



SANDBERG
MONETTE

Jeff Johnson, Co-Founder, Principal
Corey Sandberg, Vice President
Keith Lenz, Associate Advisor
Dallas Sandberg, Senior Advisor
Jack Eberwein, Associate Advisor



PINNACLE
REAL ESTATE ADVISORS

One Broadway Suite A300 | Denver, CO 80203
303.962.9555 | www.pinnaclearea.com

Lone Tree Town Center

7824 Park Meadows Drive, Lone Tree, CO 80124



INVESTMENT CONTACT

JEFF JOHNSON
CO-FOUNDER PRINCIPAL

Main: 303.962.9555
Direct: 303.962.9556
Mobile: 303.880.9422
JJohnson@PinnacleREA.com

INVESTMENT CONTACT

COREY SANDBERG
VICE PRESIDENT

Main: 303.962.9555
Direct: 303.407.9784
Mobile: 928.533.4581
CSandberg@PinnacleREA.com



INVESTMENT OVERVIEW



PROPERTY DESCRIPTION

This 14,803 SF Multi-Tenant Retail building is an excellent investment, constructed in 2003, and located in the dynamic and high income Lone Tree area. This investment is strategically positioned facing C-470, providing excellent exposure to the growing populace, and benefiting from Lone Tree's thriving retail and business environment.

OFFERING SUMMARY

Sale Price: \$4,125,000



PROPERTY OVERVIEW



7824 PARK MEADOWS DRIVE

Lone Tree, CO 80124

PROPERTY DESCRIPTION

Building Type:	Multi-Tenant Retail
Building Size:	14,803 SF (Assessor)
Lot Size:	1.256 Acres
Number of Units:	5
YOC:	2003
Parking:	68 Surface

PROPERTY HIGHLIGHTS

- High visibility near major transportation routes such as C-470 for accessibility
- Strong Location - Excellent average household income
- Surrounded by a strong residential and commercial demographic
- Great Condition
- Ample Parking for employees and visitors
- Great tenant mix with tenured tenants
- If no tenant is signed for the vacant space prior to Closing, Seller's are open to escrowing funds to guarantee the vacant space.



ADDITIONAL PHOTOS



AREA MAP



LOCATION OVERVIEW



AREA OVERVIEW



Lone Tree offers the premium lifestyle of living in a major city without the price tag. 98% of residents describe quality of life in the city as "great", with easy access to local and regional entertainment, in addition to the many parks and trails Colorado offers.

With a population just under 14,000, the 1.49-plus-square-mile City of Lone Tree boasts a median household income of \$121,066.

DID YOU KNOW?

- **Incorporation:** Lone Tree became a municipality in 1995
- **Location:** Lone Tree is located 18 miles southeast of Denver, Colorado
- **Elevation:** Lone Tree sits at an elevation of 5,948 feet above sea level
- **Size and Population:** The City of Lone Tree is 9.6 square miles with a current population of approximately 13,990 people



Key Industries in Lone Tree

Company	Product/Service	Employment
Charles Schwab	Financial Services	4,500
Sky Ridge Medical Center	Healthcare	3,000
Park Meadows Retail Resort	Retail	2,000
Kiewit	Construction & Engineering	1,500
Canvas Credit Union	Financial Services	400
Cochlear Americas	Medical Devices	400
Kaiser Permanente	Healthcare	300
CNA	Insurance	300
City of Lone Tree	Municipal Government	150
UC Health	Healthcare	150



