

OFFERING
MEMORANDUM



KEY INVESTMENT HIGHLIGHTS



4,391 SF
Office Property



Lease Expiration
March 31st 2034



Sale Price: \$800,000
(\$182.19/SF)
Cap Rate: 7.4%



NOI: \$59,278.50



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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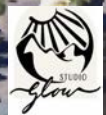
EXECUTIVE SUMMARY

INVESTMENT OPPORTUNITY AT 1810 BOISE AVENUE, LOVELAND, CO

- Situated in the heart of Loveland, Colorado, 1810 Boise Avenue presents a compelling investment opportunity in a high-demand medical and professional corridor. This 4,391-square-foot office condominium is fully leased with nine years remaining on a strong lease, offering investors a reliable and predictable income stream. The asset generates an existing cap rate of 7.40%, well above the local average, and is priced below the average price per square foot for comparable properties in the area, delivering immediate equity and long-term value.
- The property is located just 0.2 miles from Banner Medical Center and has direct access to US-34/E. Eisenhower Boulevard, providing outstanding visibility and accessibility. Inside, the layout includes a reception area, seven private offices, a conference room, breakroom, and secure storage, making it ideal for a wide range of professional or medical users in the future. The condo is part of a well-maintained complex with ample shared parking and highly visible monument signage, further enhancing tenant satisfaction and exposure.
- Offered by a motivated seller, this office condo is an attractive choice for investors seeking a stabilized asset with strong in-place income, minimal management requirements, and significant potential for appreciation. The combination of lease security, strategic location, favorable cap rate, and below-market pricing makes 1810 Boise Avenue a standout investment in the Northern Colorado market.

| | |
|---------------------------------|--|
| Price: | \$800,000 |
| Price/SF: | \$182.19 |
| NOI: | \$59,278.50 |
| Rent Escalations | 10% at year 6 (2029) |
| Address: | 1810 N Boise Ave 1 Loveland, CO 80538 |
| Parcel: | 8507389001 |
| Parking: | 33 spaces |
| Zoning: | R3e |
| Site Square Footage: | 16,552.8 SF |
| Building Square Footage: | 4,391 SF |
| Tenant Count: | 1 |
| Year Built: | 1979 |
| Traffic Count | 12,231 VPD (CoStar 2025) |
| County | Larimer |





