

PORTFOLIO SALE

OFFERING MEMORANDUM

100% Leased

11160 Huron St, Unit 200 (Bldg #37) & 11178 Huron St, Unit 100 (Bldg #1)

Northglenn, CO 80234

FULLER
REAL ESTATE

OFFERING MEMORANDUM DISCLOSURE

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This Offering Memorandum and the information contained therein is subject to the terms, provisions, and limitations of the confidentiality agreement with which we have provided you, the Buyer. By taking possession of and reviewing the information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the information obtained to any other person or entity except permitted herein.

Fuller Real Estate, LLC has obtained the information used in this package from sources we deem reliable. We have no reason to doubt the accuracy of the information, but neither we, nor the owner, warrant such information. All offers to purchase should be based on independent investigation, analysis, appraisal and evaluation of all facts, circumstances and materials deemed to relevant by the purchaser.

By taking possession of and reviewing the information herein, the Buyer acknowledges that David Gagliano and Steve Peters of Fuller Real Estate are acting as Seller's Agent ("Brokers") in the disposition of the property. We will disclose to you all adverse material facts about the property actually known by us. We will assist you without regard to race, creed, sex, religion, national origin, family status, marital status, or handicap. The Buyer acknowledges receipt of the form entitled Brokerage Disclosure to Buyer. (BD-24-10-19)(Mandatory 1-20)

Please note: All showings must be arranged in advance and accompanied by a listing broker.

11160 Huron St, Unit 200 (Bldg #37)

BROKERAGE DISCLOSURE

11178 Huron St, Unit 100 (Bldg #1)

BROKERAGE DISCLOSURE

INVESTMENT SUMMARY

Units can be sold separately.



Sales Price

\$2,950,000

Price Per Square Foot

\$140.65/SF

Building SF

10,104± SF

10,870± SF

YOC

1984

Assessor Parcel #

0171910217037

0171910217001

Zoning

CG (Commercial General)

Taxes

\$44,088.76

\$50,002.62

Ownership

Real Estate Matters Corp.

Cap Rate

7.1%

City / County

Northglenn / Adams

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INVESTMENT SUMMARY

Individual Suites

11160 Huron St, Unit 200

Suite 100	1,320 SF
Suite 101	1,019 SF
Suite 102	1,071 SF
Suite 104	1,850 SF
Suite 200	725 SF
Suite 201	1,243 SF
Suite 202	525 SF
Suite 203	1,360 SF
Suite 204	991 SF

11178 Huron St, Unit 100

Suite 100	5,477 SF
Suite 200	1,218 SF
Suite 201	690 SF
Suite 202	706 SF
Suite 203	1,110 SF
Suite 204	739 SF
Suite 205	930 SF



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PROPERTY PHOTO



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PORTFOLIO INVESTMENT SUMMARY

INCOME/EXPENSE BREAKDOWN

REVENUE:		
+ Base Rental Income	\$	407,292.00
Effective Rental Income:	\$	407,292.00
Gross Rental Income:	\$	407,292.00
EXPENSES:		
-Property Taxes	\$	(94,091.62)
- Owner's Associaton Dues:	\$	(44,400.00)
- Utilites (est based on average):	\$	(48,000.00)
- Common Area Cleaning:	\$	(12,240.00)
Total Expenses:	\$	(198,731.62)
NET OPERATING INCOME (NOI)	\$	208,560.38
OCCUPANCY		100%

Rent Roll available upon request.



