1605 FOXTRAIL DRIVE, LOVELAND, CO 80538

AVAILABLE FOR SALE AND LEASE

PRIME OFFICE CONDO INVESTMENT OPPORTUNITY

FLEXIBLE OFFICE CONDO OPPORTUNITIES FOR SALE OR LEASE

Entire Building
Sale Price: $2,692,000 | Cap Rate: 8.50% | NOI $228,841

First Floor Sale
Purchase Price: $1,590,000 | Cap Rate: 10% | NOI: $159,005

Suite 201 Lease
$14.00/SF NNN | 1,735 SF

THE OFFERING

1605 Foxtrail Drive presents a strong opportunity for investors, owner-users, and tenants. Buyers may acquire the entire building or purchase individual condominium units. For tenants, a second-floor suite is currently available for lease. Existing occupants include UCHealth Medical Group in Suite 100, Edward Jones in Suite 280, and Goosehead Insurance in Suite 202.

The floor plan features an open and bright layout, complemented by surrounding windows. Strategically located right off I-25 and Highway 34, this property provides unparalleled convenience with over a dozen restaurants and business support services within walking distance. Situated in the Foxtrail Business Park, the building offers ample parking and signage opportunities for tenants and owner/users. Please contact the listing brokers for additional information.

PROPERTY DETAILS

Building Size: 12,382 SF

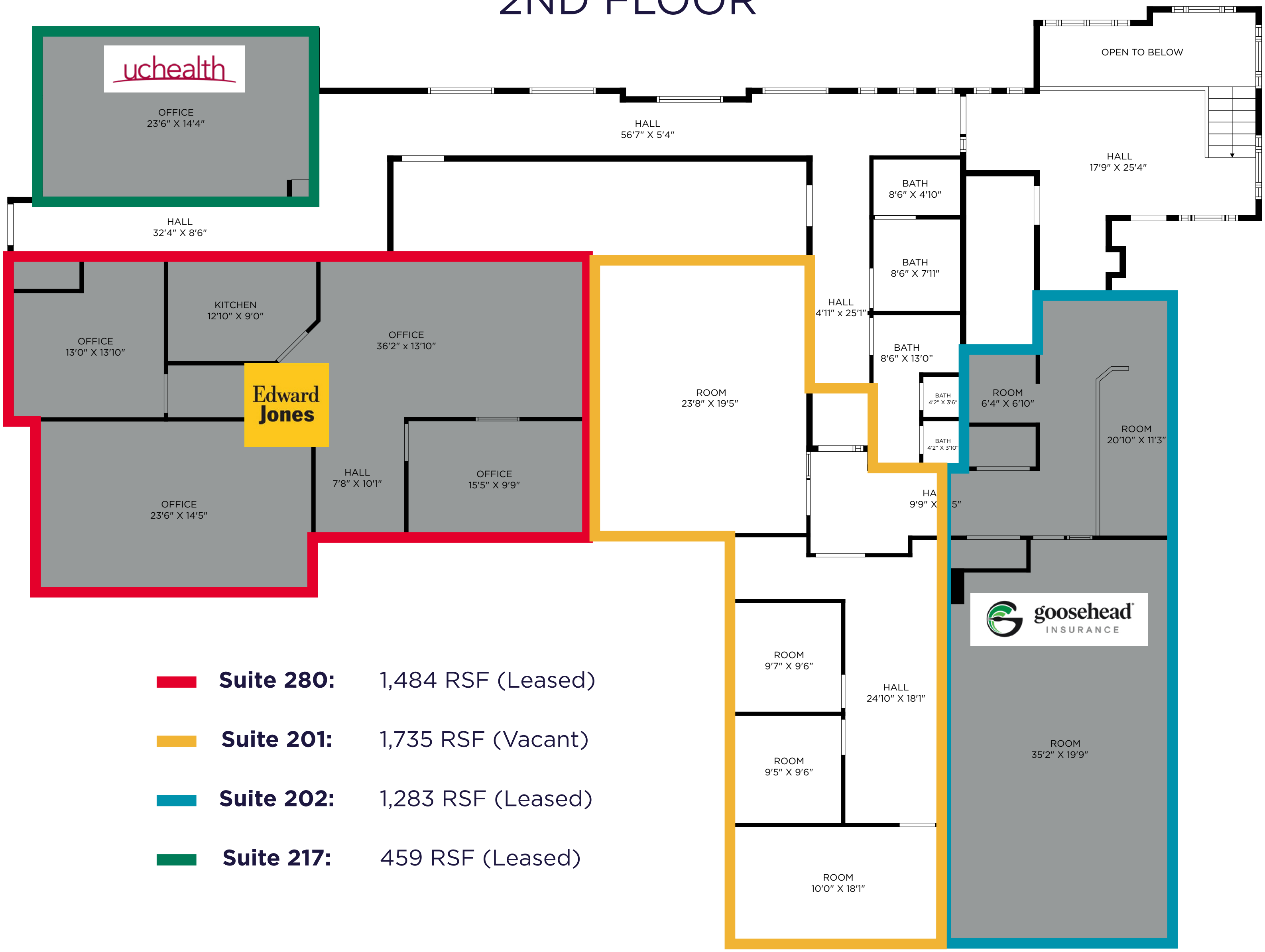
Year Built: 2007

Construction Type: Masonry

Parking: 50 Spaces (4:1,000 SF)

FLOOR **PLAN**

2ND FLOOR



(red)	**Suite 280:**	1,484 RSF (Leased)
(yellow)	**Suite 201:**	1,735 RSF (Vacant)
(blue)	**Suite 202:**	1,283 RSF (Leased)
(green)	**Suite 217:**	459 RSF (Leased)

AVAILABILITIES

AVAILABILITY

Suite	Size (RSF)	Size (USF)	Base Monthly Rent	Sale Price	Cap Rate
Suite 100	7,017	5,500	Leased	$1,590,000	10%
Suite 280	1,484	1,258	Leased	$468,500	6.5%
Suite 201	1,735	1,265	$14/SF NNN	$373,500	6.5% (Pro Forma)
Suite 202	1,283	966	Leased	$237,000	6.5%
Entire Building	12,382	10,671	N/A	$2,695,000	8.5% (Pro Forma)

RENT ROLL

1605 FOXTRAIL DR., LOVELAND, CO 80538

Tenant	Address	Rentable Square Feet	Current $/SF	Base Rent/Yr.	Type	Escalator	Term	Expiration	Option Periods