McKee Park

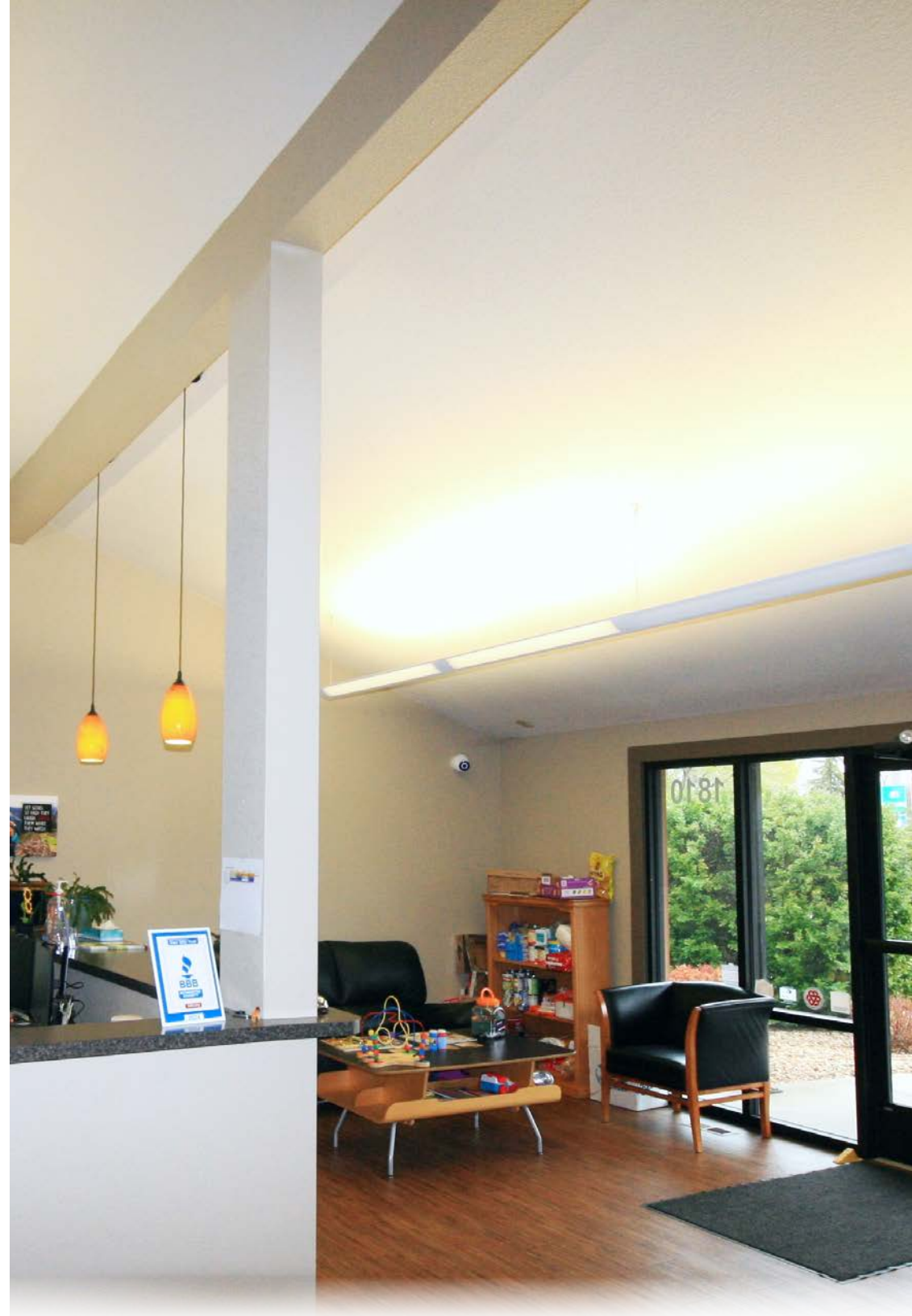


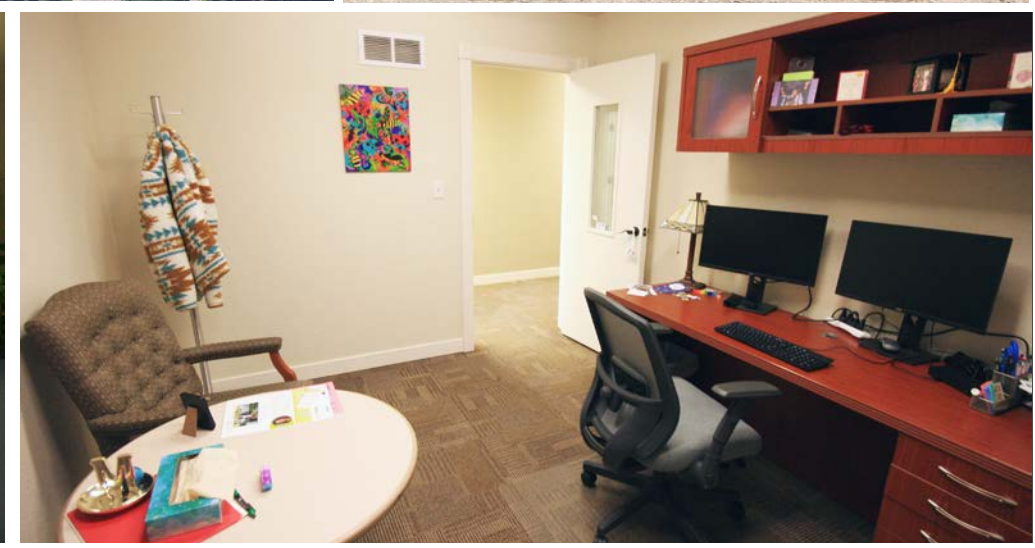
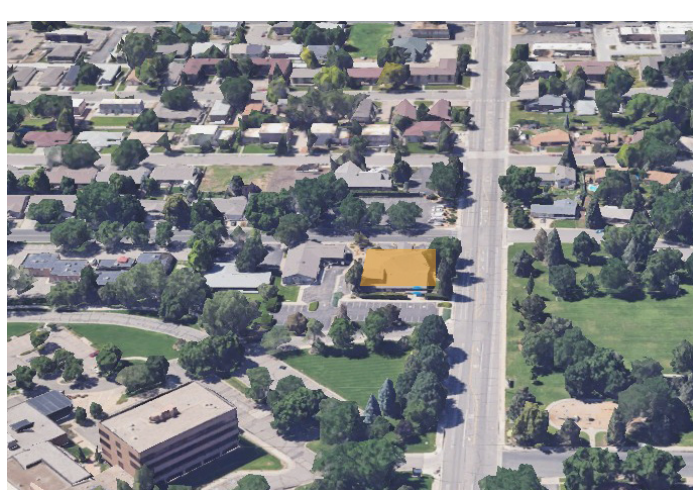
N BOISE AVE



