

FOR SALE - Industrial Multi-tenant Office/Warehouse Investment 12656 E Jamison Place, Englewood, CO 80112



PROPERTY OVERVIEW:

City:	Englewood
County:	Arapahoe
Zoning:	MU-PUD (Outside Storage)
Available SF:	6,000 SF
Total Bldg SF:	25,600 SF
Site SF:	118,222 SF
YOC:	2002
Power:	800A/208V/3P*
Yard:	Yes; Outside Storage
Drive-In Doors:	3-12'x14' 9-10'x14'
Ceiling Height:	18'
Parking:	Ample
Const. Type:	Concrete/Tilt-Up
Taxes:	\$76,665.20 (\$2.99/SF) <small>*to be verified</small>

SALE INFORMATION:

- **\$2,560,000**

PROPERTY FEATURES:

- **Magnificent industrial office/warehouse**
- **Radiant heat in units 1-3**
- **Wonderful image**
- **Mezzanine SF in unit 1-3 not included**
- **12 drive-in doors (1-12'x14', 1-10'x12')**
- **Outside storage allowed by PUD**
- **Heated sidewalks**
- **Net income = \$181,067/YR (Actual)**
- **7.07% CAP Rate**

EXCLUSIVELY LISTED BY:

Mark Goodman/Paul Schneider

1777 S. Harrison Street, Suite 420

Denver, CO 80210

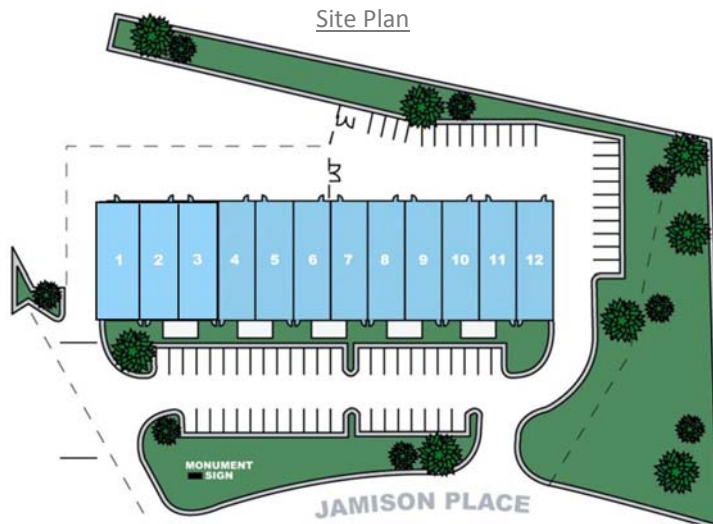
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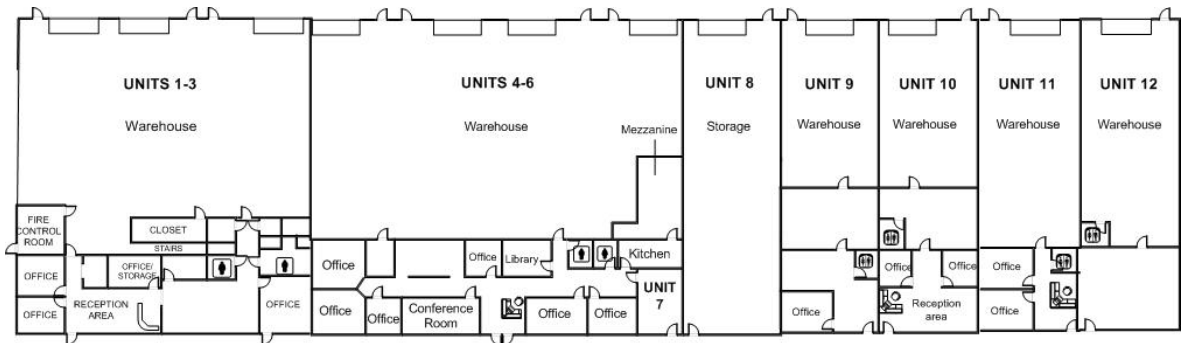
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Floor Plan



Aerial View



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RENT ROLL:

