# Offering Memorandum

# Single-Tenant NNN Lease Retail Portfolio




## Four Prime Sites throughout the West and Midwestern U.S.

PRESENTED BY

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**Opening the Door** to Commercial Real Estate Excellence

# Offering Summary

## Financials

| | |
|---|---|
| Sale Price | **$8,170,000** |
| CAP Rate | **9.12%** |
| In-Place Net Operating Income | **$745,439** |

## Locations

Total Space: ±35,094 SF

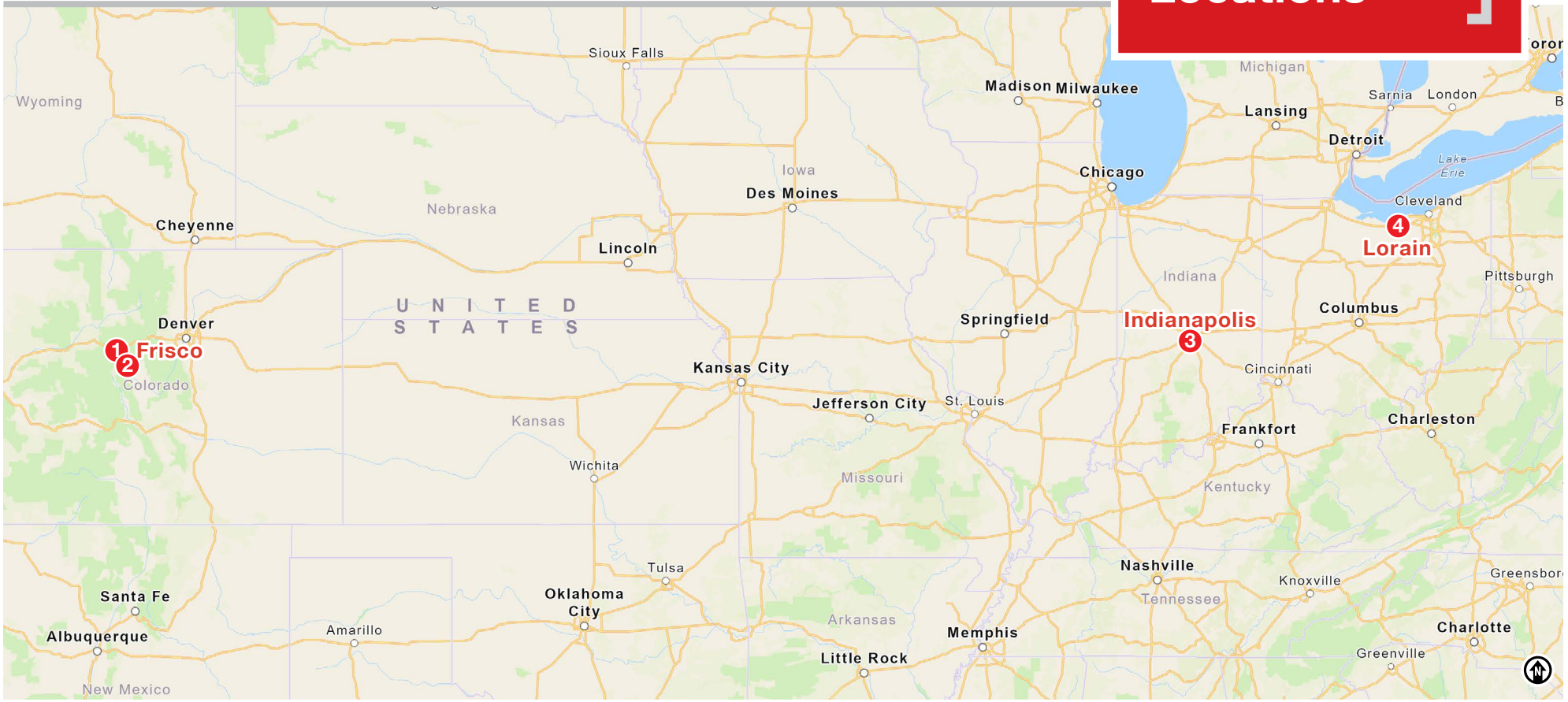
1. Base Camp Wine & Spirits
   223 Lusher Ct. | Unit 1
   Frisco, Colorado 80433
2. Epic Mountain Gear
   223 Lusher Ct. | Units 2-6
   Frisco, Colorado 80433
3. Jiffy Lube
   8580 N. Michigan Rd.
   Indianapolis, Indiana 46268
4. Verizon
   4805 N. Leavitt Rd.
   Lorain, Ohio 44053

