



CUSHMAN &
WAKEFIELD



1605 FOXTAIL DRIVE, LOVELAND, CO 80538 | SUITE 100



10% CAP RATE | LEASED TO UCHEALTH

PRIME OFFICE CONDO INVESTMENT OPPORTUNITY

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Sale Price: \$1,534,740 | Cap Rate: 10.00% | NOI: \$154,374

THE OFFERING

Discover an exceptional investment opportunity at 1605 Foxtrail Drive, Suite 100. This suite is currently leased to UCHealth Medical Group, ensuring stable occupancy for the next 3 to 5 years. Strategically located right off I-25 and Highway 34, this property offers unparalleled convenience with over a dozen restaurants and business support services within walking distance. For more information, please contact the listing brokers.

PROPERTY DETAILS

Suite Size: 7,017 SF

Building Size: 12,382 SF

Year Built: 2007

Construction Type: Masonry

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

LEASE DETAILS

Tenants: UCHealth Medical Group

Size: 7,017 SF

Lease Rate: \$22.00/SF NNN

Escalator: 3%

Expiration: June 30, 2030 (Option to terminate after July 1, 2028)

Owner shall have the building remapped once under contract



CASHFLOW ANALYSIS

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

PURCHASE PRICE: \$1,543,740

CAP RATE: 10.00%

Financing															
Loan Amount	\$1,157,805.00														
Equity \$	\$385,935.00														
Equity %	25.00%														
Term (Years)	20														
Interest Rate	5.00%														
Tenant	Tenant Share	Size	Current Rate	Escalator	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
UCHealth Medical Group	100%	7,017	\$22.00	3.0%	154,374.00	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
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					280,353	288,763	297,426	306,349	315,539	325,006	334,756	344,798	355,142	365,797	376,771
Gross Operating Income					280,353	288,763	297,426	306,349	315,539	325,006	334,756	344,798	355,142	365,797	376,771
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)					154,374	159,005	163,775	168,689	173,749	178,962	184,331	189,861	195,556	201,423	207,466
Building Valuation	CAP:	7.00%			2,205,343	2,271,503	2,339,648	2,409,838	2,482,133	2,556,597	2,633,295	2,712,294	2,793,662	2,877,472	
Value per SF:					314.29	323.71	333.43	343.43	353.73	364.34	375.27	386.53	398.13	410.07	
Annual Debt Service															
Principal					34,587	36,357	38,217	40,172	42,227	44,388	46,659	49,046	51,555	54,193	
Interest					57,105	55,335	53,475	51,520	49,465	47,304	45,033	42,646	40,137	37,499	
Total Debt Service (Annual)					91,692	91,692	91,692	91,692	91,692	91,692	91,692	91,692	91,692	91,692	
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					52.5%	49.4%	46.5%	43.5%	40.6%	37.8%	35.0%	32.3%	29.6%	26.9%	
Net Cash Flow					62,682	67,313	72,083	76,997	82,057	87,270	92,639	98,169	103,864	109,731	
Cash on Cash ROI					16.24%	17.44%	18.68%	19.95%	21.26%	22.61%	24.00%	25.44%	26.91%	28.43%	
Leveraged ROI					25.20%	26.86%	28.58%	30.36%	32.20%	34.11%	36.09%	38.14%	40.27%	42.47%	
Cash Flow + Principal Equity Gain					97,269	103,670	110,300	117,169	124,285	131,658	139,297	147,214	155,420	163,924	
Building Value (Sale)	CAP:	5.00%			3,180,104	3,275,508	3,373,773	3,474,986	3,579,236	3,686,613	3,797,211	3,911,127	4,028,461	4,149,315	
Less Purchase Price					-1,543,740	-1,543,740	-1,543,740	-1,543,740	-1,543,740	-1,543,740	-1,543,740	-1,543,740	-1,543,740	-1,543,740	
Less Selling Expenses	Comm %	3.00%			-95,403	-98,265	-101,213	-104,250	-107,377	-110,598	-113,916	-117,334	-120,854	-124,479	
Estimated Gain of Sale of Bldg if sold					1,540,961	1,633,502	1,728,820	1,826,996	1,928,118	2,032,274	2,139,555	2,250,053	2,363,867	2,481,095	
Net Cumulative Gain if Sold (Cash + Print)					131,856	140,027	148,517	157,341	166,512	176,045	185,956	196,260	206,975	218,117	
IRR (If Sold)					424.5%	142.8%	88.2%	65.9%	53.8%	46.3%	41.3%	37.6%	34.9%	32.8%	

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



FOR MORE INFORMATION, PLEASE CONTACT:

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