

FOR SALE

528-530 E. EISENHOWER BLVD. / 1342 N. WASHINGTON ST.

LOVELAND, COLORADO 80537



3 BUILDING PORTFOLIO / SALE PRICE: ~~\$1,100,000~~ \$995,000

PRICE REDUCED

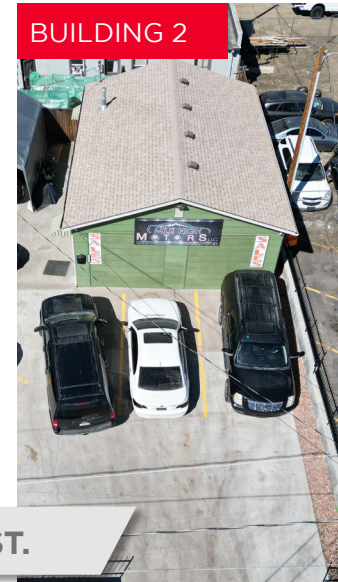
This portfolio offering consists of three buildings located off Eisenhower Boulevard (Highway 34). All buildings are fully leased and offer great exposure in the heart of Loveland.



528-530 E. EISENHOWER BLVD.



1342 N. WASHINGTON ST.



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

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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PRO FORMA CASH FLOW

BASE RENTAL INCOME	SIZE:	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Labor Max	1,100	\$21,057.48	\$21,689.20	\$22,339.88	\$23,010.08	\$23,700.38
R&G Body Art	1,100	\$19,483.78	\$20,068.29	\$20,670.34	\$21,290.45	\$21,929.17
Hair Salon	600	\$12,000.00	\$12,360.00	\$12,730.80	\$13,112.72	\$13,506.11
Massage	600	\$15,000.00	\$15,450.00	\$15,913.50	\$16,390.91	\$16,882.63
Office/Apt Tenant (Proforma)	1,000	\$21,600.00	\$22,248.00	\$22,915.44	\$23,602.90	\$24,310.99
Total Base Rental Income	4,400	\$89,141.26	\$91,815.50	\$94,569.96	\$97,407.06	\$100,329.27
Potential Gross Operating Income		\$89,141.26	\$91,815.50	\$94,569.96	\$97,407.06	\$100,329.27
Less Operating Expenses	2.00%					
Taxes	\$1.66	-\$7,324.10	-\$7,470.58	-\$7,619.99	-\$7,772.39	-\$7,927.84
Insurance	\$0.82	-\$3,595.00	-\$3,666.90	-\$3,740.24	-\$3,815.04	-\$3,891.34
CAM	\$1.48	-\$6,500.00	-\$6,630.00	-\$6,762.60	-\$6,897.85	-\$7,035.81
Total Operating Expenses	\$3.96	-\$17,419.10	-\$17,767.48	-\$18,122.83	-\$18,485.29	-\$18,854.99
Net Operating Income (NOI):		\$71,722.16	\$74,048.02	\$76,447.13	\$78,921.77	\$81,474.28
Annual Debt Service						
Principal		\$7,044.15	\$7,591.00	\$8,180.31	\$8,815.37	\$9,499.73
Interest		\$37,073.63	\$36,526.77	\$35,937.46	\$35,302.40	\$34,618.04
Total Debt Service (Annual)		\$44,117.77	\$44,117.77	\$44,117.77	\$44,117.77	\$44,117.77
Debt Service Coverage Ratio		1.63	1.68	1.73	1.79	1.85
Before Tax Cash Flow		\$27,604.39	\$29,930.24	\$32,329.36	\$34,804.00	\$37,356.51
Cash Flow + Principal Equity Gain		\$34,648.53	\$37,521.25	\$40,509.67	\$43,619.37	\$46,856.24

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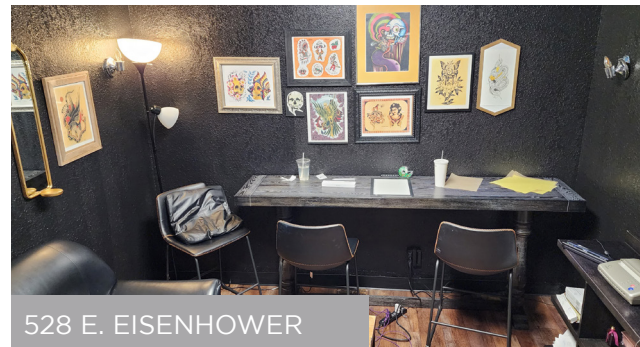
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RENT ROLL