UNIT	Tenant	Lease Expiration	SF	Gross Rent/ SF/YR	Gross Rent/ Month	Gross Rent/ Year	Proforma Rent/SF/YR	Proforma Rent/Month	Proforma Rent/Year
1-3	New Concept Concrete	-	6,000	\$11.00	\$5,500.00	\$66,000	\$12.00	\$5,750.00	\$69,000
4-7	Riddell & Company	June 2008 - May 2013	8,000	\$12.00	\$8,000.00	\$96,000	\$12.15	\$8,300.00	\$99,600
8	Mountain State Image	May 2011- June 2012	3,000	\$6.73	\$1,683.33	\$20,200	\$8.00	\$2,000.00	\$24,000
9-10	Precision Contractors	May 2010 - March 2012	4,000	\$11.37	\$3,791.66	\$45,500	\$12.00	\$4,000.00	\$48,000
11	Une Belle Vie Urns	December 2009 - November 2011	2,000	\$11.50	\$1,916.66	\$23,000	\$12.00	\$2,000.00	\$24,000
12	<u>Desert Moon Vineyards</u>	December 2010- December 2011	<u>2,000</u>	<u>\$11.75</u>	<u>\$1,958.32</u>	<u>\$23,500</u>	<u>\$12.00</u>	<u>\$2,000.00</u>	<u>\$24,000</u>
TOTAL			25,000 SF	\$10.73	\$22,850.00	\$274,200	\$11.33	\$24,050	\$288,600

PROPOSED FINANCING:

Loan Amount:	1,920,000
Down Payment: (25%)	\$640,000
Interest Rate:	6.00%
Amortization:	30 yrs
Monthly Payment:	\$12,370.59

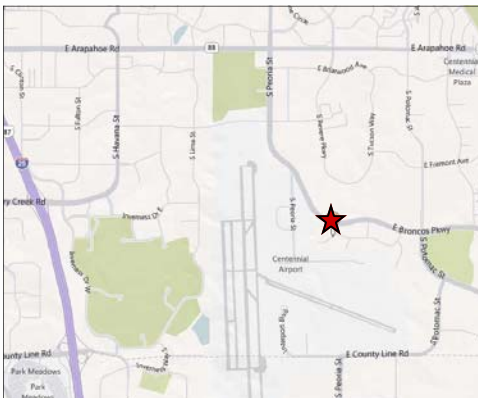
PROPERTY DESCRIPTION:

Units:	12 (Total/possible)
Year Built:	2002
Building Type:	Industrial
Building SF:	25,600
Site SF:	118,222
Zoning:	MU-PUD
Ceiling Height:	18'
Power:	800A/208V/3P

OPERATING DATA:

INCOME	Actual	\$/SF	Proforma	\$/SF
Gross Scheduled Income:	\$274,200	\$10.73	\$288,600	\$11.33
Effective Gross Income:	\$274,200	\$10.73	\$288,600	\$11.33

ESTIMATED EXPENSES	Actual	\$/SF	Proforma	\$/SF
2010 Taxes:	\$76,665.20	\$2.99	\$76,665.20	\$2.99
Fire & Safety:	\$330.00	\$0.01	\$350.00	\$0.01
Trash:	\$749.82	\$0.03	\$775.00	\$0.03
Electric & Gas (House & Boiler):	\$5,195.04	\$0.20	\$5,300.00	\$0.21
Water & Sewer:	\$7,753.89	\$0.30	\$7,800.00	\$0.30
Snow Removal:	\$765.00	\$0.03	\$800.00	\$0.03
Lawn Care:	\$937.00	\$0.04	\$950.00	\$0.04
Building Repairs:	<u>\$736.63</u>	<u>\$0.03</u>	<u>\$750.00</u>	<u>\$0.03</u>
Total Expenses:	\$93,132.58	\$3.64	\$93,390.20	\$3.65
Net Operating Income:	\$181,067	\$7.07	\$195,210	\$7.63



FINANCIAL ANALYSIS:

	Actual	Proforma
NOI:	\$181,067	\$195,210
Projected Debt Service:	(\$148,447)	(\$148,447)
Before Tax Cash Flow:	\$32,620	\$46,763
CAP Rate:	7.07%	7.63%
Cash-on-Cash Return:	5.10%	7.31%
Principle Reduction (yr. 1):	\$34,177	\$34,177
Total Return:	10.4%	12.6%