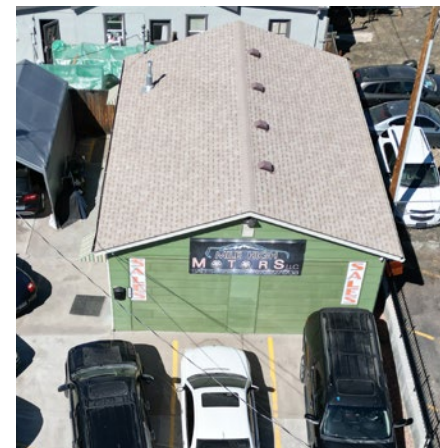


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3 BUILDING PORTFOLIO

SALE PRICE: \$950,000
CAP RATE: 7.47%



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SALE PRICE: \$950,000 | CAP RATE: 7.47%

This portfolio offering consists of three buildings located off Eisenhower Boulevard (Highway 34). All buildings are fully leased and offer great exposure in the heart of Loveland.

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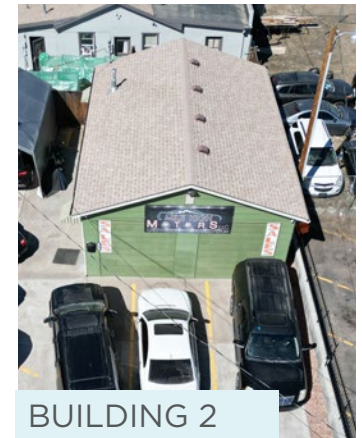
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BUILDING SIZE	2,200 SF
SITE SIZE	0.11 AC (4,836 SF)
YOC/YOR	1949/2019
TENANCY	Multi-Tenant
OCCUPANCY	100%
TYPE	Retail
ZONING	B-Developing Business

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BUILDING 1



BUILDING 2

BUILDING SIZE	Bldg 1: 1,200 SF / Bldg. 2: 1,000 SF
SITE SIZE	0.16 AC (7,000 SF)
YOC/YOR	1946/2019
TENANCY	Multi-Tenant
OCCUPANCY	100%
TYPE	Retail/Office
ZONING	B-Developing Business

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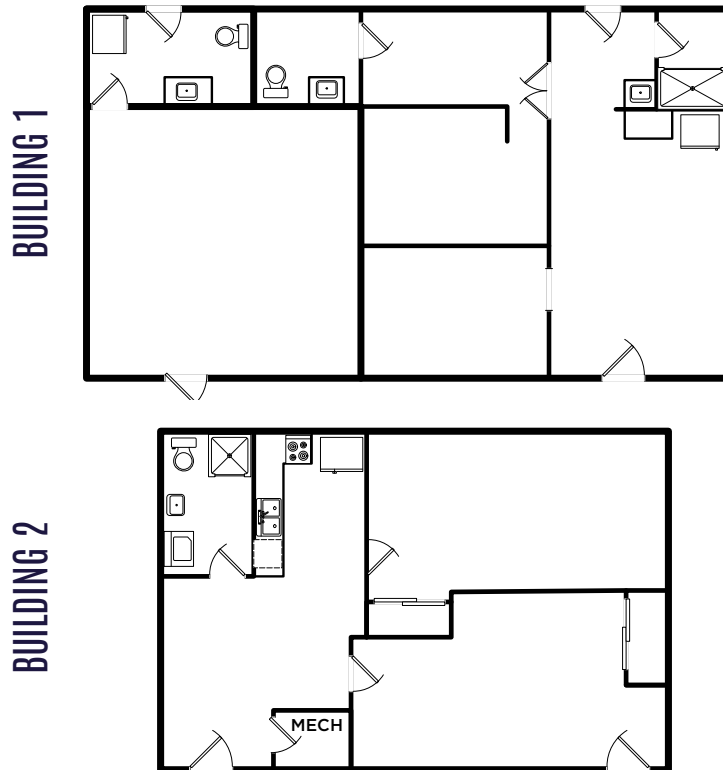
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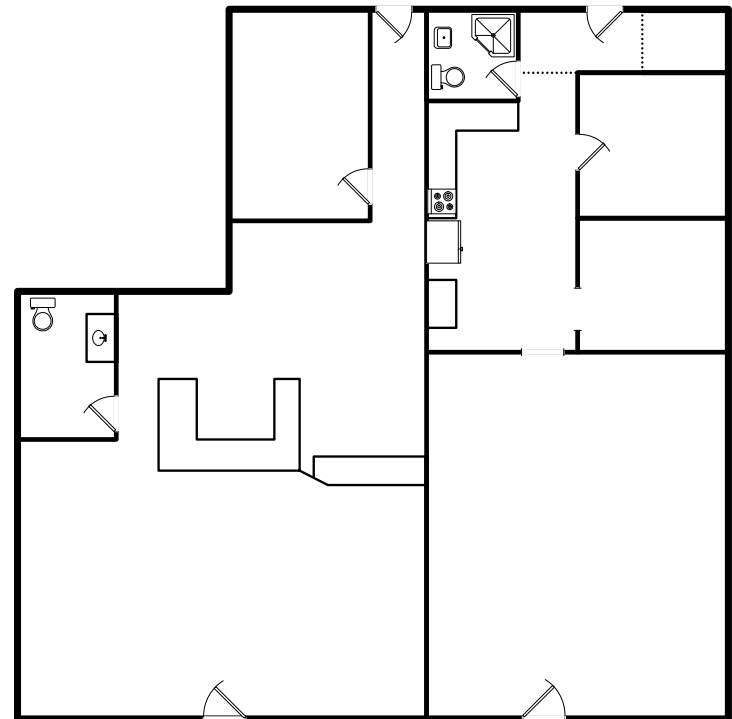
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FLOOR PLANS