TENANT	SF	GROSS RENT	BASE RENT ESCALATOR	START	END	OPTION PERIODS	OPTION PERIOD RENT/ESC	SECURITY DEPOSIT
Labor Max	1,100	\$19.14	3% annual escalations	3/1/2023	2/28/2026			\$ -
R&G Body Art	1,100	\$17.71	3% annual escalations	11/1/2023	10/31/2025			\$ -
Hair Salon	600	\$20.00	3% annual escalations	9/1/2022	8/31/2024			\$ -
Massage	600	\$25.00	3% annual escalations	9/1/2020	8/31/2024			\$ -
Office/ Apt Tenant	1000	\$21.60	3% annual escalations	lease back from landlord				\$ -
TOTAL:	4,400							

OPERATING EXPENSES	\$/SF	\$/MO	\$/YR
Property Taxes	\$1.66	\$610.34	\$7,324.10
Property Insurance	\$0.82	\$299.58	\$3,595.00
CAM	\$1.48	\$541.67	\$6,500.00
TOTAL	\$3.96	\$1,451.59	\$17,419.10



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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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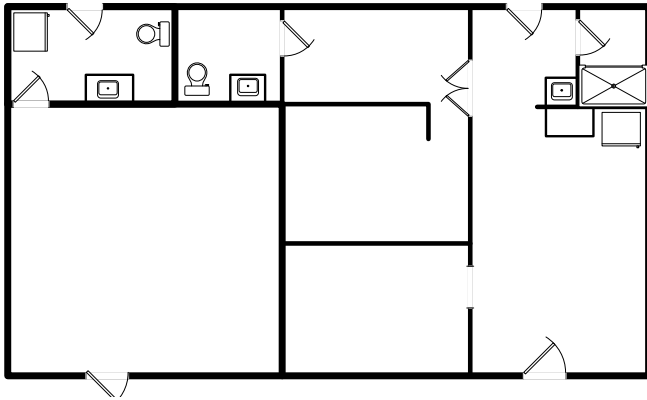
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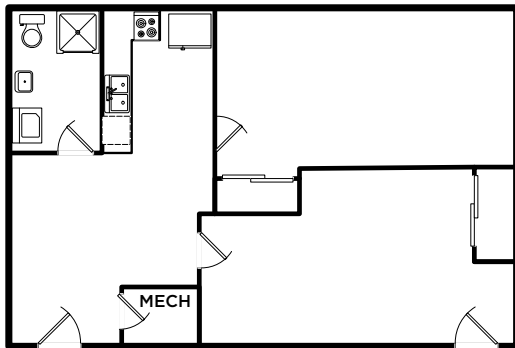
FLOOR PLANS

1342 N. WASHINGTON ST.

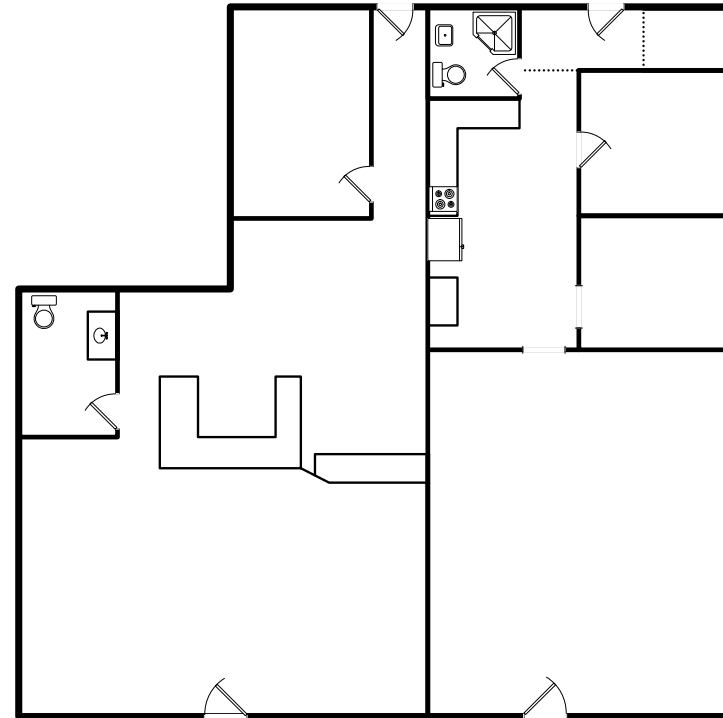
BUILDING 1



BUILDING 2



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DEMOGRAPHICS

CoStar, 2023

	1 Mile	3 Mile	5 Mile
2023 Population	10,480	65,314	96,066
Annual Growth (2023-2028)	0.2%	0.3%	0.5%
2023 Households	4,744	26,747	38,914
Avg. HH Income	\$82,905	\$87,198	\$96,957
Daytime Population	8,270	26,029	41,385

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