## Highlights

- 100% leased
- Four A+ locations across the western and midwestern United States
- Two national-credit tenants with 10+ years of operation history



# Locations




| | PAGE | RETAILER | LOCATION | SQ. FEET | ACRES |
|---|---|---|---|---|---|
| 1 | 4 | Base Camp Wine & Spirits | 223 Lusher Ct. Unit 1, Frisco, CO 80433 | ±5,177 | NA |
| 2 | 5 | Epic Mountain Gear | 223 Lusher Ct. Units 2-6, Frisco, CO 80433 | ±9,917 | NA |
| 3 | 9 | Jiffy Lube | 8580 N Michigan Rd, Indianapolis, IN 46268 | ±2,000 | ±0.51 |
| 4 | 11 | Verizon | 4805 N Leavitt Rd, Lorain, OH 44053 | ±3,000 | ±0.77 |
| | | | TOTAL | ±35,094 | ±1.28 |

# 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 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
**NOI:** $188,141
**Base Rent per SF:** $46.10
**Car Counts:**
I-70: 33,500 CPD






# 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 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
**NOI:** $255,187
**Base Rent per SF:** $35.49
**Car Counts:**
I-70: 33,500 CPD



**Property 1-2**

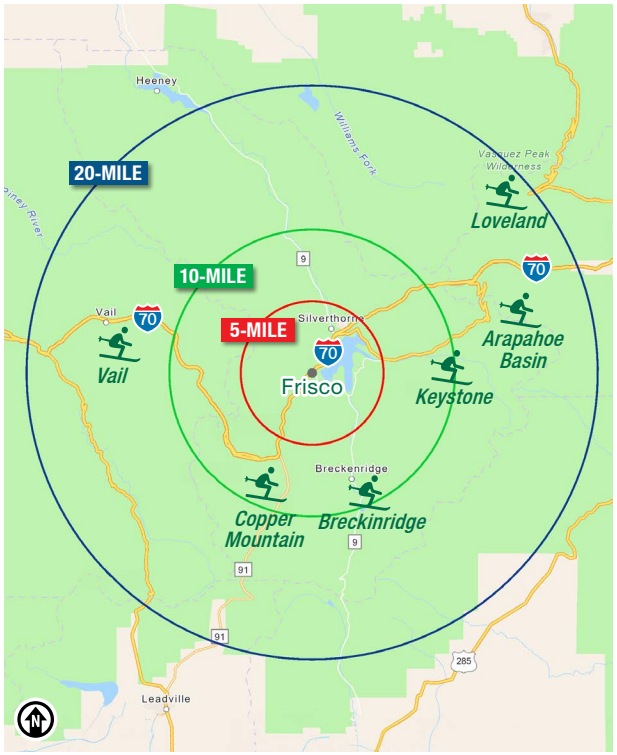
epic MOUNTAIN GEAR

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 3

jiffy lube

## 8580 N. Michigan Rd.
## Indianapolis, IN 46268

**Sale Price:** $1,900,000

**CAP Rate:** 7.65%

**SF:** ±2,000

**Land:** ±0.51 Acres

**Year Built:** 1986

**Lease End Date:** 9/31/2032

**Options:** 2 x 5 Years

**Increases:** 10% Every 5 Years

**Next Increase:** 10% October 2027

**Current Annual Base Rent:** $145,200

**Base Rent per SF:** $72.60

**Car Counts:**
Michigan Rd: 27,600 CPD
W. 86th St: 36,400 CPD





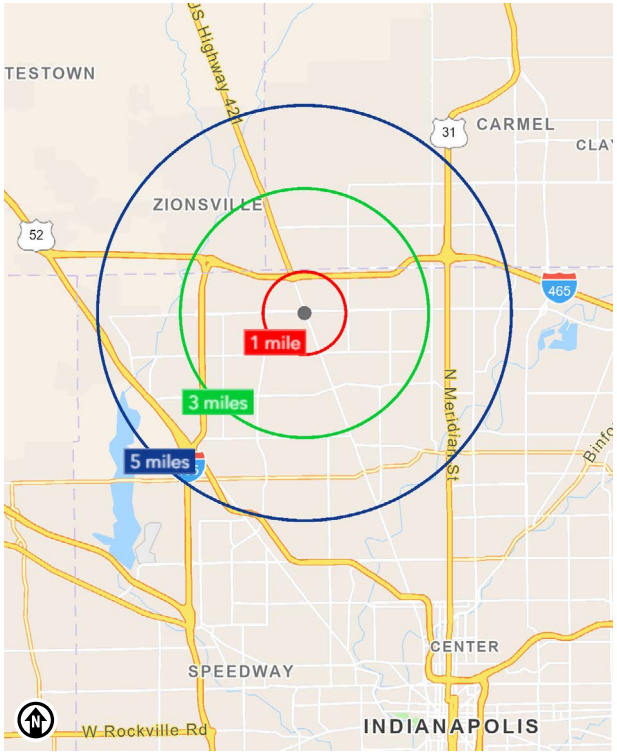

# Property 3

jiffy lube

## 8580 N. Michigan Rd.
## Indianapolis, IN 46268

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| Total Population | 7,758 | 59,202 | 148,348 |
| Average HH Income | $85,028 | $109,669 | $135,467 |
| Daytime Employment | 12,157 | 72,958 | 125,124 |