UCHealth Medical Group	Suite 100	7,017	$22.66	$159,005.22	NNN	3.00%	5 Years	6/30/2030	
Edward Jones	Suite 280	1,484	$20.32	$30,149.64	NNN	2.00%	5 Years	12/31/2028	(1) 5-Year Option
Vacant (Pro Forma)	Suite 201	1,735	$14.00	$24,290.00	NNN	3.00%	N/A	N/A	N/A
Goosehead Insurance	Suite 202	1,283	$12.00	$15,396.00	NNN	4.00%	4 Years	6/30/2030	(1) 3-Year Option
		11,519		**$228,840.86**					

Average Lease Rate	$17.24
Total Base Rent/Month	$19,070.07

TENANT OVERVIEWS

UCHealth is Colorado's largest community-based health system, recognized for delivering nationally ranked patient care, advanced clinical services, and innovative healthcare solutions across the region. As the tenant, UCHealth brings long-term stability and strong credit quality, serving as a trusted healthcare provider with a broad network of hospitals, clinics, and specialty care facilities.

Tenant:	UCHealth Medical Group
Size:	7,017 SF (Suite 100 & Suite 217)
Lease Rate:	$22.00/SF NNN
Escalator:	3%
Expiration:	June 30, 2030 (Option to terminate after July 1, 2028)

Edward Jones is a leading financial services firm that provides personalized investment guidance, wealth management, and retirement planning solutions to individuals, families, and businesses nationwide. As the tenant, Edward Jones offers strong brand recognition and operational stability, supported by a long-standing reputation and an extensive network of financial advisors across the United States.

Tenant:	Edward Jones
Size:	1,484 SF (Suite 280)
Lease Rate:	$19.92/SF NNN
Escalator:	2%
Expiration:	December 31, 2028

Goosehead Insurance is a rapidly growing independent insurance agency that leverages proprietary technology and access to a broad network of insurance carriers to deliver customized coverage solutions for individuals and businesses. As the tenant, Goosehead Insurance provides a strong professional services presence backed by a nationally recognized brand and an expanding footprint across the United States.

