

# COPPER CITY CENTER - INVESTMENT

## Offering Memorandum

3745 Harrison Avenue - Butte Montana



### PRESENTED BY:

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# EXECUTIVE SUMMARY

## Copper City Center Offering Memorandum

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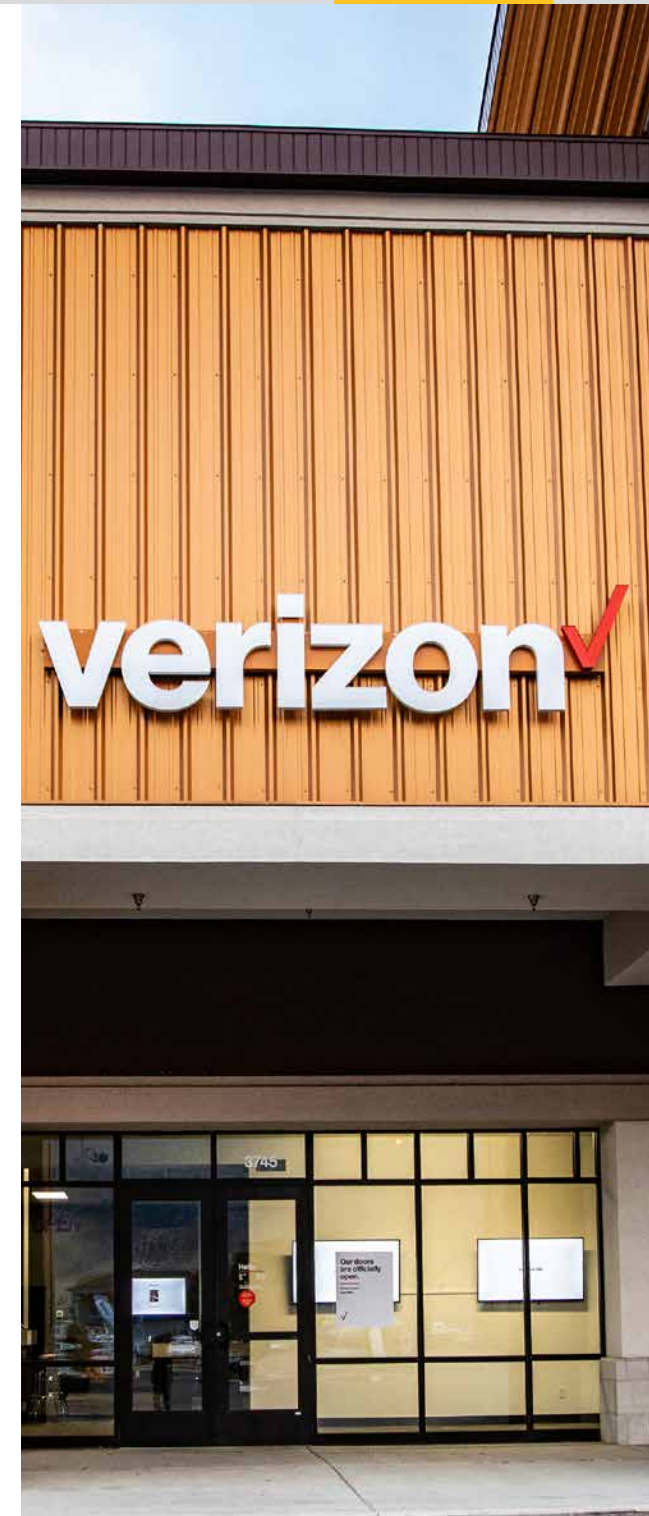


# Property Summary

Copper City Center is located in Butte Montana on Harrison Avenue. Butte Montana has a very large geographic trade area and Harrison Avenue is the main retail corridor of the city. Butte is located at the confluence of two major highways: I-15 which connects California to Canada and I-90, which connects Washington to Massachusetts. The center is located in between Walmart Supercenter and Butte Plaza Mall. The center is home to Buffalo Wild Wings, Verizon Wireless, Lone Peak physical therapy, Fresenius Kidney Care, United Blood Services and Compassus. There is 8,000 SF of vacancy in the back of the building that can be office or warehouse space. A full exterior renovation of the building was done in 2005. The site has over 240 parking stalls and two access points off of Harrison Avenue and excellent signage.

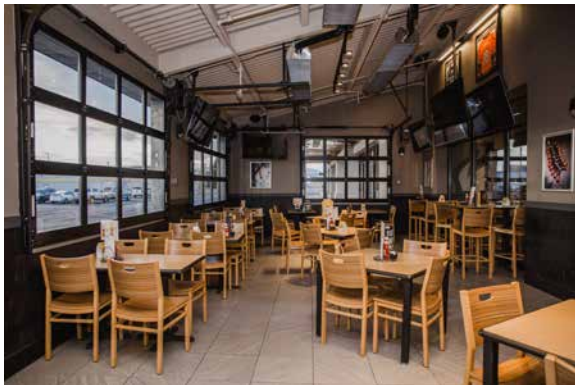
The investment offering includes 6.57 acres of land and 40,000 SF of commercial space.

