

FOR SALE

EAGLE POINTE

9570 Kingston Court | Englewood, CO 80112

**MERIDIAN INTERNATIONAL BUSINESS CENTER
OWNER/USER
32,000 SF VALUE ADD OFFICE BUILDING**

The Opportunity

Owning real estate just makes sense in today's market. Ownership benefits will allow you to:

- > reduce rent expenses
- > benefit from real estate investment growth
- > join an already strong tenant mix
- > create an efficient and well-run building situated in the thriving Meridian International Business Center

O F F E R I N G M E M O R A N D U M

BUILDING FEATURES

Location: 9570 Kingston Court, Englewood, CO 80112

Size: 32,001 SF

Offering Price: \$5,875,000

Price Per SF: \$183.58

Land Area: +2.32 acres

Parking: + 105 Parking Stalls (3.22 spaces per 1,000 square feet)

Construction: Three-story, masonry and steel-constructed multi-tenant office building; elevator served office with all rentable area above-grade

HVAC: Forced air heating and cooling with package roof mounted mechanical equipment. Two 40-Ton RTU's and one 65-TON RTU services the building.

Elevators: One Schindler 3,500 lbs capacity elevator serves the building. Stairwells on both sides of the building also service the building.

Setting: Situated right next to the beautiful Meridian Golf Course, providing expansive views of lush greenery and the skyline.





LOCATION HIGHLIGHTS

Eagle Pointe is located near the intersection of Lincoln Avenue and I-25, just off the highway corridor. The Property is situated in the heart of the Meridian International Business Center, with a diverse mix of professional, medical and retail businesses. Lush greenery from the Meridian Golf Club – a Jack Nicklaus Championship Golf Course – surrounds the Property, lending serenity to the often times chaotic workplace.





DOWNTOWN

DENVER TECH CENTER

CENTENNIAL

INVERNESS PARK

County Line Road

LONE TREE

LONE TREE ENTERTAINMENT DISTRICT

PARK MEADOWS MALL

RTD LIGHT RAIL

CENTENNIAL AIRPORT

HACIENDA COLORADO
MEXICAN FOOD WITH ALTITUDE
Hilton Garden Inn

470

RTD LIGHT RAIL

E-470

E-470

MERIDIAN INTERNATIONAL BUSINESS CENTER

MERIDIAN GOLF CLUB

INTERSTATE 25

Maroon Cir.

Lincoln Avenue

2 MILES AWAY



EAGLE POINTE

TENANT INFORMATION



Cara Mia Medical Day Spa

Suite 100: 9,823 SF & 613 SF

Specialty: Dermatology & Day Spa

Website: www.caramiadayspa.com

Cara Mia is an established practice in the building and paying several dollars above market rates for their remaining term.

Dermatology Associates of Colorado and Cara Mia Medical

Day Spa are a fully staffed medical spa and general dermatology practice with an expert team of highly trained doctors, nurse practitioners, physician assistants, registered nurses, and aestheticians.

South Denver Rheumatology

Suite 220: 2,291 SF

Specialty: Rheumatology

Website: www.southdenverrheumatology.com



Dr. Ndudi O. Oparaeche founded South Denver Rheumatology in 2005. A patient-focused arthritis clinic, dedicated to diagnosis, treatment and education about autoimmune conditions.