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CASH FLOW ANALYSIS

CAP RATE: 7.47%

PROFORMA

BASE RENTAL INCOME		SIZE:	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
LABOR MAX		1,100	\$21,899.76	\$22,556.75	\$23,233.46	\$23,930.46	\$24,648.37
R&G BODY ART		1,100	\$19,873.44	\$20,469.64	\$21,083.73	\$21,716.24	\$22,367.73
DYAN SCHULENBERG UNIT B		433	\$13,400.00	\$14,070.00	\$14,773.50	\$15,512.18	\$16,287.78
APPLE BEAUTY SPA UNIT A		767	\$15,450.00	\$15,913.50	\$16,390.91	\$16,882.63	\$17,389.11
RESIDENTIAL		1,000	\$19,140.00	\$19,714.20	\$20,305.63	\$20,914.79	\$21,542.24
TOTAL BASE RENTAL INCOME		4,400	\$89,763.20	\$92,724.10	\$95,787.22	\$98,956.31	\$102,235.24
POTENTIAL GROSS OPERATING INCOME			\$89,763.20	\$92,724.10	\$95,787.22	\$98,956.31	\$102,235.24
LESS OPERATING EXPENSES		2.00%					
TAXES		\$1.75	-\$7,709.42	-\$7,863.61	-\$8,020.88	-\$8,181.30	-\$8,344.92
INSURANCE		\$1.04	-\$4,560.00	-\$4,651.20	-\$4,744.22	-\$4,839.11	-\$4,935.89
CAM		\$1.48	-\$6,500.00	-\$6,630.00	-\$6,762.60	-\$6,897.85	-\$7,035.81
TOTAL OPERATING EXPENSES		\$4.27	-\$18,769.42	-\$19,144.81	-\$19,527.70	-\$19,918.26	-\$20,316.62
NET OPERATING INCOME (NOI):			\$70,993.78	\$73,579.29	\$76,259.51	\$79,038.05	\$81,918.61
ANNUAL DEBT SERVICE							
PRINCIPAL			\$8,719.94	\$9,350.30	\$10,026.24	\$10,751.03	\$11,528.23
INTEREST			\$39,623.76	\$38,993.40	\$38,317.46	\$37,592.66	\$36,815.47
TOTAL DEBT SERVICE (ANNUAL)			\$48,343.70	\$48,343.70	\$48,343.70	\$48,343.70	\$48,343.70
DEBT SERVICE COVERAGE RATIO			1.47	1.52	1.58	1.63	1.69
BEFORE TAX CASH FLOW			\$22,650.08	\$25,235.59	\$27,915.82	\$30,694.35	\$33,574.92
CASH FLOW + PRINCIPAL EQUITY GAIN			\$31,370.02	\$34,585.89	\$37,942.05	\$41,445.38	\$45,103.14

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RENT ROLL

TENANT	SF	GROSS RENT	GROSS RENT ESCALATOR	TERM	START	END	SECURITY DEPOSIT
LABOR MAX	1,100	\$19.91	4% annual escalations	3	3/1/2023	2/28/2026	\$1,500.00
R&G BODY ART	1,100	\$18.07	2% annual escalations	2	11/1/2023	10/31/2025	\$1,500.00
DYAN SCHULENBERG	433	\$30.95	5% annual escalations	3	10/3/2024	9/30/2027	\$1,250.00
APPLE BEAUTY SPA	767	\$20.14	3% annual escalations	4	9/1/2024	8/31/2028	\$1,000.00
RESIDENTIAL	1000	\$19.14	-	1 Yr, 5 Mths	1/24/2025	6/30/2026	\$ -
TOTAL:	4,400						

OPERATING EXPENSES	\$/SF	\$/MO
PROPERTY TAXES	\$1.75	\$642.45
PROPERTY INSURANCE	\$1.04	\$380.00
CAM	\$1.48	\$541.67
TOTAL	\$4.27	\$1,564.12

Information contained herein is from sources believed to be reliable. However, Cushman & Wakefield does not warrant or guarantee that the information is accurate and advises investors to perform their independent analysis of the property. Investors are strongly encouraged to seek appropriate tax and legal counsel.



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DEMOGRAPHICS

CoStar, 2024

	1 Mile	3 Mile	5 Mile
2024 Population	9,911	62,757	95,428
Annual Growth (2024-2029)	0.9%	1.0%	1.1%
2024 Households (HH)	4,701	26,597	39,763
Avg. HH Income	\$79,014	\$90,075	\$100,504
Daytime Population	8,879	27,961	45,166



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13TH ST.