INVESTMENT ANALYSIS

7824 Park Meadows Dr				
Commercial Analysis	"As-Is"	PSF	" Proforma"	PSF
Commercial Base Rent	\$271,339	\$18.79	\$332,153	\$23.00
Expense Reimbursement Revenue	\$173,489	\$12.01	\$204,913	\$14.19
TOTAL POTENTIAL GROSS REVENUE	\$444,828	\$30.80	\$537,067	\$37.19
Vacancy Allowance	\$0	\$0.00	(\$26,853)	(\$1.86)
EFFECTIVE GROSS REVENUE	\$444,828	\$30.80	\$510,213	\$35.33
Property Taxes (Estimated Post Sale)	(\$117,536)	(\$8.14)	(\$117,536)	(\$8.14)
Property Insurance	(\$8,942)	(\$0.62)	(\$8,942)	(\$0.62)
Trash Removal	(\$5,245)	(\$0.36)	(\$5,245)	(\$0.36)
Electricity / Gas	(\$9,553)	(\$0.66)	(\$9,553)	(\$0.66)
Water / Sewer	(\$10,811)	(\$0.75)	(\$10,811)	(\$0.75)
Fire Systems	(\$4,852)	(\$0.34)	(\$4,852)	(\$0.34)
Repairs and Maintenance	(\$12,978)	(\$0.90)	(\$12,978)	(\$0.90)
Landscape / Snow Removal	(\$15,138)	(\$1.05)	(\$15,138)	(\$1.05)
Admin / Misc	(\$1,591)	(\$0.11)	(\$1,591)	(\$0.11)
Property Management (5.5%)	(\$11,673)	(\$0.81)	(\$18,268)	(\$1.27)
Total Reimbursable Expenses	(\$198,318)	(\$13.73)	(\$204,913)	(\$14.19)
Total Operating Expenses	(\$198,318)	(\$13.73)	(\$204,913)	(\$14.19)
NET OPERATING INCOME	\$246,510	\$17.07	\$305,300	\$21.14
Cap Rate (based on Asset Price)	5.98%		7.55%	
Debt Service	(\$224,739)		(\$220,166)	
Before Tax Cash Flow	\$21,771		\$85,134	
DSCR	1.10		1.39	
Cash on Cash	1.76%		7.02%	
Principal Reduction	\$30,773		\$30,147	
Total Return	4.25%		9.51%	
PURCHASE PRICE:	\$4,125,000	\$285.65 psf	\$4,125,000	\$285.65 psf
Rent Guarantee/Lease-up Escrow*	(83,932)		(83,932)	
TOTAL INVESTMENT COST	\$4,041,068	\$279.83 psf	\$4,041,068	\$279.83 psf
Loan Amount	\$2,887,500	70.00% LTV	\$2,828,748	70.0% LTV
Equity Contribution:	\$1,237,500	30.00%	\$1,212,320	30.0%
Interest Rate/Amortization	6.75%	30 Years	6.75%	30 Years
Monthly/Annual Amortization Payments	\$18,728	\$224,739	\$18,347	\$220,166
Property Square Feet:	14,441 SF		14,441 SF	

Expenses are 2023 P&L + 2024 Taxes Payable + 2024 Insurance & Fire Systems + Nov 23-Apr 24 Snow Removal.

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.



AS-IS GROSS REVENUE

7824 Park Meadows Dr: As-Is Gross Revenue

Effective Occupied SF: 12,633 sf 87.5%

Effective Vacant SF: 1,808 sf 12.5%

Total RSF: 14,441 sf 100.0%

Tenant	Unit	RSF	Commence	Expiration	Monthly Base Rent	Annual Base Rent	Annual PSF	Monthly OpEx	Expense Reimburse	Annual PSF	Total	PSF
Rent Guarantee/Lease-up Escrow*	100	2,731	Negotiable		\$3,869	\$46,427	\$17.00 psf	\$3,125	\$37,505	\$13.73	\$83,932	\$30.73 psf
Freedom Fitness	125	4,887	12/1/08	12/31/27	\$8,801	\$105,608	\$21.61 psf	\$5,593	\$67,113	\$13.73	\$172,721	\$35.34 psf
Cycle Bar	150	2,815	2/1/16	6/30/29	\$5,194	\$62,324	\$22.14 psf	\$3,222	\$38,658	\$13.73	\$100,982	\$35.87 psf
Vacant	200	1,808			\$0	\$0	\$0.00 psf	\$0	\$0	\$0.00	\$0	\$0.00 psf
Josue Mora	300	2,200	9/1/23	8/31/28	\$4,748	\$56,980	\$25.90 psf	\$2,518	\$30,213	\$13.73	\$87,193	\$39.63 psf
TOTALS		14,441 sf			\$22,612	\$271,339		\$14,457	\$173,489		\$444,828	\$30.80 /sf

*Seller will guarantee a negotiable amount of rent and NNN at Closing to be used for any costs associated with leasing the vacant space #100

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.