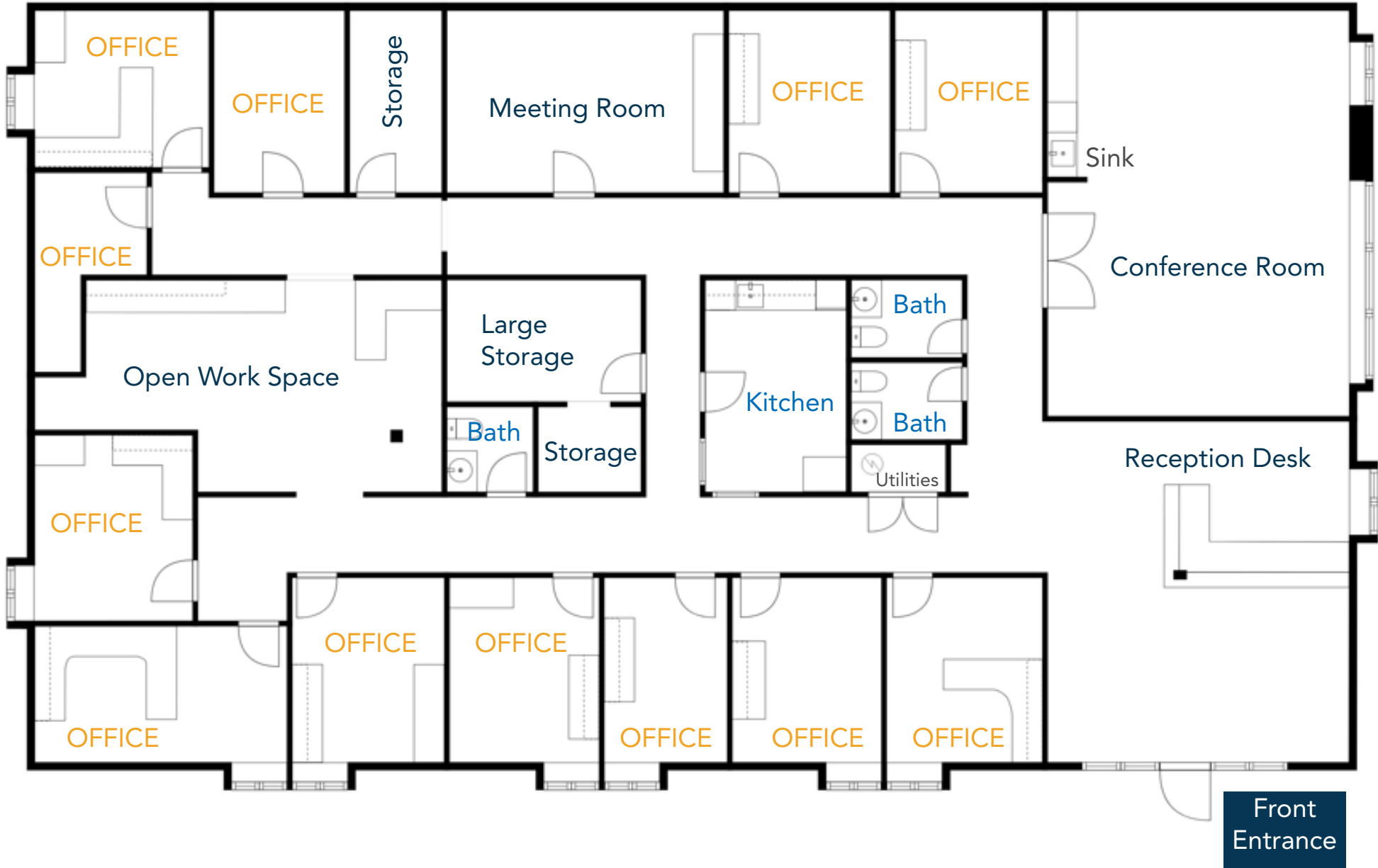
PROPERTY HIGHLIGHTS

- Investment sale with a long-term lease in place with *Project Self-Sufficiency*, a nonprofit that empowers single parents to achieve economic independence and build strong, healthy families.
- Functional office layout includes reception/waiting area, conference room, breakroom, 7+ private offices, and secure storage.
- Direct access to US-34/E. Eisenhower Blvd, offering high visibility and convenient connectivity.
- Located just 0.2 miles from Banner Medical Center, a major healthcare facility in Loveland.
- Shared parking, secure entry, and monument signage.
- Surrounded by retail and dining amenities including grocery stores, restaurants, and service providers.





FLOORPLAN



TENANT PROFILE



PROJECT SELF-SUFFICIENCY

(4,391 SF)

Professional Office Long-Term Lease

Project Self-Sufficiency of Northern Colorado has supported low-income, single-parent families since 1986. Its mission is to help parents achieve economic independence and reduce reliance on assistance, while building strong, healthy families. With a vision of self-sufficiency for every single parent in the region, the organization now serves over 140 families annually through personalized coaching, goal-setting, and wraparound support.

Launched from a 1985 task force, the program began by serving 65 families. In the 1990s, it shifted focus to higher education as a path to stability, adding career planning, education support, and job placement. It became a 501(c)(3) nonprofit in 1992 and re-branded in 2016 with the tagline "Bring the Power." By December 2024, Project Self-Sufficiency had reached a milestone—serving 140 families concurrently.