Tenant:	Goosehead Insurance, The Romano Agency
Size:	1,283 SF
Lease Rate:	$12.00/SF NNN
Escalator:	3%
Expiration:	June 30, 2030

CASHFLOW ANALYSIS

1605 FOXTRAIL DR., LOVELAND, CO 80538

PURCHASE PRICE: $2,692,000

CAP RATE: 8.50%

Financing	
Loan Amount	$2,019,000.00
Equity $	$673,000.00
Equity %	25.00%
Term (Years)	20
Interest Rate	5.00%

Tenant	Tenant Share	Size	Current Rate	Escalator	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
UCHealth Medical Group	61%	7,017	$22.66	3.0%	159,005.22	163,775.38	168,688.64	173,749.30	178,961.78	184,330.63	189,860.55	195,556.36	201,423.06	207,465.75	213,689.72
Edward Jones	13%	1,484	$20.32	2.0%	30,149.64	30,752.63	31,367.69	31,995.04	32,634.94	33,287.64	33,953.39	34,632.46	35,325.11	36,031.61	36,752.24
Vacant (Pro Forma)	15%	1,735	$14.00	3.0%	24,290.00	25,018.70	25,769.26	26,542.34	27,338.61	28,158.77	29,003.53	29,873.64	30,769.85	31,692.94	32,643.73
Goosehead Insurance	11%	1,283	$12.00	4.0%	15,396.00	16,011.84	16,652.31	17,318.41	18,011.14	18,731.59	19,480.85	20,260.09	21,070.49	21,913.31	22,789.84
NNN Income	100%	11,519	$17.95	3.0%	206,766.05	212,969.03	219,358.10	225,938.85	232,717.01	239,698.52	246,889.48	254,296.16	261,925.05	269,782.80	277,876.28
TOTAL SF		11,519													

			2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Potential Rental Income			**435,607**	**448,528**	**461,836**	**475,544**	**489,663**	**504,207**	**519,188**	**534,619**	**550,514**	**566,886**	**583,752**
Gross Operating Income			**435,607**	**448,528**	**461,836**	**475,544**	**489,663**	**504,207**	**519,188**	**534,619**	**550,514**	**566,886**	**583,752**
Less Operating Expenses													
Taxes / Insurance / CAM	$17.95	$206,766.05	206,766	212,969	219,358	225,939	232,717	239,699	246,889	254,296	261,925	269,783	277,876
Total Operating Expenses	**$17.95**		**206,766**	**212,969**	**219,358**	**225,939**	**232,717**	**239,699**	**246,889**	**254,296**	**261,925**	**269,783**	**277,876**
Net Operating Income (NOI)			**228,841**	**235,559**	**242,478**	**249,605**	**256,946**	**264,509**	**272,298**	**280,323**	**288,588**	**297,104**	**305,876**
Building Valuation	**CAP:**	8.50%	**2,692,245**	**2,771,277**	**2,852,681**	**2,936,530**	**3,022,900**	**3,111,866**	**3,203,510**	**3,297,912**	**3,395,159**	**3,495,337**	
Value per SF:			**233.72**	**240.58**	**247.65**	**254.93**	**262.43**	**270.15**	**278.11**	**286.30**	**294.74**	**303.44**	
Annual Debt Service													
Principal			60,314	63,400	66,643	70,053	73,637	77,404	81,364	85,527	89,903	94,503	
Interest			99,580	96,494	93,251	89,841	86,257	82,490	78,530	74,367	69,991	65,392	
Total Debt Service (Annual)			159,894	159,894	159,894	159,894	159,894	159,894	159,894	159,894	159,894	159,894	
Debt Service Coverage Ratio			1.43	1.47	1.52	1.56	1.61	1.65	1.70	1.75	1.80	1.86	
Loan to Value Ratio			75.0%	70.7%	66.4%	62.3%	58.2%	54.1%	50.2%	46.3%	42.4%	38.6%	
Net Cash Flow			**68,947**	**75,664**	**82,584**	**89,711**	**97,052**	**104,615**	**112,404**	**120,428**	**128,694**	**137,210**	
Cash on Cash ROI			10.24%	11.24%	12.27%	13.33%	14.42%	15.54%	16.70%	17.89%	19.12%	20.39%	
Leveraged ROI			19.21%	20.66%	22.17%	23.74%	25.36%	27.05%	28.79%	30.60%	32.48%	34.43%	
Cash Flow + Principal Equity Gain			129,261	139,064	149,227	159,764	170,689	182,019	193,769	205,956	218,597	231,712	
Building Value (Sale)	**CAP:**	7.50%	3,140,781	3,233,039	3,328,068	3,425,953	3,526,782	3,630,644	3,737,634	3,847,847	3,961,381	4,078,340	
Less Purchase Price			-2,692,000	-2,692,000	-2,692,000	-2,692,000	-2,692,000	-2,692,000	-2,692,000	-2,692,000	-2,692,000	-2,692,000	
Less Selling Expenses	**Comm %**	3.00%	-94,223	-96,991	-99,842	-102,779	-105,803	-108,919	-112,129	-115,435	-118,841	-122,350	
Estimated Gain of Sale of Bldg if sold			354,557	444,047	536,226	631,174	728,978	829,725	933,505	1,040,411	1,150,540	1,263,990	
Net Cumulative Gain if Sold (Cash + Print)			**189,574**	**202,464**	**215,870**	**229,817**	**244,326**	**259,423**	**275,133**	**291,483**	**308,500**	**326,215**	
IRR (If Sold)			**71.9%**	**41.8%**	**32.9%**	**28.6%**	**26.1%**	**24.4%**	**23.1%**	**22.2%**	**21.5%**	**20.9%**	

