

OFFERING MEMORANDUM



KEY INVESTMENT HIGHLIGHTS



7,562 SF Flex/Medical/Retail Property



Sale Price: \$1,900,000 (\$251.26/SF)
Cap Rate: 6.50%



100% Net Leased - 2 Tenants
Rocky Mountain Medical Equipment
GOAL Academy



US 34 Frontage High Traffic



DISCLOSURE AND CONFIDENTIALITY AGREEMENT

The information contained within the following offering memorandum is exclusive and strictly confidential. No person, other than as provided for herein, has been authorized to give any information or to make any representations other than those contained in this memorandum in connection with the offer being made hereby, and if given or made, such information or representation must not be relied upon as having been authorized by Waypoint Real Estate, LLC.

This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Waypoint Real Estate, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial improvements, the presence or absence of contaminating substances, pcb's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this investment offering has been obtained from sources. All potential buyers are responsible to take appropriate measures to verify all of the information set forth herein.

Contact Waypoint Real Estate, LLC for any property showings or for more information.



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EXECUTIVE SUMMARY

THE OFFERING

Waypoint Real Estate is pleased to present this 100% net leased investment opportunity in Greeley, Colorado.

The property is incredibly well located, with excellent frontage on US34 highway corridor, which has the highest traffic counts in fast growing Greeley, CO.

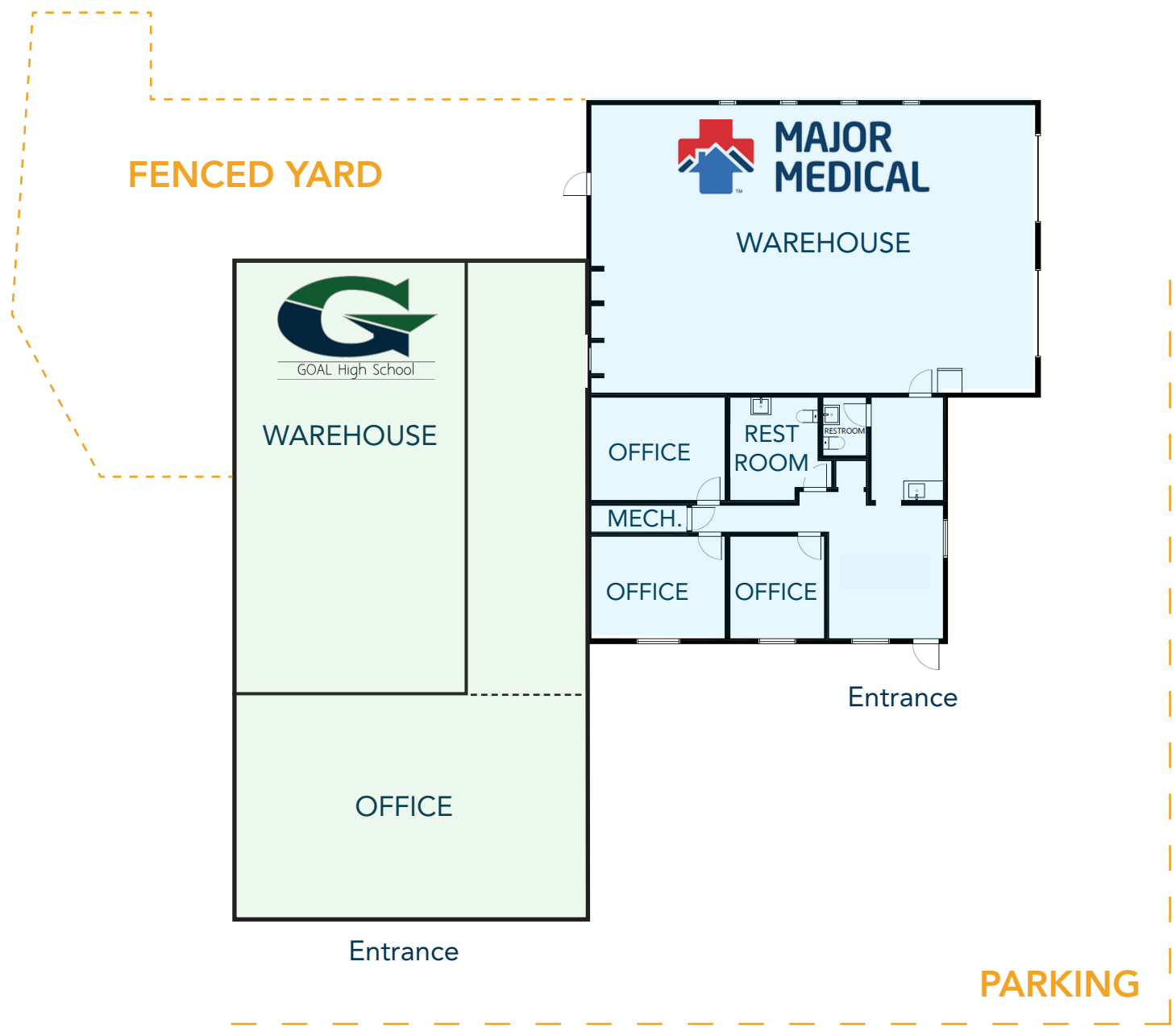
The flex building includes two units, one built out as flex medical retail distribution and one as an office/school.

