



500 S LINCOLN AVE
LOVELAND, CO 80537

OFFERING MEMORANDUM



KEY INVESTMENT HIGHLIGHTS



100% Net Leased



Sale Price: \$1,975,000 (\$161.88/SF)
Cap Rate: 6.83%



Convenient Regional Access:
Situated between US 34
and HWY 402



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

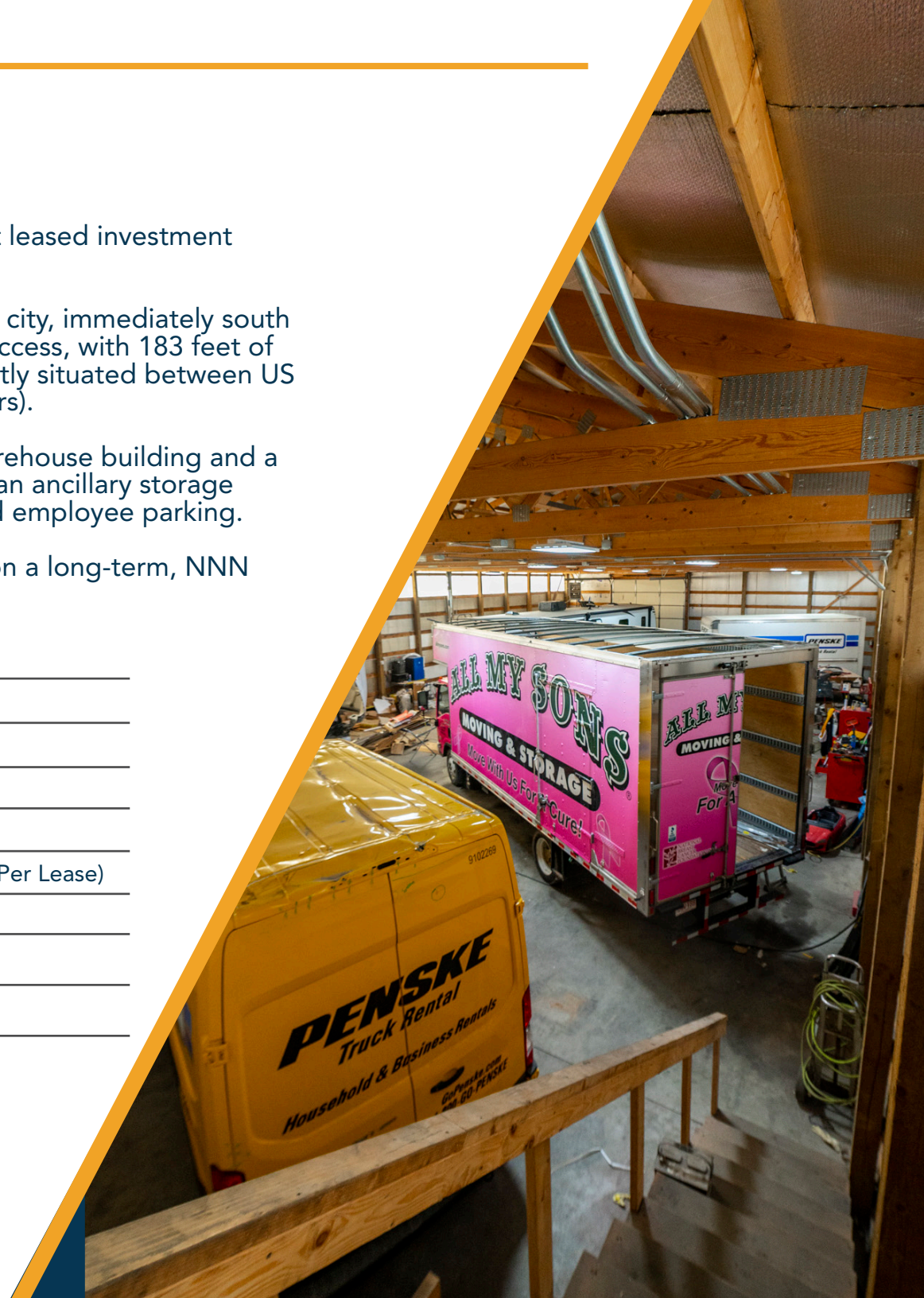
Waypoint Real Estate is pleased to present this 100% net leased investment opportunity in Loveland, Colorado.