CASHFLOW ANALYSIS

1605 FOXTRAIL DR., SUITE 100, LOVELAND, CO 80538

PURCHASE PRICE: $1,590,000
CAP RATE: 10.00%

Financing	
Loan Amount	$1,192,500.00
Equity $	$397,500.00
Equity %	25.00%
Term (Years)	20
Interest Rate	5.00%

Tenant	Tenant Share	Size	Current Rate	Escalator	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
UCHealth Medical Group	100%	7,017	$22.66	3.0%	159,005.22	163,775.38	168,688.64	173,749.30	178,961.78	184,330.63	189,860.55	195,556.36	201,423.06	207,465.75	213,689.72
NNN Income	100%	7,017	$17.95	3.0%	125,978.69	129,758.05	133,650.79	137,660.32	141,790.13	146,043.83	150,425.14	154,937.90	159,586.04	164,373.62	169,304.82
TOTAL SF		7,017													
Potential Rental Income					**284,984**	**293,533**	**302,339**	**311,410**	**320,752**	**330,374**	**340,286**	**350,494**	**361,009**	**371,839**	**382,995**
Gross Operating Income					**284,984**	**293,533**	**302,339**	**311,410**	**320,752**	**330,374**	**340,286**	**350,494**	**361,009**	**371,839**	**382,995**
Less Operating Expenses															
Taxes	$11.27	$79,080.24			79,080	81,453	83,896	86,413	89,006	91,676	94,426	97,259	100,176	103,182	106,277
Insurance	$0.94	$6,620.87			6,621	6,819	7,024	7,235	7,452	7,675	7,906	8,143	8,387	8,639	8,898
CAM	$5.74	$40,277.58			40,278	41,486	42,730	44,012	45,333	46,693	48,094	49,536	51,022	52,553	54,130
Total Operating Expenses	**$17.95**				**125,979**	**129,758**	**133,651**	**137,660**	**141,790**	**146,044**	**150,425**	**154,938**	**159,586**	**164,374**	**169,305**
Net Operating Income (NOI)					**159,005**	**163,775**	**168,689**	**173,749**	**178,962**	**184,331**	**189,861**	**195,556**	**201,423**	**207,466**	**213,690**
Building Valuation	**CAP:**	10.00%			**1,590,052**	**1,637,754**	**1,686,886**	**1,737,493**	**1,789,618**	**1,843,306**	**1,898,605**	**1,955,564**	**2,014,231**	**2,074,657**	
Value per SF:					**226.60**	**233.40**	**240.40**	**247.61**	**255.04**	**262.69**	**270.57**	**278.69**	**287.05**	**295.66**	
Annual Debt Service															
Principal					35,624	37,446	39,362	41,376	43,493	45,718	48,057	50,516	53,100	55,817	
Interest					58,816	56,993	55,078	53,064	50,947	48,722	46,383	43,924	41,340	38,623	
Total Debt Service (Annual)					94,440	94,440	94,440	94,440	94,440	94,440	94,440	94,440	94,440	94,440	
Debt Service Coverage Ratio					1.68	1.73	1.79	1.84	1.89	1.95	2.01	2.07	2.13	2.20	
Loan to Value Ratio					75.0%	70.6%	66.4%	62.2%	58.0%	54.0%	50.0%	46.1%	42.2%	38.5%	
Net Cash Flow					**64,566**	**69,336**	**74,249**	**79,310**	**84,522**	**89,891**	**95,421**	**101,117**	**106,983**	**113,026**	
Cash on Cash ROI					16.24%	17.44%	18.68%	19.95%	21.26%	22.61%	24.01%	25.44%	26.91%	28.43%	
Leveraged ROI					25.20%	26.86%	28.58%	30.36%	32.21%	34.12%	36.10%	38.15%	40.27%	42.48%	
Cash Flow + Principal Equity Gain					100,189	106,782	113,611	120,686	128,015	135,609	143,478	151,632	160,084	168,843	