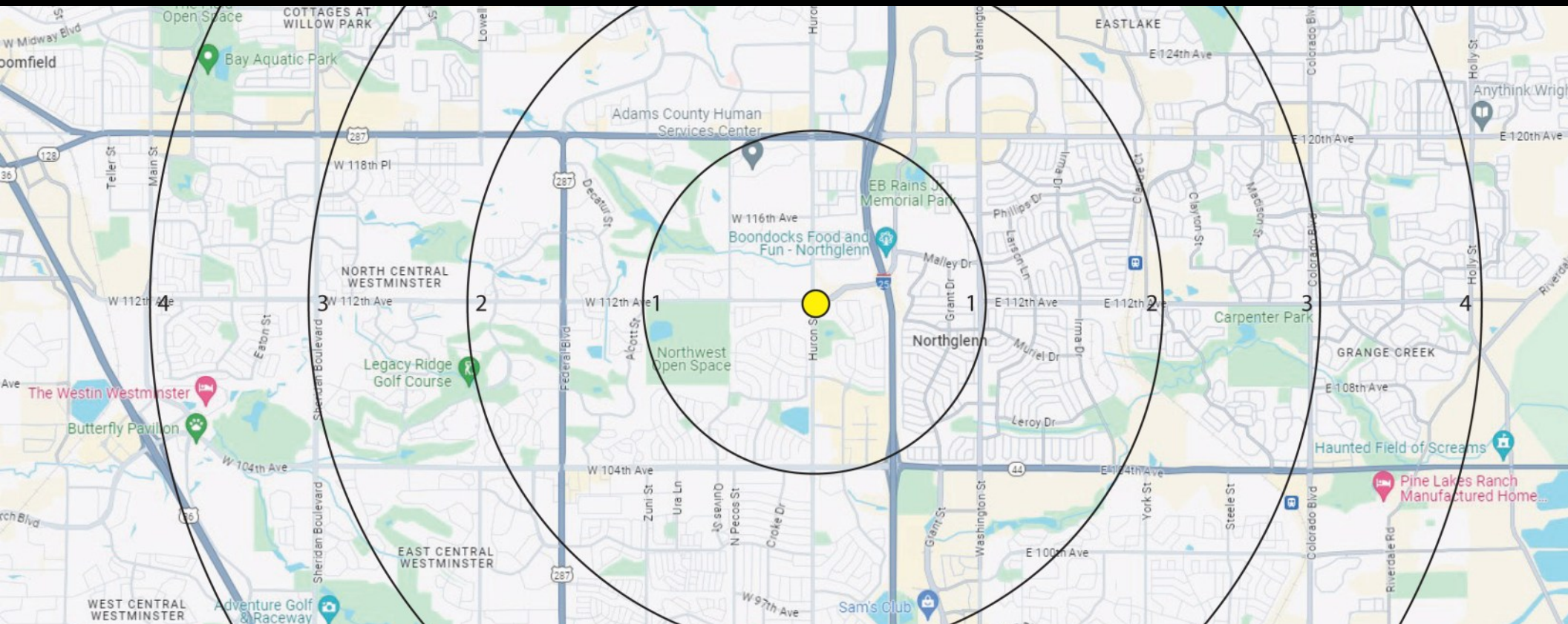
BUILDING PHOTOGRAPHS



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Northglenn, CO



AREA DEMOGRAPHICS



1 MILE 3 MILE 5 MILE

NORTHGLENN HOUSING MARKET

\$479,524

Zillow Average Home Value - July 2024

TRAFFIC COUNTS

Huron St @ W. 112th Ave

25,866 VPD

Source: CoStar 2024

POPULATION	15,779	136,169	342,942
HOUSEHOLDS	6,406	51,833	124,924
MED HH INCOME	\$67,392	\$73,447	\$82,374

Source: CoStar 2024

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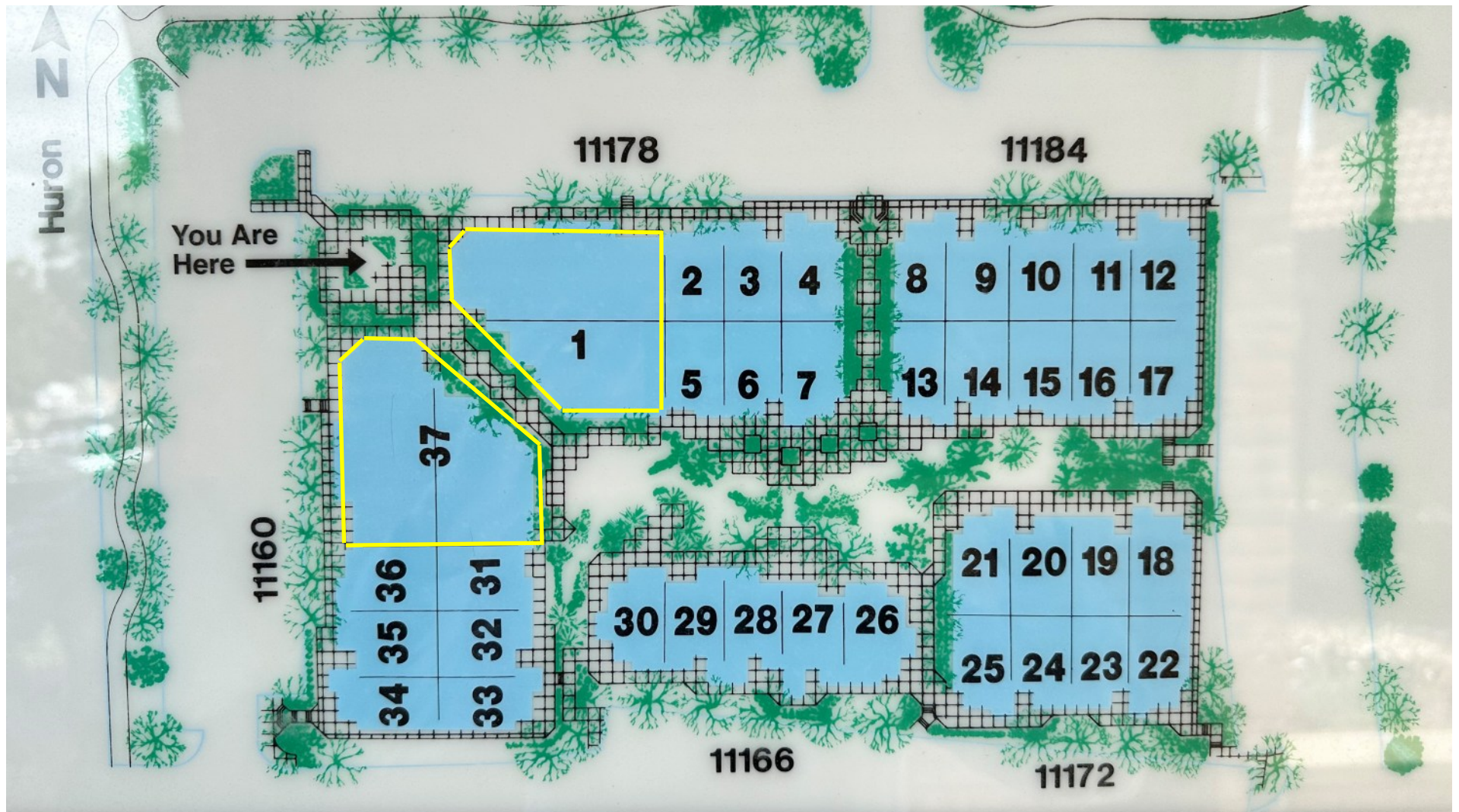
LOCATION OVERVIEW



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LOCATION OVERVIEW



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PROPERTY PHOTOS



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OFFERING TERMS

OFFERING PRICE: **\$2,950,000 (properties can be sold separately)**

OFFERS:

(Please submit your Offer with the following)

1. Description of the buying entity along with resume describing properties under ownership by the buying entry.
2. Evidence of funds available for the purchase of the property.

FINANCING:

Cash / 1031 Exchange or Buyer to obtain new financing. There might be a possibility of Seller financing on a case-by-case scenario.

INSPECTIONS:

Please contact Fuller Real Estate listing broker, Brian Baker to schedule appointments to view and inspect the property. Do not contact tenants directly.

TITLE AND ESCROW:

To be determined

CONFIDENTIALITY AGREEMENT:

To be executed by the proposed buying entity.

OFFERED BY

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Brian Baker

President

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