Meridian Dental Care

Suite 230: 2,672 SF

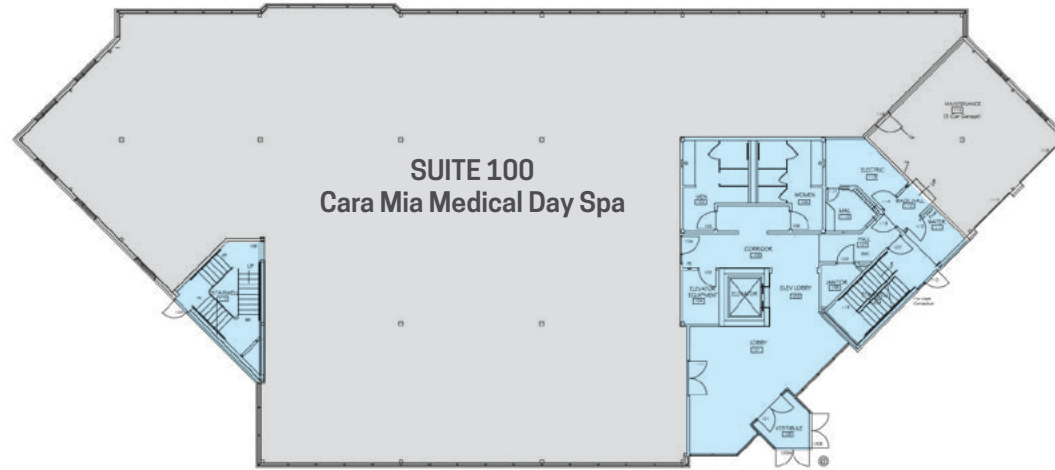
Specialty: General Dentistry

Website: www.meridian-dental-care.com

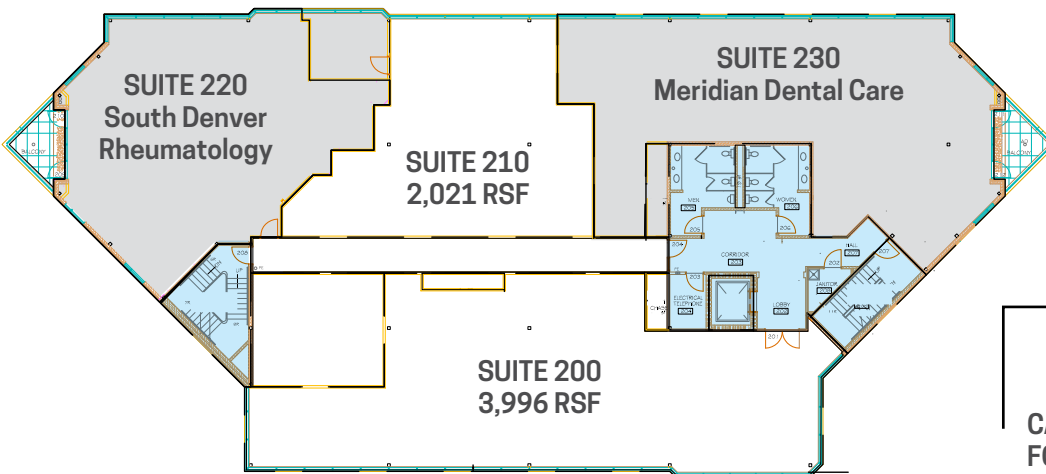
Meridian Dental Care concentrates on family and cosmetic dentistry. The dental team members are extremely experienced and knowledgeable about dental health and all dental procedures such as porcelain veneers, dental implants, teeth whitening, and permanent crowns and bridges



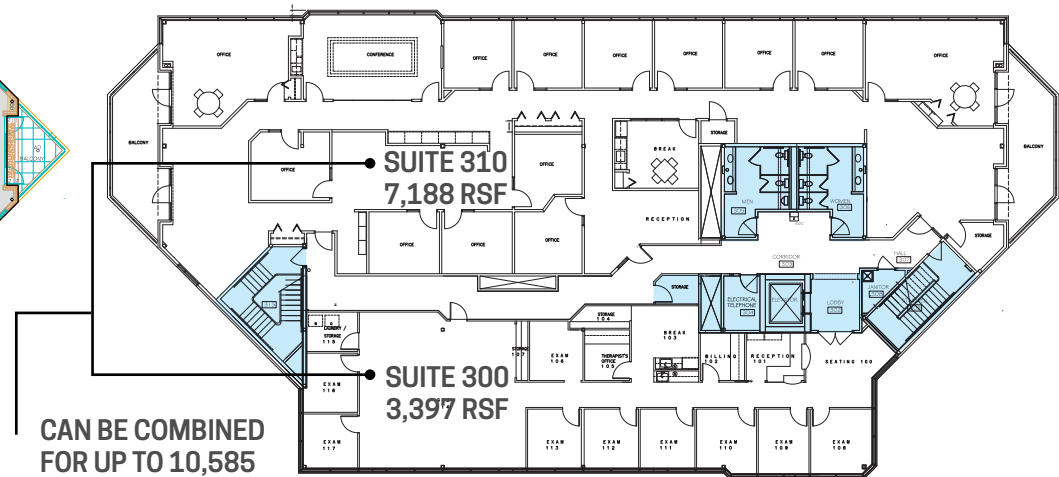
FLOOR PLANS



First Floor



Second Floor



Third Floor

OWNER/USER FINANCIAL ANALYSIS

Purchase has significant financial benefit
Don't throw your \$\$\$ away on a lease



- Purchase option would result in a \$24,080 annual cash flow benefit to the Owner
- Purchase option would result in a \$89,601 annual accrued benefit to the Owner (since there is an additional \$65,521 in principal reduction on the loan or equity increase for the Owner)
- Purchase option allows for the Owner to realize asset appreciation; assuming a conservative 2% increase in real estate prices over ten years would result in approximately \$2.5 million in equity accumulation.