*2025 Forecasted by Esri*






# Property 4

verizon

**4805 N. Leavitt Rd.**
**Lorain, OH 44053**

**Sale Price:** $1,700,000

**CAP Rate:** 9.25%

**SF:** ±3,000

**Land:** ±0.77 Acres

**Year Built:** 2016

**Lease End Date:** 1/31/2029

**Options:** 2 x 5 Years

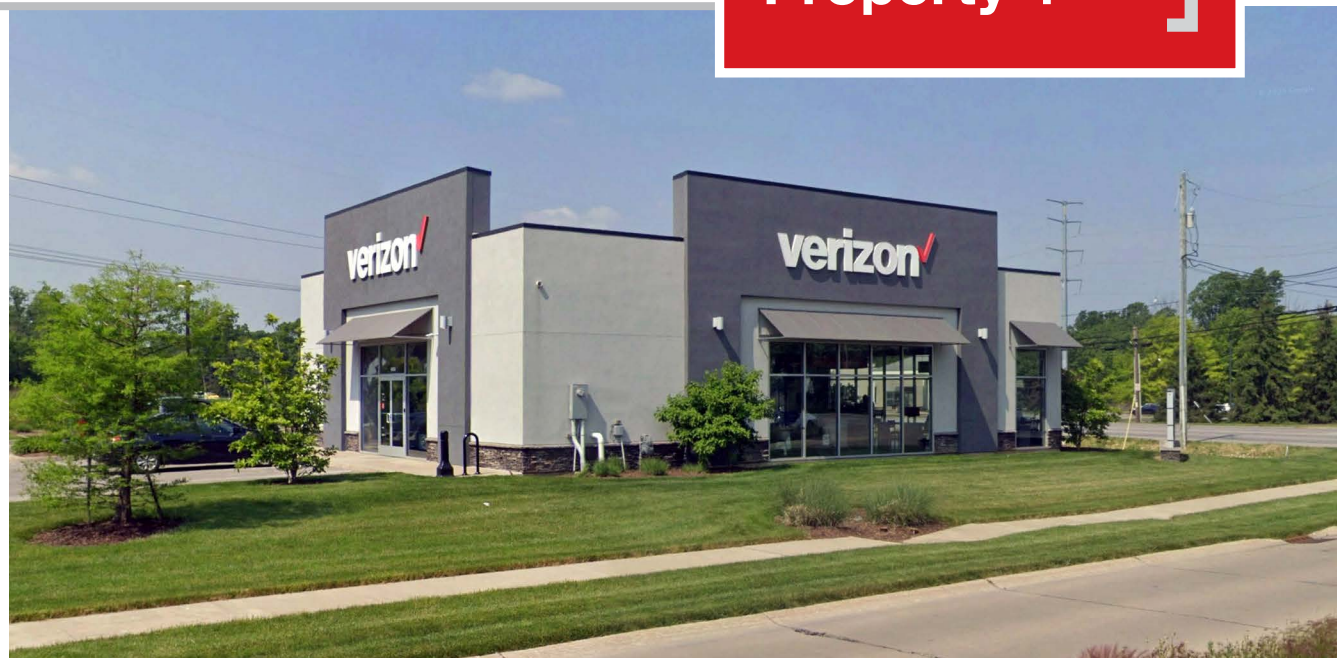