Building Value (Sale)	**CAP:**	9.00%			1,819,726	1,874,318	1,930,548	1,988,464	2,048,118	2,109,562	2,172,848	2,238,034	2,305,175	2,374,330	
Less Purchase Price					-1,590,000	-1,590,000	-1,590,000	-1,590,000	-1,590,000	-1,590,000	-1,590,000	-1,590,000	-1,590,000	-1,590,000	
Less Selling Expenses	**Comm %**	3.00%			-54,592	-56,230	-57,916	-59,654	-61,444	-63,287	-65,185	-67,141	-69,155	-71,230	
Estimated Gain of Sale of Bldg if sold					175,135	228,089	282,631	338,810	396,675	456,275	517,663	580,893	646,020	713,100	
Net Cumulative Gain if Sold (Cash + Print)					**135,813**	**144,228**	**152,973**	**162,061**	**171,508**	**181,327**	**191,535**	**202,148**	**213,184**	**224,660**	
IRR (If Sold)					**69.3%**	**44.1%**	**36.4%**	**32.6%**	**30.3%**	**28.7%**	**27.6%**	**26.7%**	**26.0%**	**25.5%**	

AREA OVERVIEW

CITY OF LOVELAND

The city of Loveland is south of Fort Collins, its larger neighbor and the county seat. The two cities have been steadily growing towards each other over the last several decades and are considered to be a single metropolitan area by the U.S. government. The establishment of county-owned open space between the two communities in the 1990's was intended to create a permanent buffer to contiguous growth.

Loveland has aggressively expanded its incorporated limits eastward to embrace the interchanges at Interstate 25 (I-25). The I-25 & Crossroads Boulevard intersection and the I-25 & U.S. Highway 34 intersection are both being developed with retail and commercial properties filling in nicely. In the last decade, the I-25 & Hwy. 34 intersection has become a primary commercial hub of northern Colorado, with the construction of shopping centers such as the Promenade Shops at Centerra and the Outlets at Loveland, and the addition of the Budweiser Events Center. The Medical Center of the Rockies has also been built near the Interstate 25 and U.S. Highway 34 interchange, Centerra.

Loveland has embraced urban living and has two successful multi-family assets located in the heart of the downtown corridor. In addition, there are dozens of historic homes located within a short walk of downtown. The retail establishments of Lincoln Place consider downtown Loveland's residents the most crucial amenity in that a built-in customer base is present.

DEMOGRAPHIC HIGHLIGHTS

Total Population (2024)
78,526

Total Households
33,888

Per Capita Income
$46,516

Median Age
42.4

Total Employees
43,479

Total Square Miles
35.56

DEMOGRAPHICS			CoStar, 2025
	3 Miles	5 Miles	10 Miles
2024 Population	24,372	67,791	259,045
2029 Population Projection	26,231	73,211	282,948
2024 Households	10,166	27,859	101,087
Avg. Household Income	$120,484	$113,682	$118,074

FOR MORE INFORMATION, PLEASE CONTACT:

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