PROFORMA GROSS REVENUE

7824 Park Meadows Dr.: Proforma Gross Revenue

Total Occupied SF:	14,441 sf	100.0%										
Total Vacant SF:	0 sf	0.0%										
Total SF:	14,441 sf	100.0%										
Tenant	Unit	RSF	Commence	Expiration	Monthly Base Rent	Annual Base Rent	Annual PSF	Monthly OpEx	Expense Reimburse	Annual PSF	Total	PSF
New Tenant	100	2,731	3-5 Years		\$5,291	\$63,496	\$23.25 psf	\$3,229.34	\$38,752	\$14.19 psf	\$102,248	\$37.44 psf
Freedom Fitness	125	4,887	12/1/08	12/31/27	\$8,801	\$105,608	\$21.61 psf	\$5,778.75	\$69,345	\$14.19 psf	\$174,953	\$35.80 psf
Cycle Bar	150	2,815	2/1/16	6/30/29	\$5,194	\$62,324	\$22.14 psf	\$3,328.66	\$39,944	\$14.19 psf	\$102,268	\$36.33 psf
New Tenant	200	1,808	3-5 Years		\$3,503	\$42,036	\$23.25 psf	\$2,137.91	\$25,655	\$14.19 psf	\$67,691	\$37.44 psf
Josue Mora	300	2,200	9/1/23	8/31/28	\$4,748	\$56,980	\$25.90 psf	\$2,601.44	\$31,217	\$14.19 psf	\$88,197	\$40.09 psf
TOTALS		14,441 sf			\$27,537	\$330,444	\$23.23 psf	\$17,076	\$204,913		\$535,357	\$37.07 /sf

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.