The property is incredibly well located in the heart of the city, immediately south of the downtown core. It provides convenient regional access, with 183 feet of frontage along Highway 287 (Lincoln Avenue) and perfectly situated between US 34 and Highway 402 (the city's primary east/west corridors).

The property is comprised of two buildings: an office/warehouse building and a separate industrial building. Additionally, the site offers an ancillary storage building, outside storage and ample onsite customer and employee parking.

Iron Mountain Collision occupies 100% of the property, on a long-term, NNN lease.

Address:	500 S. Lincoln Ave, Loveland, CO
Parcel:	9524217008
Zoning:	CC (Commercial Corridor)
Site Square Footage:	1.04 acres
Building Square Footage:	12,200 SF (Per Assessor) : 11,100 SF (Per Lease)
NOI	\$134,865 (Year: 4/1/23-3/31/24)
Year Built:	1973
Frontage	183' on Highway 287





S. LINCOLN AVE (HWY 287)

S. CLEVELAND AVE

500 S.
LINCOLN
BLVD

PROPERTY DESCRIPTION

Site

Address 500 S. Lincoln Ave., Loveland, CO 80537

County Larimer County

Power 400 amp, 3-Phase Power

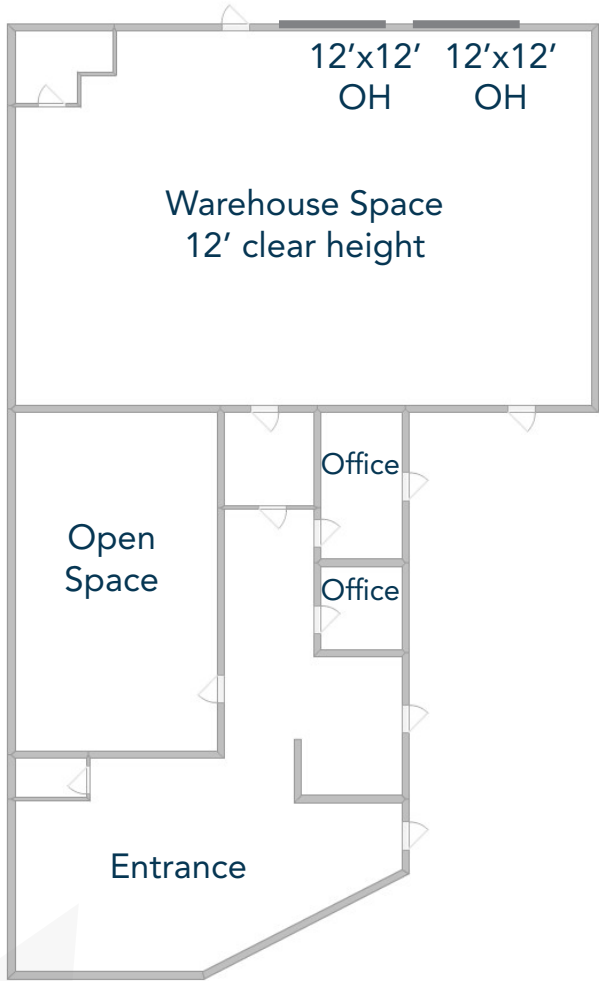
Legal COM 30 FT E & 1975 FT S OF SE COR OF SW OF SW 13-5-69, E 175 FT, S 181 FT, W 175 FT, N 181 FT TO BEG, BEING PT LOT 2, BLK 6, BALLARD PL; ALSO POR LOT 2, BLK 6, BALLARD PL DESC AS BEG AT PT 442 FT N &