To learn more, visit <https://bringthepower.org/>

| | |
|-------------------------|--|
| Tenant Entity | Project Self-Sufficiency of Loveland-Fort Collins is incorporated as a 501(c)(3) non-profit organization |
| Security Deposit | \$8,456.00 |
| Lease Commencement Date | 12/1/2023 |
| Expiration Date | March 31, 2034 |
| Lease Structure | NNN |
| Parking | 33 Spaces |

Lease Renewal Term Summary:

- Lease End Date: **March 31, 2034 (approx. 9 years remaining)**
- Rent Increase: **10% increase on April 1, 2029**
- Renewal Option: **One 5-year extension**
- Notice Required: **120 days before lease expiration**
- Renewal Rent: **Based on market rates (not less than current rent)**

Project Self-Sufficiency Accreditations



Larimer County
Human Services
Award

SALE COMPS

1647 E 18th St | Loveland



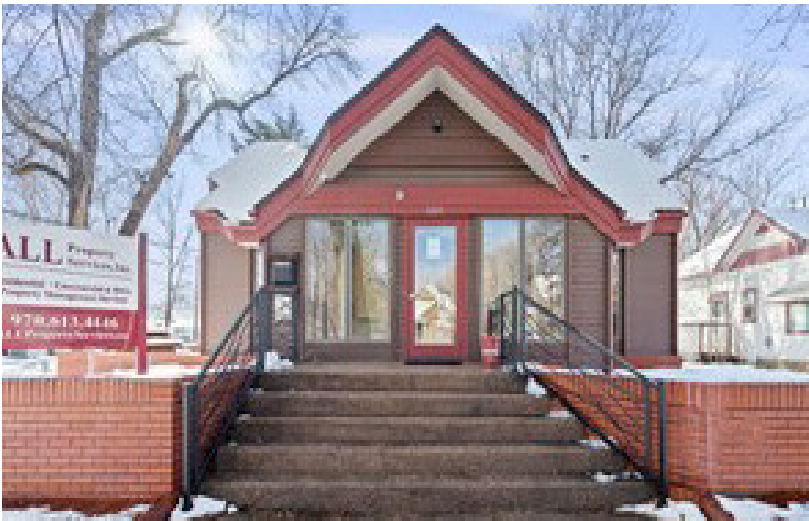
Sold Price: **\$925,000**

Size: **4,640 SF**

Price/SF: **\$199.35/SF**

Sold: **3/24/2025**

1113 Cleveland Ave | Loveland



Sold Price: **\$425,000**

Size: **1,463 SF**

Price/SF: **\$290.50/SF**

Sold: **12/6/2024**

BASE RENT

| Months | Lease Rate/RSF | Monthly Base Rent |
|-----------------------------------|----------------|-------------------|
| December 1, 2023 – March 31, 2024 | \$0.00 | \$0.00 |
| April 1, 2024 – March 31, 2029 | \$13.50 | \$4,940.00 |
| April 1, 2029 – March 31, 2034 | \$14.85 | \$5,434.00 |

