Rent	Current Monthly Base Rent PSF	Rent Escalations		Notes	Expense Reimb. Type
		Commence Date	Expiration Date	Security Deposit			Increase	Date		
Panoramic Property Services LLC	1,888	10/1/2019	09/30/2029	\$500	\$2,517.33	\$16.00	\$2,596.00	10/1/2025		NNN
							\$2,674.67	10/1/2026		
							\$2,753.33	10/1/2027		
							\$2,832.00	10/1/2028		

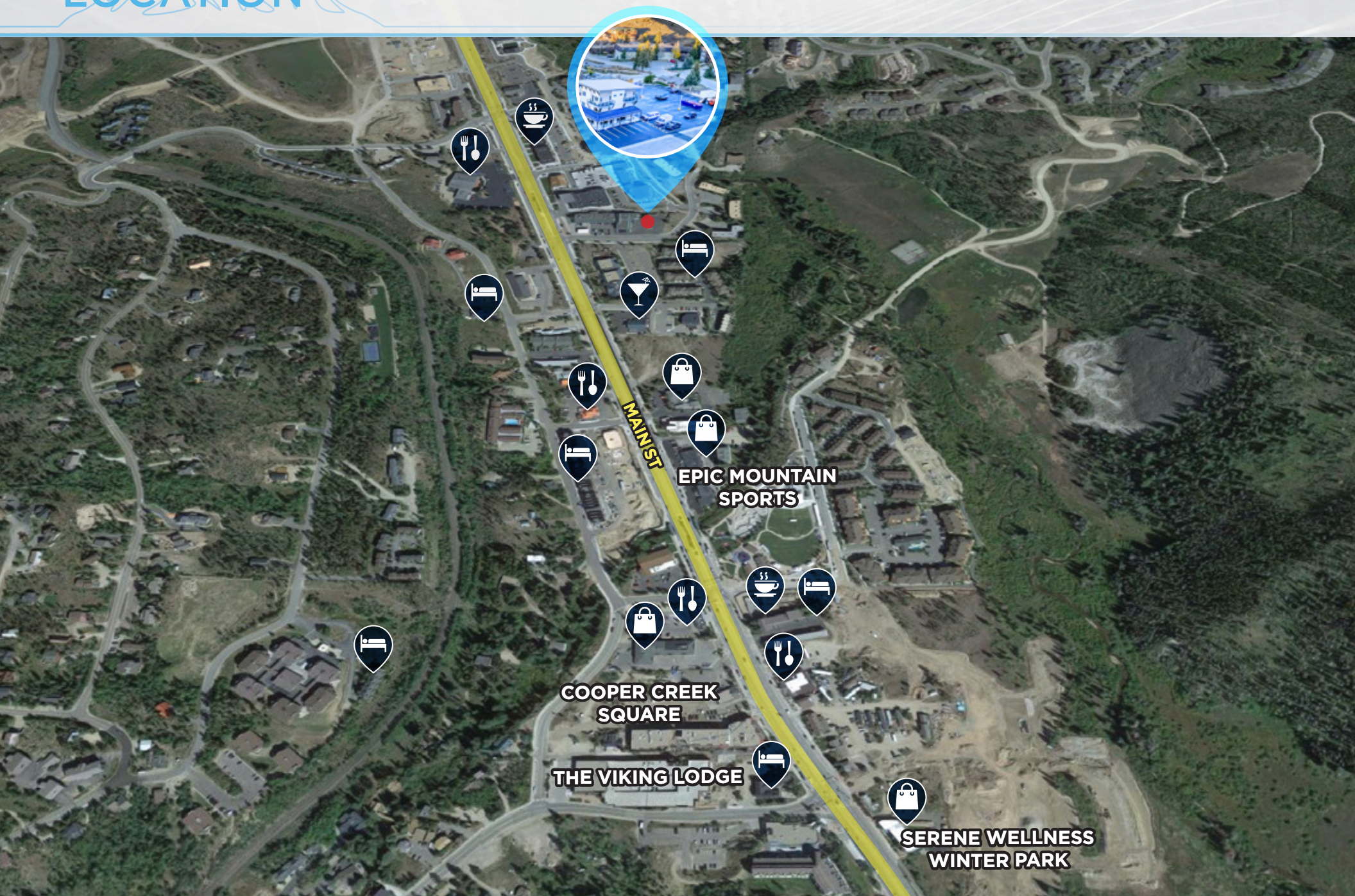
Tenant Responsibilities	Tenant maintains interior components of the Premises, including, without limitation, HVAC, plumbing & sewer lines, electrical & lighting facilities, interior walls, doors, floor covering, wall coverings, store front, ceilings, plate glass, windows, etc.
Landlord Responsibilities	Landlord is responsible for the payment of Condominium Dues for the Apres Winter Park Condominium Association. To the extent not covered by the Apres Winter Park Condominium Association, Landlord is responsible for structural portions of the Property.
Roof	Roof repairs and maintenance shall be the responsibility of the Apres Winter Park Condominium Association, included in Condominium Dues payable by Landlord.
HVAC	HVAC repairs and maintenance are included in Condominium Dues and are 100% reimbursable by Tenant.
Common Area Expenses	All expenses incurred by the Landlord in the management, maintenance, repair, and operation of the Property, which are included in Condominium Dues managed by the Apres Winter Park Condominium Association.
Condominium Dues	Landlord shall pay all condominium dues when payable which are 100% reimbursable by Tenant.
Insurance	Tenant shall at all times procure all-risk commercial property and liability insurance. The Apres Winter Park Association shall maintain fire and extended coverage and commercial general liability insurance which cost is reimbursable by Tenant.
Utilities	Tenant shall directly pay for all electricity, gas, water, telephone, or any other utilities used within the Premises to the extent not covered in Condominium Dues.
Property Taxes	Landlord will pay all property taxes and assessments levied and assessed for any such year upon the Property which cost is 100% reimbursable by Tenant.