- (2) 10'x9' OH doors
- (2) 12'x12' OH doors
- (2) 14'x12' OH doors
- Secure yard storage
- Ample parking space

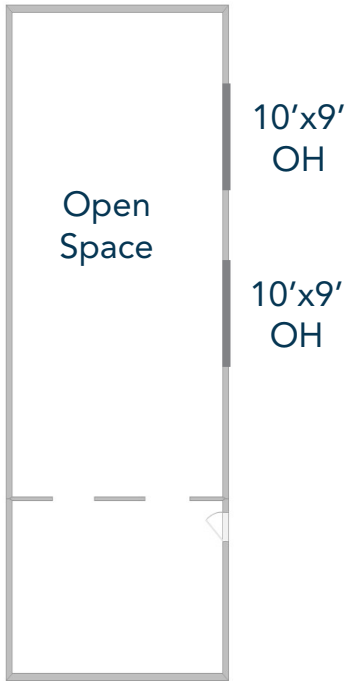


FLOOR PLAN

BUILDING 1
(MAIN BUILDING)



BUILDING 2
(STORAGE GARAGE)



BUILDING 3
(POLE BARN)



**does not represent actual site layout*



LEASE SUMMARY

Tenant:	Rowley's Auto Collision Experts, Inc. dba Iron Mountain Collision
Guarantor:	Lease personally guaranteed by owner of business
Original Term of Lease:	7 Years
Commencement Date:	October 17, 2022
Termination Date:	October 31, 2029
Renewal Terms:	Two (2) x Five (5) Year
Square Feet:	11,100 SF (Per Assessor) : 11,100 (Per Lease)
Expense Reimbursement:	NNN, including up to 5.00% of Property Management Fee
NOI:	NOI of \$134,865 assumes a closing date of 4/1/23 (First Year NOI: 4/1/23 - 3/31/24)
Base Rent:	See Table

TENANT PROFILE

Rowley's Auto Collision

Locations: 1

Website: <http://www.rowleysautomechanical.com/>

Years in Business: 10

**Financials Available Upon Request*



Initial Term	
Period	Monthly Base Rent
12/1/22 to 10/31/23	\$11,100.00
11/1/23 to 10/31/24	\$11,433.00
11/1/24 to 10/31/25	\$11,775.99
11/1/25 to 10/31/26	\$12,129.27
11/1/26 to 10/31/27	\$12,493.15
11/1/27 to 10/31/28	\$12,867.94
11/1/28 to 10/31/29	\$13,253.98
First Option Term	
11/1/29 to 10/31/30	\$13,651.00
11/1/30 to 10/31/31	\$14,061.15
11/1/31 to 10/31/32	\$14,482.98
11/1/32 to 10/31/33	\$14,917.47
11/1/33 to 10/31/34	\$15,365.00
Second Option Term	
11/1/34 to 10/31/35	\$15,825.95
11/1/35 to 10/31/36	\$16,300.72
11/1/36 to 10/31/37	\$16,789.75
11/1/37 to 10/31/38	\$17,293.44
11/1/38 to 10/31/39	\$17,812.24

REGIONAL MAP



AREA MAP



MARKET OVERVIEW



Ranked 2nd Most
Affordable City in the State
in 2017 by MarketWatch



Ranked a 2022 Best Place
to Live in the US by
Livability



Ranked a Top 10 Best
Places to Raise a Family in
Colorado in 2017 by
SmartAsset



Acts as a gateway to the Rockies,
offering extraordinary views of the
front range with easy access to open
spaces and trails



Small town feel with easy access
to Boulder, Fort Collins and
less than an hour from
Denver and DIA



- Population: 82,252
(22% increase from 2010-2020)
- 10-Year Predicted Job Growth: 52.1%
- Low Unemployment Rate: 2.5%



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