**Increases:** 10% Every 5 Years

**Next Increase:** 10% February 2029

**Current Annual Base Rent:** $156,911

**Base Rent per SF:** $52.30

**Car Counts:**
N Leavitt Rd: 23,000 CPD
N. Nantucket Dr: 1,800 CPD





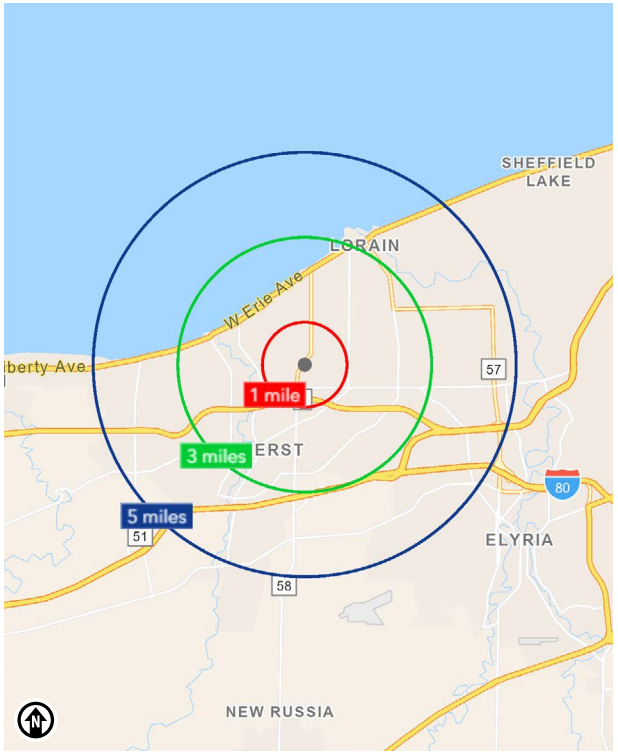

# Property 4

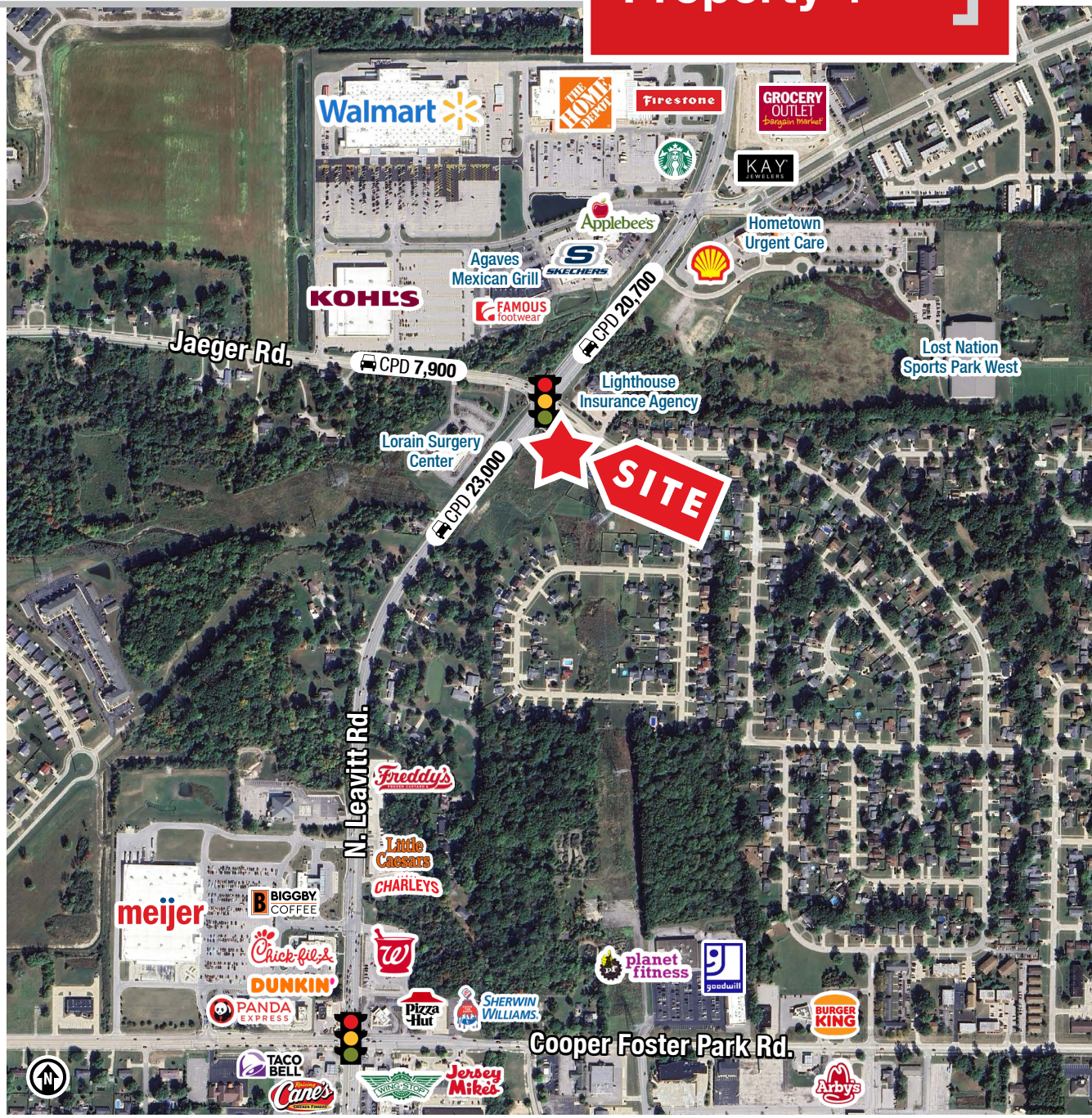
verizon

## 4805 N. Leavitt Rd.
## Lorain, OH 44053

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| Total Population | 10,043 | 60,181 | 95,497 |
| Average HH Income | $85,897 | $85,417 | $82,668 |
| Daytime Employment | 3,457 | 16,622 | 27,963 |

*2025 Forecasted by Esri*






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