Financing options:

Conventional Financing:

65% LTV

4.5% Interest

20 year amortization

SBA Financing

90% LTV

5.5% Interest

25 year amortization

For more information, call:

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Briana N Austin | SBA Business Development Officer,
U.S. Bank, Centennial SBA Office
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Purchase vs. Lease Analysis Eagle Pointe

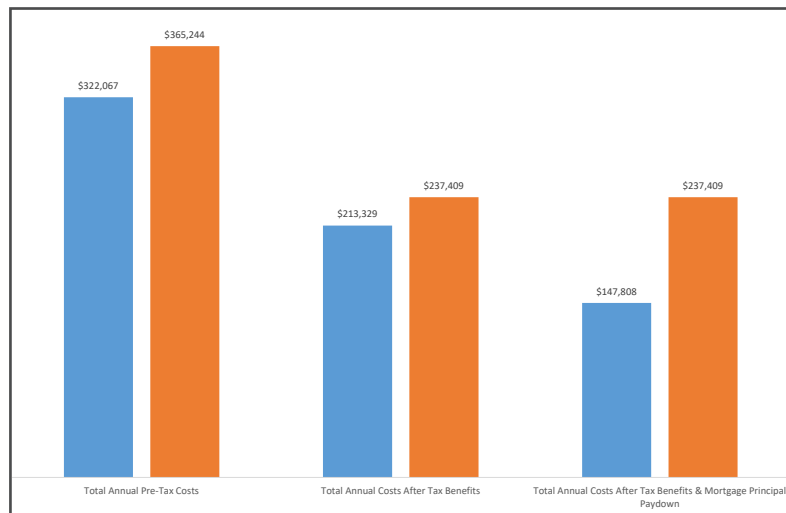
Basic Assumptions		Financing Assumptions		\$	%	Purchase Costs	
SF Purchased or Leased	16,602	1st Mortgage	\$2,055,474	65.0%	Purchase Price	\$3,054,768	
Purchase Price per SF	\$184.00	Down Payment	\$1,106,794	35.0%	Capital Improvements	\$100,000	
Net Lease Rate per SF	\$12.00	Interest Rate	4.50%		Closing Costs	\$7,500	
Operating Expenses per SF	\$10.00	Amortization (years)	20		Total Costs to Purchase	\$3,162,268	
Tax Rate	35.0%						
Annual Costs:		Purchase	Lease	Comments			
Principal & Interest Payment	\$156,047			assumes conventional financing, although SBA loan may be available			
Net Lease Rate			\$199,224				
Total Operating Expenses	\$166,020		\$166,020				
Total Annual Pre-Tax Costs	\$322,067		\$365,244				
Income Tax Deductions:				The interest deduction will decrease and the principal reduction (equity buildup) will increase over time			
Mortgage Interest Expense	(\$90,527)						
Net Rental Expense			(\$199,224)				
Operating Expenses	(\$166,020)		(\$166,020)				
Depreciation of Purchase Price	(\$54,135)			assumes depreciable improvements = 70% of purchase price; depreciated over 39.5 years			
Total Deductions	(\$310,682)		(\$365,244)				
Annual Tax Benefit	(\$108,739)		(\$127,835)	total deductions times tax rate of 35%			
Total Annual Costs After Tax Benefits	\$213,329		\$237,409	does not include principal reduction			
Mortgage Principal Reduction	(\$65,521)			mortgage principal paid down (also referred to as equity buildup)			
Total Annual Costs After Tax Benefits & Mortgage Principal Paydown	\$147,808		\$237,409	owning produces an annual net savings of nearly \$100,000			

Analysis is for estimating purposes only. Actual results may vary. Please consult with your tax professional.

* Rent roll available upon request

Purchase vs. Lease Cost Analysis

■ Purchase ■ Lease



CONTACT INFO & DISCLOSURES

Sale & Leasing Contacts

For additional information, please contact either:

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Information and Property Tours

RISE Commercial Real Estate Advisors will facilitate all communications relating to the Offering Memorandum, the dissemination of additional information requests, tours of the Property and purchase offers. We respectfully request that you do not contact the owner, the property management team or the tenants at the Property. Please contact one of the Sale Contacts to schedule a convenient time to tour the asset.

Disclaimer

The information contained in this offering material was prepared by RISE Commercial Real Estate Advisors and was reviewed by the Owner. It is, however, subject to errors and omissions. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Properties described herein. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Properties and/or terminate discussions with any party, at any time, with or without notice.





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RELATIONSHIPS

INNOVATION

Commercial Real Estate Advisors

STRATEGY

EXECUTION