10 - YEAR CASH FLOW

7824 Park Meadows Dr: Proforma 10-Year Cash Flow

<i>Fiscal Year Ending</i>	<i>As-Is</i>	<i>As-Is PSF</i>	<i>Year 1 Dec-25</i>	<i>Year 2 Dec-26</i>	<i>Year 3 Dec-27</i>	<i>Year 4 Dec-28</i>	<i>Year 5 Dec-29</i>	<i>Year 6 Dec-30</i>	<i>Year 7 Dec-31</i>	<i>Year 8 Dec-32</i>	<i>Year 9 Dec-33</i>	<i>Year 10 Dec-34</i>
Commercial Base Rent	\$271,339	\$18.79	\$332,153	\$337,080	\$363,310	\$368,537	\$377,893	\$389,230	\$400,907	\$412,934	\$425,322	\$438,082
Commercial Expense Reimbursement	\$173,489	\$12.01	\$204,913	\$214,587	\$217,287	\$227,543	\$230,407	\$241,281	\$244,320	\$255,849	\$259,073	\$271,297
POTENTIAL GROSS REVENUE	\$444,828	\$30.80	\$537,067	\$551,667	\$580,597	\$596,079	\$608,301	\$630,511	\$645,227	\$668,784	\$684,396	\$709,379
Vacancy Allowance	\$0.00	\$0.00	\$ (26,853)	\$ (27,583)	\$ (29,030)	\$ (55,339)	\$ (23,220)	\$ (31,526)	\$ -	\$ (33,439)	\$ (65,887)	\$ (39,663)
EFFECTIVE GROSS REVENUE	\$444,828	\$30.80	\$510,213	\$524,083	\$551,567	\$540,741	\$585,081	\$598,986	\$645,227	\$635,344	\$618,509	\$669,716
Property Taxes (Estimated Post Sale)	(\$117,536)	(\$8.14)	(\$117,536)	(\$124,589)	(\$124,589)	(\$132,064)	(\$132,064)	(\$139,988)	(\$139,988)	(\$148,387)	(\$148,387)	(\$157,290)
Property Insurance	(\$8,942)	(\$0.62)	(\$8,942)	(\$9,210)	(\$9,487)	(\$9,771)	(\$10,064)	(\$10,366)	(\$10,677)	(\$10,998)	(\$11,327)	(\$11,667)
Trash Removal	(\$5,245)	(\$0.36)	(\$5,245)	(\$5,402)	(\$5,564)	(\$5,731)	(\$5,903)	(\$6,080)	(\$6,262)	(\$6,450)	(\$6,644)	(\$6,843)
Electricity / Gas	(\$9,553)	(\$0.66)	(\$9,553)	(\$9,840)	(\$10,135)	(\$10,439)	(\$10,752)	(\$11,075)	(\$11,407)	(\$11,749)	(\$12,102)	(\$12,465)
Water / Sewer	(\$10,811)	(\$0.75)	(\$10,811)	(\$11,135)	(\$11,469)	(\$11,813)	(\$12,168)	(\$12,533)	(\$12,909)	(\$13,296)	(\$13,695)	(\$14,106)
Fire Systems	(\$4,852)	(\$0.34)	(\$4,852)	(\$4,997)	(\$5,147)	(\$5,302)	(\$5,461)	(\$5,625)	(\$5,793)	(\$5,967)	(\$6,146)	(\$6,330)
Repairs and Maintenance	(\$12,978)	(\$0.90)	(\$12,978)	(\$13,367)	(\$13,768)	(\$14,181)	(\$14,607)	(\$15,045)	(\$15,496)	(\$15,961)	(\$16,440)	(\$16,933)
Landscape / Snow Removal	(\$15,138)	(\$1.05)	(\$15,138)	(\$15,592)	(\$16,059)	(\$16,541)	(\$17,037)	(\$17,549)	(\$18,075)	(\$18,617)	(\$19,176)	(\$19,751)
Admin / Misc	(\$1,591)	(\$0.11)	(\$1,591)	(\$1,638)	(\$1,687)	(\$1,738)	(\$1,790)	(\$1,844)	(\$1,899)	(\$1,956)	(\$2,015)	(\$2,075)
Property Management (5.5%)	(\$11,673)	(\$0.81)	(\$18,268)	(\$18,816)	(\$19,381)	(\$19,962)	(\$20,561)	(\$21,178)	(\$21,813)	(\$22,468)	(\$23,142)	(\$23,836)
Total Operating Expenses	(\$198,318)	(\$13.73)	(\$204,913)	(\$214,587)	(\$217,287)	(\$227,543)	(\$230,407)	(\$241,281)	(\$244,320)	(\$255,849)	(\$259,073)	(\$271,297)
NET OPERATING INCOME	\$246,510	\$17.07	\$305,300	\$309,497	\$334,280	\$313,198	\$354,674	\$357,704	\$400,907	\$379,495	\$359,435	\$398,419
Cap Rate (based on Purchase Price)			7.40%	7.50%	8.10%	7.59%	8.60%	8.67%	9.72%	9.20%	8.71%	9.66%

