Offering Memorandum

Long-Term NNN Retail Investment



Two Prime Retail Spaces In Frisco, Colorado

PRESENTED BY

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NAI SunVista] Got Space™
Opening the Door to Commercial Real Estate Excellence

Greenwood CRE

Offering Summary

Financials

Sale Price	**$4,570,000**
CAP Rate	**9.7%**
In-Place Net Operating Income	**$443,328**

Leasehold interest only; no fee-simple ownership conveyed.

Locations

Total Space: ±15,094 SF

1. Base Camp Wine & Spirits
   223 Lusher Ct. | Unit 1
   Frisco, Colorado 80433
   ±5,177 SF

2. Epic Mountain Gear
   223 Lusher Ct. | Units 2-6
   Frisco, Colorado 80433
   ±9,917 SF

Highlights

- 100% leased
- Two A+ locations in Frisco, Colorado
- Adjacent to Whole Foods
- Located within one hour of eight major ski resorts



Properties

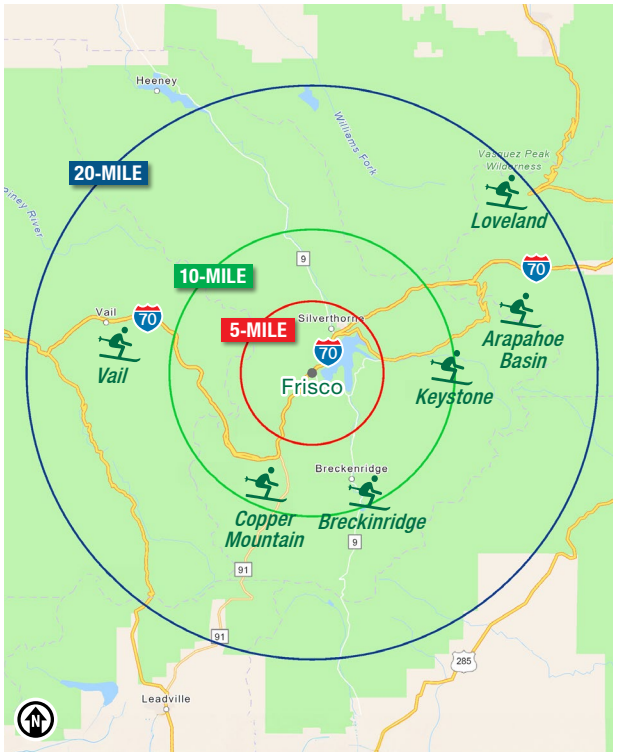
epic MOUNTAIN GEAR

BASECAMP WINE & SPIRITS ESTABLISHED 2014

223 Lusher Ct. | Units 1-6
Frisco, CO 80433

Demographics	5 Mile	10 Mile	20 Mile
Total Population	16,277	28,207	38,022
Average HH Income	$149,578	$149,725	$152,518
Daytime Employment	12,692	22,545	37,158

2025 Forecasted by Esri





Property 1

BASECAMP WINE & SPIRITS
ESTABLISHED 2014

223 Lusher Ct. | Unit 1
Frisco, CO 80433

Sale Price: $1,970,000
CAP Rate: 9.55%
SF: ±5,177
Year Built: 2013

LEASEHOLD INTEREST

Master Ground Lease Details:

- $50,539/Year
- 2% Annual Increases
- Initial Term Ends May 2044
- Four 5-Year Options to Extend

LEASE DETAILS

Lease End Date: 11/30/2029
Options: 3 x 5 Years
Increases: 2.5% Yearly
Next Increase: 3% December 2026
Gross Income: $238,680
NOI: $188,141
Base Rent per SF: $46.10





Property 2

epic MOUNTAIN GEAR

223 Lusher Ct. | Units 2-6
Frisco, CO 80433

Sale Price: $2,600,000
CAP Rate: 9.8%
SF: ±9,917
Year Built: 2013

LEASEHOLD INTEREST

Master Ground Lease Details:

- $96,813/Year
- 2% Annual Increases
- Initial Term Ends May 2044
- Four 5-Year Options to Extend

LEASE DETAILS

Lease End Date: 4/30/2027
Options: 3 x 5 Years
Increases: 10% Every 5 Years
Next Increase: 10% May 2027
Gross Income: $352,000
NOI: $255,187
Base Rent per SF: $35.49







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