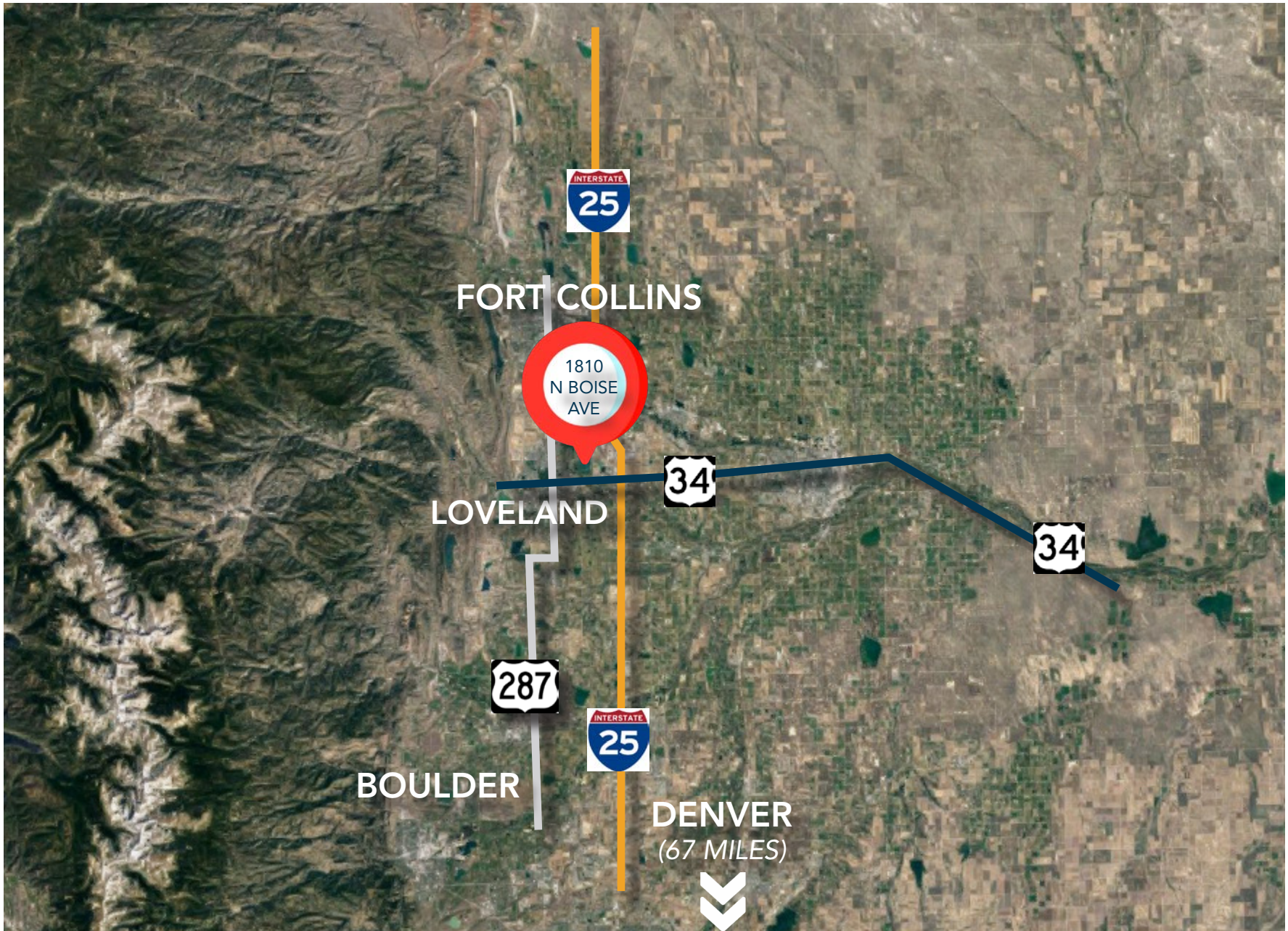
ASSOCIATION DUES COVER

- Association Dues are \$25,069/year (\$2,089/month)
- Association Dues Covers: water, sewer, gas, electric, trash and building insurance (property insurance).