Year Built:	1995
Year Remodeled:	2005
Square footage included:	40,000
Total Land included:	6.57 Acres
Property Type:	Improved Property Urban
Zoning:	C-2L



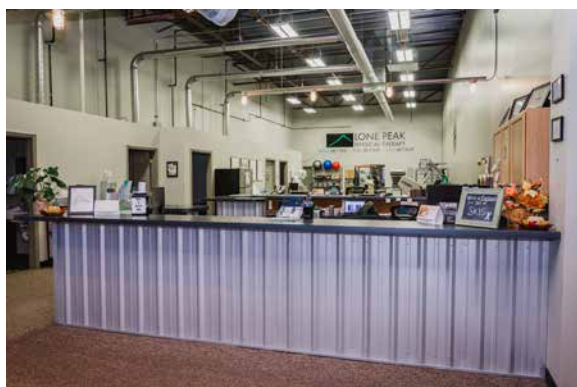


# Property Photos





# Property Photos



# Tenant Information



**Buffalo Wild Wings** – Founded by Jim Disbrow and Scott Lowery in 1982. An American casual dining restaurants and sports bar franchise in the United States and throughout the world. 1,238 locations and currently a part of Inspire Brands which is owned by Roark Capital Group. The chain is best known for Buffalo style chicken wings along with over a dozen sauces. The restaurants feature an open layout with a bar area and patio seating flanked by over 50 televisions and media screens. This restaurant is operated by Anerson Management Group, an approved franchisee of Buffalo Wild Wings.



**Verizon Wireless** – Founded by Bell Atlantic and Vodafone Airtouch PLC in 2000. An American telecommunications company which offers wireless products and services. Currently has 154 million subscribers and is the largest wireless telecommunications provider in the United States. 2,330 owned retail stores. It operates a national 4G LTE network covering about 98 percent of the U.S. population. This store is operated by Wireless Connection, an approved franchisee of Verizon Wireless.



**Lone Peak Physical Therapy** – A Montana based physical therapy office with locations in Belgrade, Big Sky, Billings, Bozeman and Butte. Lone Peak listens to their patients and truly understands their issues, concerns and goals as well while systematically testing and analyzing unique movement patterns during functional real live activities. They help the patients to develop a personalized treatment plan, aimed at quickly correcting each individuals unique limitation.



**Fresenius Kidney Care** – A German company Founded in 1996 specializing in the production of medical supplies, primarily to facilitate or aid renal dialysis. The company is owned 30 by the health care company Fresenius. They operate more than 40 production sites on all continents and thousands of centers throughout the world. This location in Butte offers – In center hemodialysis and KidneyCare: 365 classes.



**United Blood Services** – a non profit organization that collects blood from volunteer donors and provides blood, blood products and services to nearly 700 hospitals in 22 states across the United States. Founded in 1943 as the Salt river Valley Blood bank in Phoenix Arizona, today United Blood services community blood centers across the country provide blood, blood components and special services for patients in more than 500 hospitals in 18 states and more than 25 million people in communities through out these states.



**Compassus Home Health** – Compassus is a nationwide network of community-based hospice, palliative and home health care services. They are a Nashville, Tennessee based company founded in 2006 with roots in hospice reaching back to 1979. Today they have more than 140 local programs in 31 states across the United States. At this location their primary services are Home Health.



# Butte, Montana

Butte Montana is a town in the county of Silver Bow Montana. The city covers 718 square miles and has a population of over 33,000 making it the 5th largest city in Montana. Butte has something few other cities can claim – a rich and incredible history. Even today one can literally step back into time. Butte is also one of only two cities to be recognized as a National Historic Landmark, with more than 4,000 historic buildings. Silver Bow County's economy remains well diversified.

DEMOGRAPHICS	10 MILE	20 MILE	30 MILE
Population			
2018 Estimated	34,453	37,217	55,699
2023 Projected	34,873	37,707	56,132
Households			
2018 Estimated	14,965	15,968	23,520
2023 Projected	15,119	16,147	23,661
Income			
2018 Median HHI	\$43,195	\$43,572	\$42,603
2018 Average HHI	\$60,147	\$60,408	\$59,375