Price:	\$1,900,000
Price/SF:	\$251.26/SF
In Place NOI:	\$123,104
Address:	2380 W 27th St, Greeley, CO 80634
County:	Weld County
Parcel:	095913400050
Zoning:	Commercial High
Site Square Footage:	40,075 SF
Building Square Footage:	7,562 SF
Tenant Count:	2
Traffic Count	64,413 (US34)





FLOORPLAN



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.



ADAPTHEALTH PROFILE



Rocky Mountain Medical Equipment, LLC
Major Medical, a Colorado corporation
(3,338 SF)
Healthcare Organization

AdaptHealth is a network of full-service medical equipment companies that use tailored products and services to empower patients to live their best lives – out of the hospital and in their homes.

AdaptHealth provides comprehensive best-in-class services designed to help patients adapt to life at home.

The AdaptHealth family of companies has unparalleled reach and support with 711 locations in 47 states.

<http://www.adapthealth.com/>

Tenant Entity	Rocky Mountain Medical Equipment, LLC
Security Deposit	\$4,500
Lease Commencement Date	11/1/2022
Expiration Date	11/1/2027
Lease Structure	NNN

TENANT PROFILE



GOAL Academy

A Colorado nonprofit corporation and a Colorado government entity
(4,224 SF)
Public Charter School

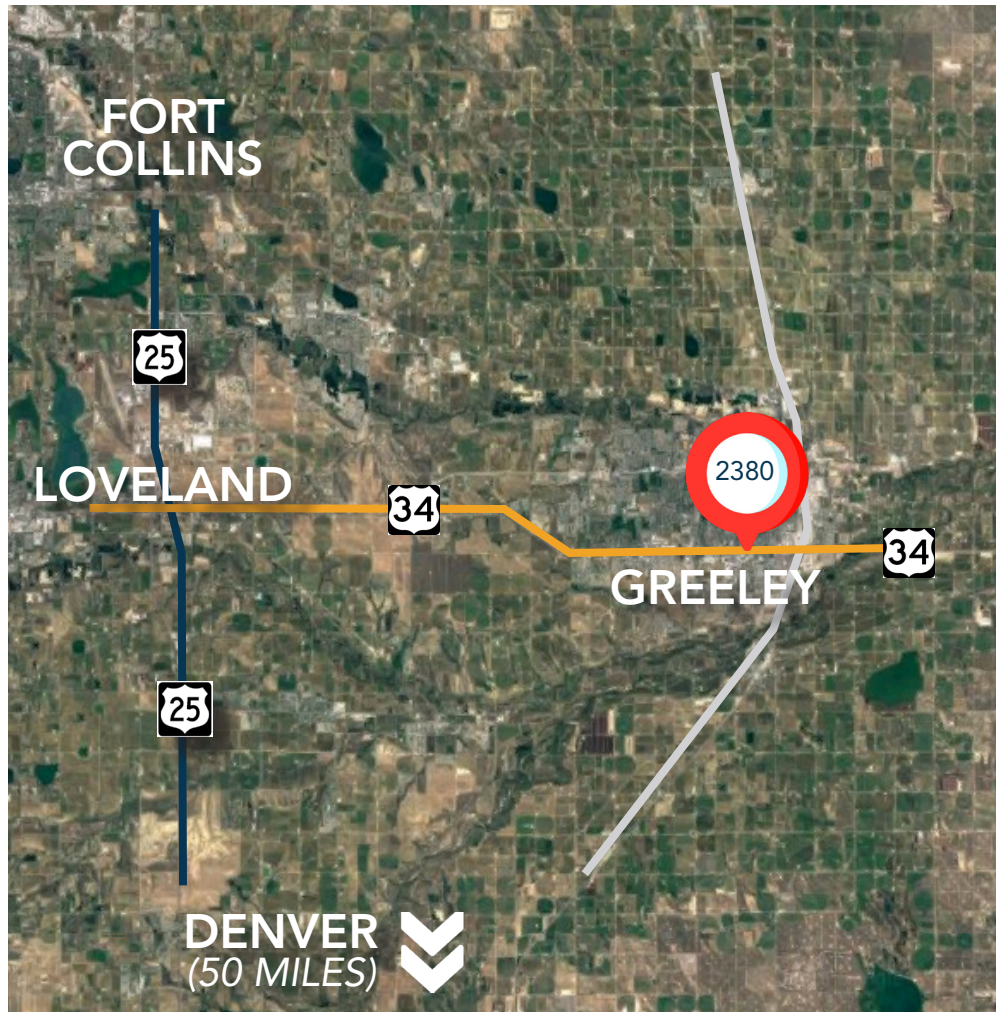
With nearly 6,000 students, GOAL High School is not only the largest high school in Colorado, it is also the premier model for online education. Combining proven online learning platforms with in-person support at comfortable student drop-in centers staffed by highly-qualified academic and social-emotional educators. GOAL has been pioneering and perfecting this model for over fifteen years. GOAL'S mission — to develop productive members of society focuses not only on successfully earning a diploma, but also on career readiness pathways for post-high school success. GOAL's vision to ensure an environment which is personalized, caring, and supportive is what every parent and student desires. GOAL is a free PERFORMANCE rated high school which partners with Microsoft and Lenovo to provide cutting edge technology.

<https://goalac.org/>

Tenant Entity	Goal Academy
Security Deposit	\$6,000.00
Lease Commencement Date	3/22/2023
Expiration Date	6/30/2028
Lease Structure	NNN

MAPS

REGIONAL



NEIGHBORHOOD





2380 W 27TH ST
GREELEY, CO 80634



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