III LOCATION OVERVIEW



➤ WINTER PARK • COLORADO

LOCATION



WINTER PARK

WINTER PARK, COLORADO, is home to approximately 1,500 residents, making it a charming and close-knit community. The median age of the population in Winter Park is around 39 years, indicating a diverse mix of young professionals, families, and retirees. Winter Park is known for its safe and friendly environment, contributing to its appeal as a desirable place to reside. Residents enjoy a vibrant community spirit, fostered by numerous local events, festivals, and gatherings throughout the year.



WINTER PARK

The region experiences a delightful mountain climate, with snowy winters and mild summers, making it an attractive destination for both winter sports enthusiasts and nature lovers. The region's picturesque landscape and proximity to world-class skiing, snowboarding, and outdoor activities attract both residents and tourists alike.



WINTER PARK

HOUSEHOLD INCOME

The median household income in Winter Park is \$65,000 per year, showcasing a stable and economically vibrant community.

EDUCATION LEVEL

Winter Park boasts an educated population, with a significant percentage of residents holding at least a bachelor's degree, contributing to a skilled workforce.

EMPLOYMENT OPPORTUNITIES

The area offers a thriving job market with a balanced mix of industries, including tourism, outdoor recreation, and local services.



WINTER PARK

TOURISM IMPACT

Winter Park's popularity as a sought-after winter destination significantly contributes to the local economy and provides opportunities for property investment.

