

FOR INVESTMENT SALE

1352 Factory Drive & 1355 Factory Circle, Fort Lupton, CO



DEMOGRAPHICS

POPULATION



1 Mile:	4,879
3 Mile:	11,005
5 Mile:	13,976

DAYTIME POPULATION



1 Mile:	2,304
3 Mile:	4,202
5 Mile:	5,383

AVG. HH INCOME



1 Mile:	\$69,978
3 Mile:	\$95,455
5 Mile:	\$102,255

HOUSEHOLDS



1 Mile:	1,708
3 Mile:	3,804
5 Mile:	4,858

TRAFFIC COUNTS



Hwy 85 south of 14th:	24,586 vpd
Hwy 85 north of 14th:	24,003 vpd

FEATURES

- Easy access from Hwy 85 in Fort Lupton
- RV dump station & propane filling station
- Newly renovated with new furnace & AC

CONTACT

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PROPERTY OVERVIEW

- Dealership / maintenance facility with yard available for investment sale
- **100% Leased / Sale Price: \$2.9 Million / 8.25% Cap Rate**
- **Total Land:** 2 AC with potential for additional acreage across street
- 3 Buildings Total
 - **1355 Factory Circle:** 0.64 AC; 4,800 SF office and sales floor
 - **1352 Factory Drive:** 1.36 AC; 5,600 SF industrial and office with 4 bay doors & 2,200 SF separate shop space building
- **Ceiling Height:** 16 ft - 24 ft
- **Zoning:** Fort Lupton – I-1

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INVESTMENT ANALYSIS

		Year 1	Year 2	Year 3	Year 4	Year 5
Purchase Price		\$2,900,000.00	\$2,900,000.00	\$2,900,000.00	\$2,900,000.00	\$2,900,000.00
Capital Required	25%	\$725,000.00	\$725,000.00	\$725,000.00	\$725,000.00	\$725,000.00
Loan Amount	6.50%	\$2,175,000.00	\$2,175,000.00	\$2,175,000.00	\$2,175,000.00	\$2,175,000.00
Net Operating Income		\$215,000.00	\$240,000.00	\$240,000.00	\$240,000.00	\$240,000.00
Annual Debt Service		(\$194,527.49)	(\$194,527.49)	(\$194,527.49)	(\$194,527.49)	(\$194,527.49)
Cash Flow		\$20,472.51	\$45,472.51	\$45,472.51	\$45,472.51	\$45,472.51
Cash on Cash Return		2.82%	6.27%	6.27%	6.27%	6.27%
Principal Reduction (PR)		\$54,815.16	\$58,486.23	\$62,403.16	\$66,582.42	\$71,041.57
CF + PR		\$75,287.67	\$103,958.75	\$107,875.68	\$112,054.93	\$116,514.08
CF + PR Return		10.38%	14.34%	14.88%	15.46%	16.07%
Cumulative Returns			24.72%	39.60%	55.06%	71.13%
CF+PR Return Annualized			12.36%	13.20%	13.76%	14.23%
Cumulative Cash on Cash Return			9.10%	25.61%	27.05%	27.91%
COC Return Annualized			4.55%	5.12%	5.41%	5.58%

ANALYSIS UPON SALE OF PROPERTY

Sales Price	7% Cap	\$3,428,571.43	\$3,428,571.43	\$3,428,571.43
Basis		\$2,900,000.00	\$2,900,000.00	\$2,900,000.00
Sales Proceeds	95%	\$502,142.86	\$502,142.86	\$502,142.86
Proceeds as Return on Capital		69.26%	69.26%	69.26%
Proceeds as Return on Capital Annualized		23.09%	17.32%	13.85%
Combined Returns - Sale Proceeds/Cash Flow/Principal Reduction		\$789,264.95	\$901,319.88	\$1,017,833.96
Combined Returns as %		108.86%	124.32%	140.4%
Combined Returns as % Annualized		36.29%	31.08%	28.08%