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



10 - YEAR CASH FLOW

7824 Park Meadows Dr: Proforma 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
NET OPERATING INCOME	\$246,510	\$17.07	\$305,300	\$309,497	\$334,280	\$313,198	\$354,674	\$357,704	\$400,907	\$379,495	\$359,435	\$398,419
Cap Rate (based on Purchase Price)	5.98%		7.40%	7.50%	8.10%	7.59%	8.60%	8.67%	9.72%	9.20%	8.71%	9.66%
Annual Debt Service			(\$220,166)	(\$220,166)	(\$220,166)	(\$220,166)	(\$220,166)	(\$220,166)	(\$220,166)	(\$220,166)	(\$220,166)	(\$220,166)
Tenant Improvements			(\$136,170)	\$0	\$0	(\$99,218)	(\$39,410)	(\$63,546)	\$0	\$0	(\$99,218)	(\$39,410)
Leasing Commissions			(\$31,660)	\$0	\$0	(\$32,409)	(\$13,259)	(\$22,021)	\$0	\$0	(\$37,571)	(\$15,371)
Capital Reserves (\$0.25/sf)			(\$3,610)	(\$3,610)	(\$3,610)	(\$3,610)	(\$3,610)	(\$3,610)	(\$3,610)	(\$3,610)	(\$3,610)	(\$3,610)
Net Returns	10-Year Totals/Averages											
Cash Flow After Cap Ex & Debt	\$813,707	Total	\$81,523	\$85,720	\$110,503	(\$42,206)	\$78,228	\$48,361	\$177,130	\$155,718	(\$1,131)	\$119,861
Cash On Cash	6.71%	Average	6.72%	7.07%	9.12%	(-3.48%)	6.45%	3.99%	14.61%	12.84%	(-0.09%)	9.89%
Principal Reduction	\$415,798	Total	<u>\$30,147</u>	<u>\$32,246</u>	<u>\$34,492</u>	<u>\$36,893</u>	<u>\$39,462</u>	<u>\$42,210</u>	<u>\$45,149</u>	<u>\$48,292</u>	<u>\$51,655</u>	<u>\$55,251</u>
Total Return	\$1,229,504	Total	\$111,671	\$117,966	\$144,995	(\$5,313)	\$117,690	\$90,570	\$222,279	\$204,011	\$50,524	\$175,112
Total Return (percentage)	10.14%	Average	9.21%	9.73%	11.96%	(-0.44%)	9.71%	7.47%	18.33%	16.83%	4.17%	14.44%

ACQUISITION:

PURCHASE PRICE:	\$4,125,000	\$285.65 /sf
Rent Guarantee/Lease-up Escrow*	(\$83,932)	
TOTAL INVESTMENT COST	\$4,041,068	
Loan Amount:	\$2,828,748	70.0% LTV
Equity Value:	\$1,212,320	30.0%
Interest Rate/Amortization:	6.750%	30 Years
Monthly/Annual Amortization Payments:	\$18,347	\$220,166
Property Square Feet:	14,441 SF	

Leveraged IRR 5 Year:	15.44%
Cash-on-Cash 5 Year Average:	5.18%
Total Return 5 Year Average:	8.03%

Leveraged IRR 10 Year:	13.44%
Cash-on-Cash 10 Year Average:	6.71%
Total Return 10 Year Average:	10.14%

Residual Value: 5th Year		
Cap 6th Year's NOI @	7.25%	\$4,933,855
Residual Value Per SF		\$341.66/sf
Less Selling Expense @	5.00%	(\$246,693)
Ending Loan Balance:		<u>(\$2,655,507)</u>
Net Residual In Year 5:		\$2,031,655

Residual Value: 10th Year		
Cap 11th Year's NOI @	7.25%	\$5,495,430
Residual Value Per SF		\$380.54/sf
Less Selling Expense @	5.00%	(\$274,771)
Ending Loan Balance:		<u>(\$2,412,950)</u>
Net Residual In Year 10:		\$2,807,708

*Seller will guarantee a negotiable amount of rent and NNN at Closing to be used for any costs associated with leasing the vacant space #100

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.



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 7824 Park Meadows Drive located in Lone Tree, 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.





Jeff Johnson, Co-Founder, Principal
Corey Sandberg, Vice President
Keith Lenz, Associate Advisor
Dallas Sandberg, Senior Advisor
Jack Eberwein, Associate Advisor



One Broadway Suite A300 | Denver, CO 80203
303.962.9555 | www.pinnaclearea.com