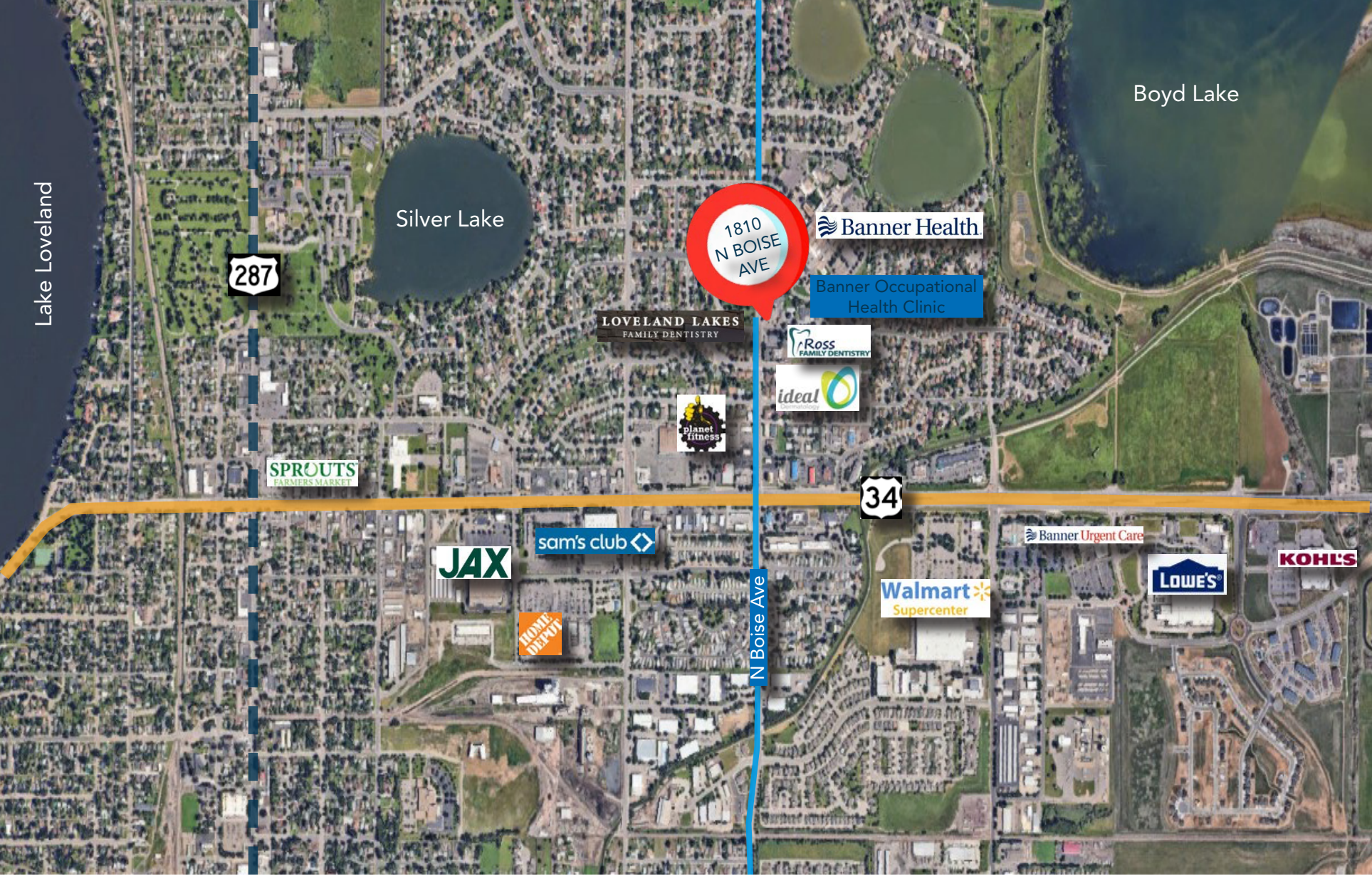
ESTIMATED OPERATING EXPENSES

- Estimated Operating Expenses \$10.72/SF

REGIONAL MAP



AREA MAP





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