LOCAL AMENITIES

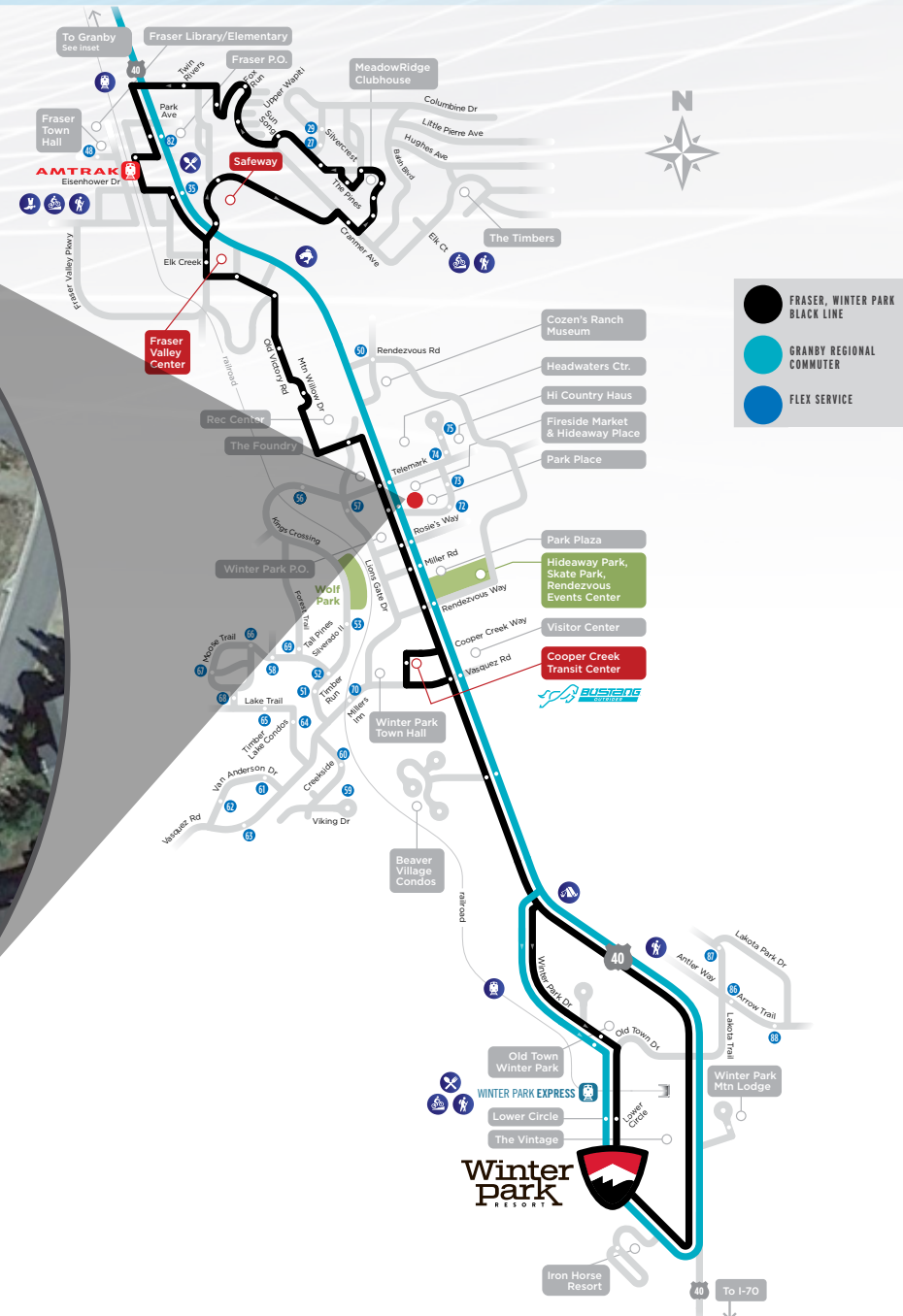
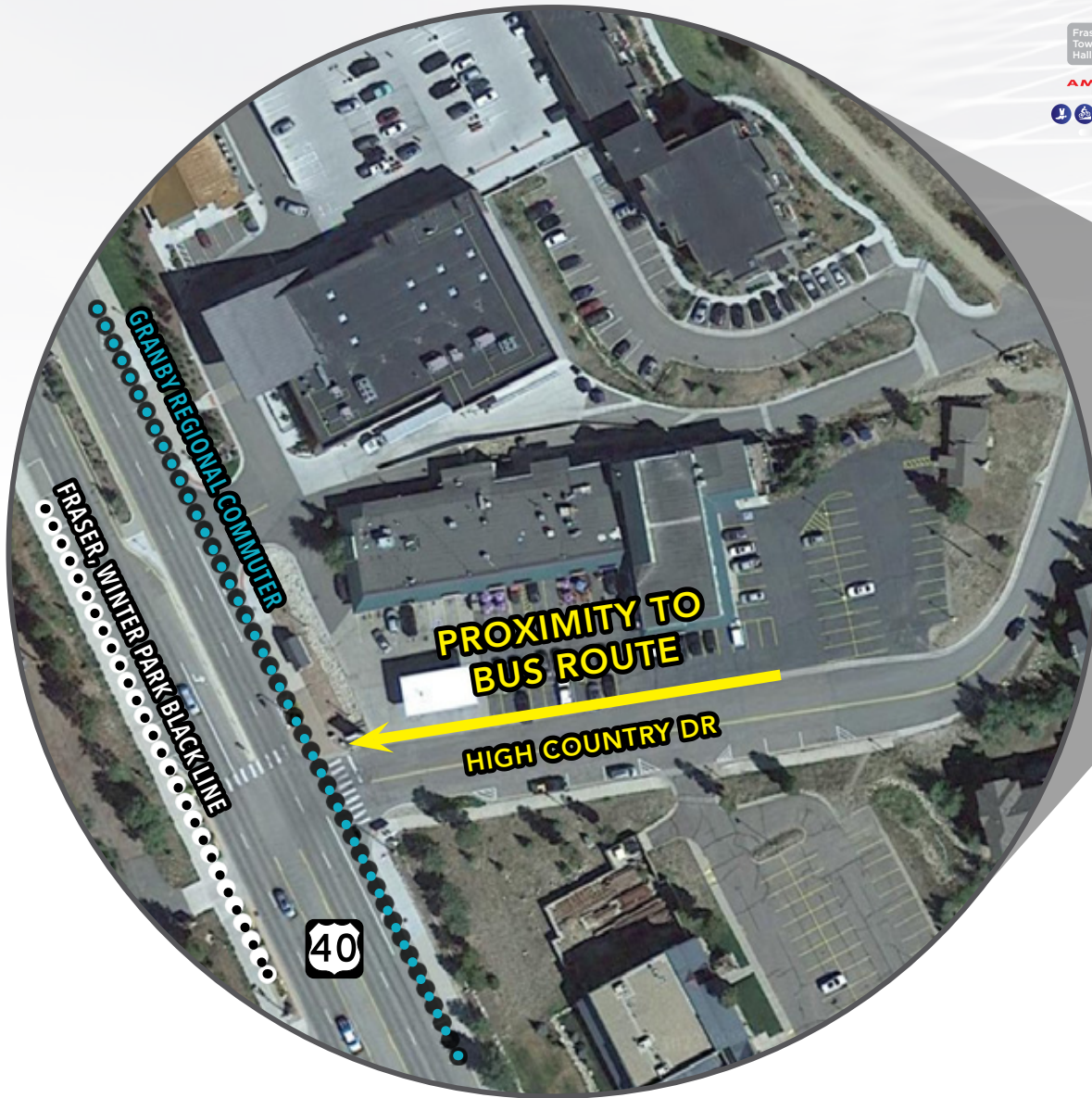
The town offers an array of amenities, including restaurants, shops, cultural events, and year-round recreational facilities, ensuring a high quality of life for residents.

REAL ESTATE INVESTMENT POTENTIAL

The town's steady growth, combined with its unique mountain charm, makes Winter Park an attractive prospect for real estate investors seeking long-term value and potential appreciation.



WINTER PARK PROXIMITY TO BUS ROUTE | TO BASE OF SKI AREA





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navpoint
REAL ESTATE GROUP



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