*Information provided by ESRI Business Analyst*



# PROPERTY OVERVIEW

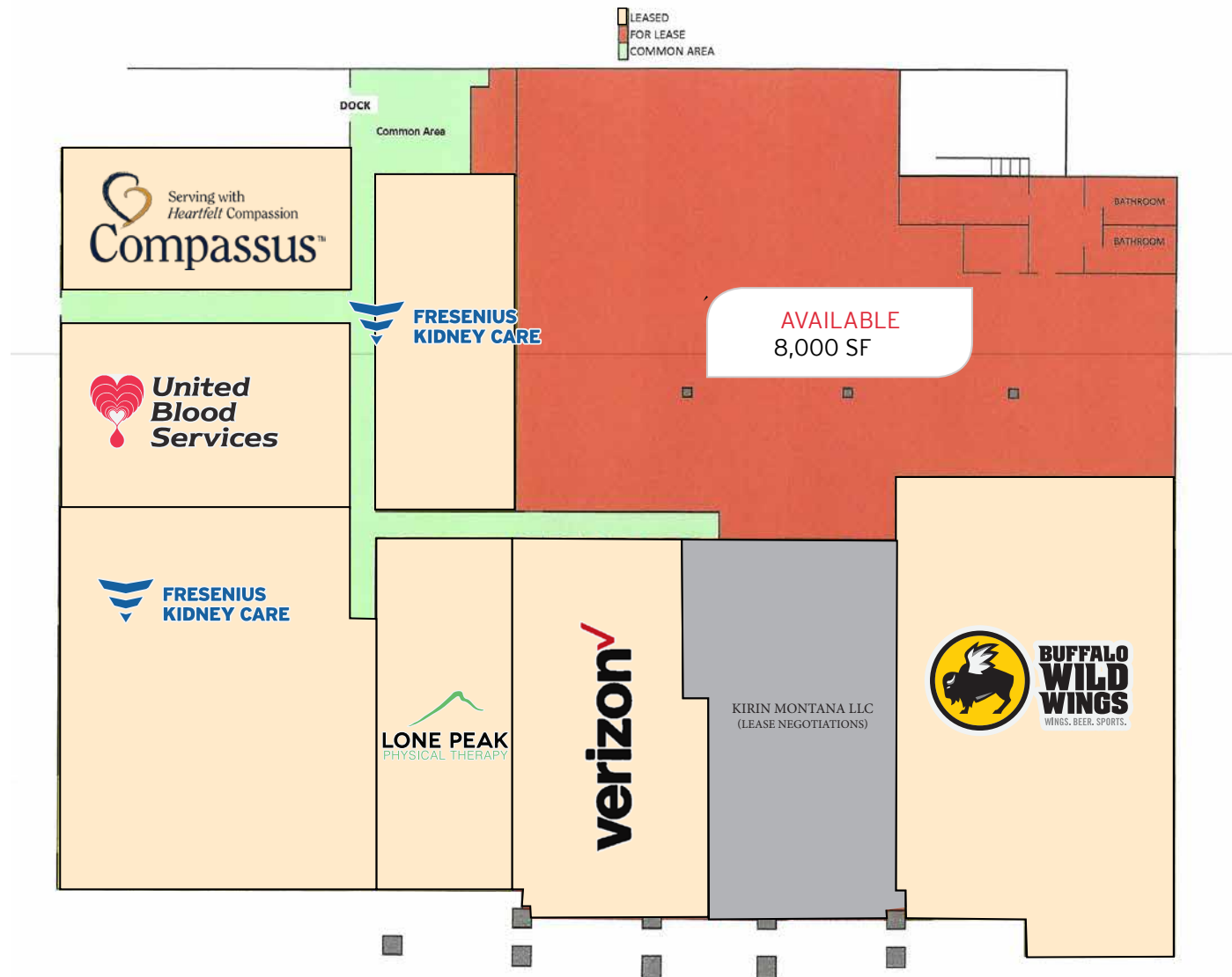
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# Site Plan





# Local Aerial





# INVESTMENT OVERVIEW

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# Financial Summary

ANNUAL GROSS INCOME		
Unit	Tenant	Lease Rate
A	Buffalo Wild Wings	\$ 96,396
B	Kirin Montana, LLC*	\$ 76,097
C	Verizon Wireless	\$ 75,360
C-2	Lone Peak Physical Therapy	\$ 44,048
D & E	Fresenius Kidney Care	\$ 114,272
F	United Blood Services	\$ 46,692
G	Compassus	\$ 33,860
H-1	Fresenius Warehouse	\$ 34,647
H	VACANT	\$ 0
Total		\$ 521,372

\* Lease Negotiations

2018 TOTAL EXPENSES	
Property Tax	\$ 55,032
Insurance	\$ 9,853
Common Area Maintenance	\$ 14,240
Utilities	\$ 47,630
<b>Total Expenses</b>	<b>\$ 126,755</b>
<b>Gross Income</b>	<b>\$ 571,372</b>
<b>Expenses</b>	<b>\$ 126,755</b>
<b>Reserve (2%)</b>	<b>\$ 10,427</b>
<b>Vacancy</b>	<b>Actual</b>
<b>Net Operating Income</b>	<b>\$ 384,190</b>



**NOI: \$384,190**



**CAP RATE: 7%**



**Sale Price: \$5,488,428**





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