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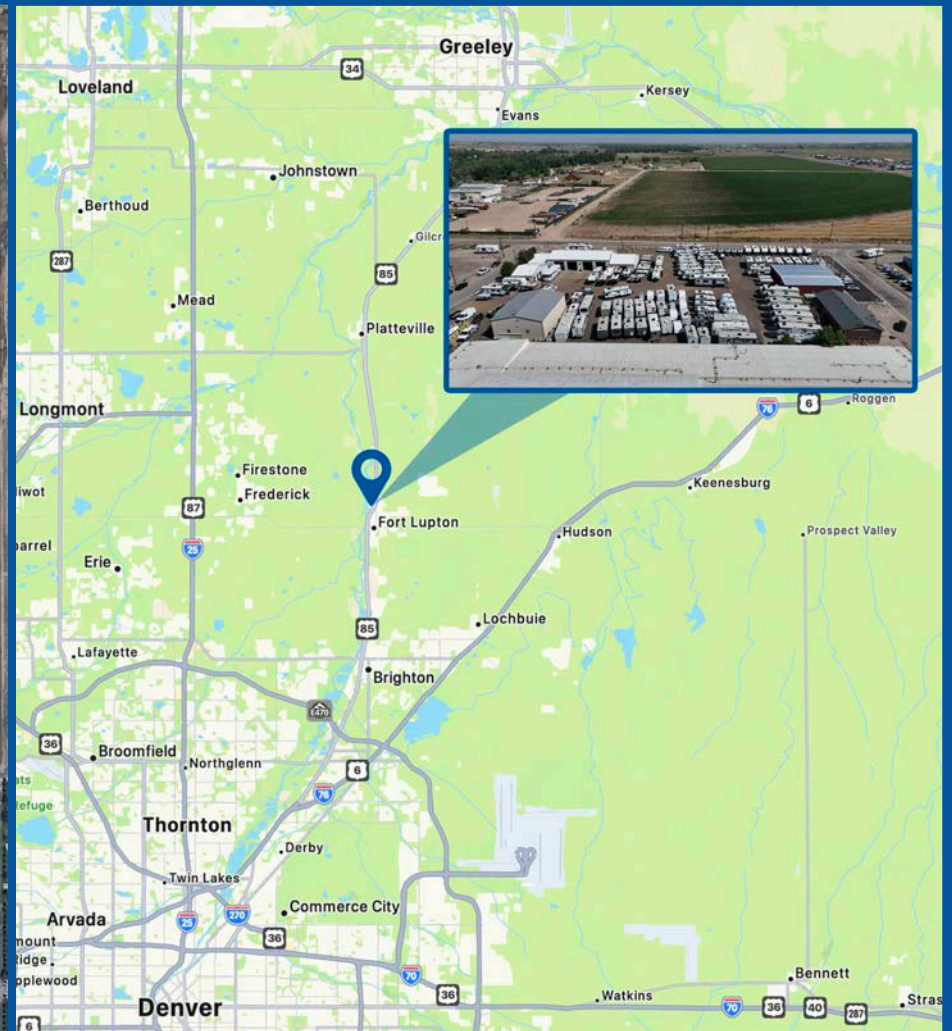
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SITE

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Frederick & Firestone

52

Brighton



FAMILY DOLLAR

SAFeway

1ST ST

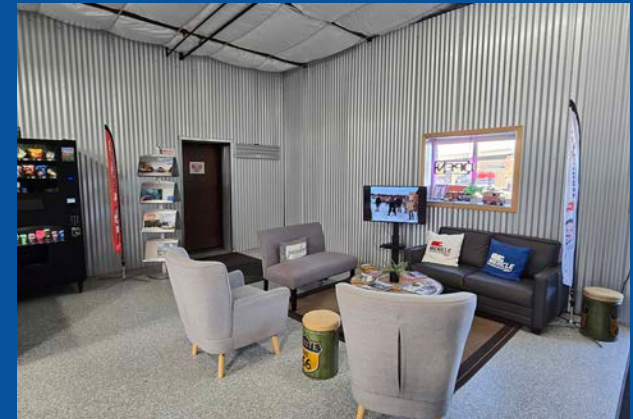
Hudson

52

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