

Lone Tree Wellness



OFFERING MEMORANDUM | PRIME OWNER/USER BUILDING WITH INCOME!!

9220 Teddy Lane
Lone Tree, CO 80124

Paul Zakovich
Biltmore Realty Ltd
President
(303) 901-2120
paul@biltmorecompanies.com
Lic: 164421

Paul Zakovich
PRESIDENT
(303) 901-2120
(303) 901-2120
1660 S. Albion St.
Suite 375
Denver, CO 80222
biltmorecompanies.com

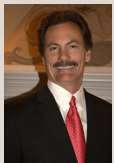


Lone Tree Wellness

CONTENTS

- 01 Executive Summary**
 - Investment Summary
- 02 Property Description**
 - Property Features
 - Aerial Map
- 03 Financial Analysis**
 - Income & Expense Analysis
- 04 Demographics**
 - Demographics

Exclusively Marketed by:



Paul Zakovich
Biltmore Realty Ltd
President
(303) 901-2120
paul@biltmorecompanies.com
Lic: 164421



LONE TREE WELLNESS

Executive Summary

Investment Summary

01

OFFERING SUMMARY

ADDRESS	9220 Teddy Lane Lone Tree CO 80124
COUNTY	Douglas
MARKET	Denver
SUBMARKET	Lone Tree
NET RENTABLE AREA (SF)	8,904 SF
LAND ACRES	.603
LAND SF	26,267 SF
YEAR BUILT	2001
YEAR RENOVATED	2021

FINANCIAL SUMMARY

PRICE	\$2,499,000
PRICE PSF	\$280.66
OCCUPANCY	95.00%
NOI (CURRENT)	\$139,944
NOI (Pro Forma)	\$139,944
CAP RATE (CURRENT)	5.60%
CAP RATE (PRO FORMA)	5.60%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	11,396	72,524	216,633
2024 Median HH Income	\$111,036	\$127,542	\$135,397
2024 Average HH Income	\$156,350	\$173,988	\$184,595

Perfect Owner/User Property

- Income from 1st Level and occupy or lease 2nd level!
Rare building of this size in the Park Meadows area.



LONE TREE WELLNESS

02

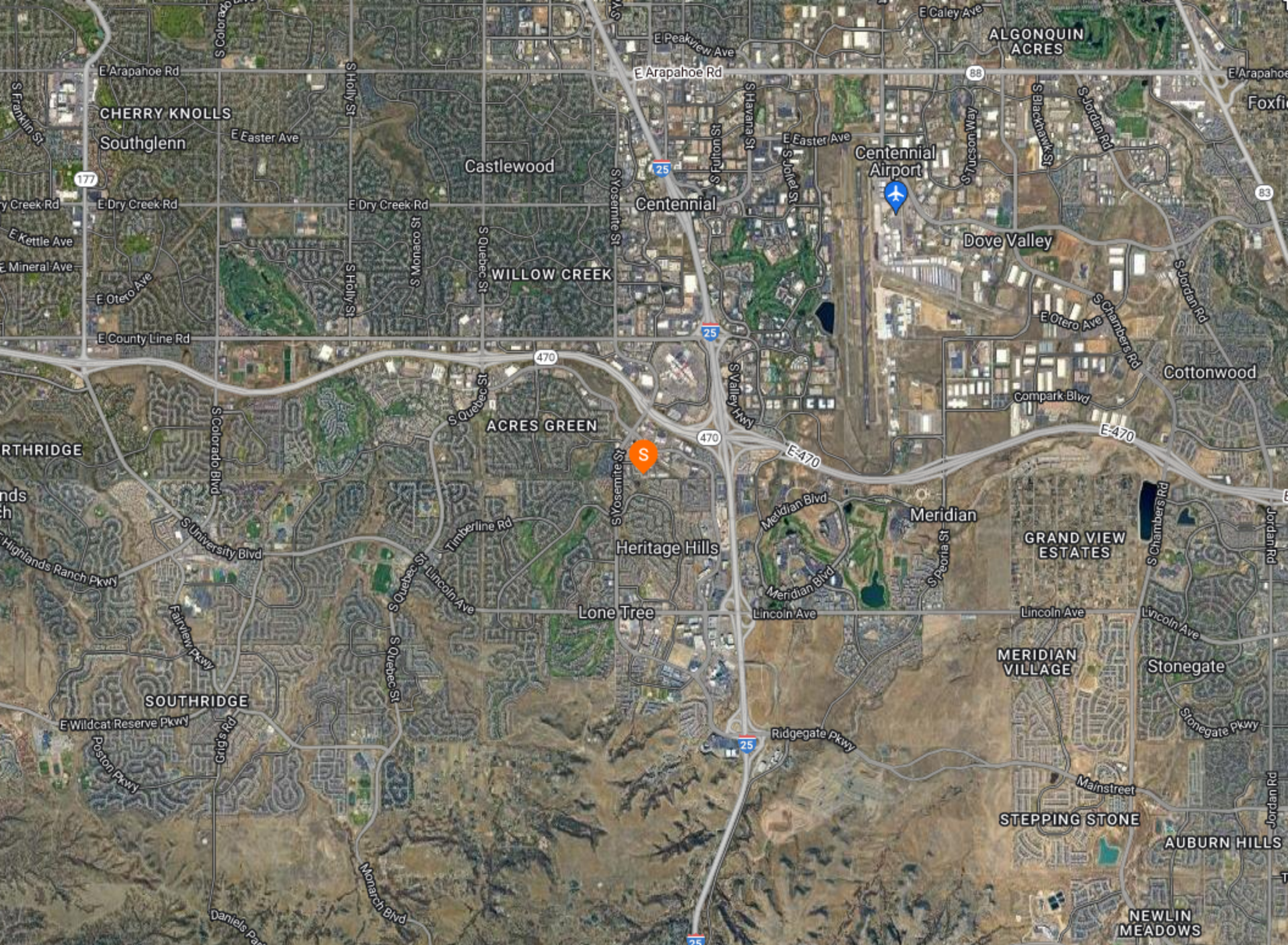
Property Description

Property Features

Aerial Map

PROPERTY FEATURES

NUMBER OF TENANTS	14
NET RENTABLE AREA (SF)	8,904
LAND SF	26,267
LAND ACRES	.603
YEAR BUILT	2001
YEAR RENOVATED	2021
ZONING TYPE	Office
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	44
PARKING RATIO	4/1000
ELEVATOR	Yes



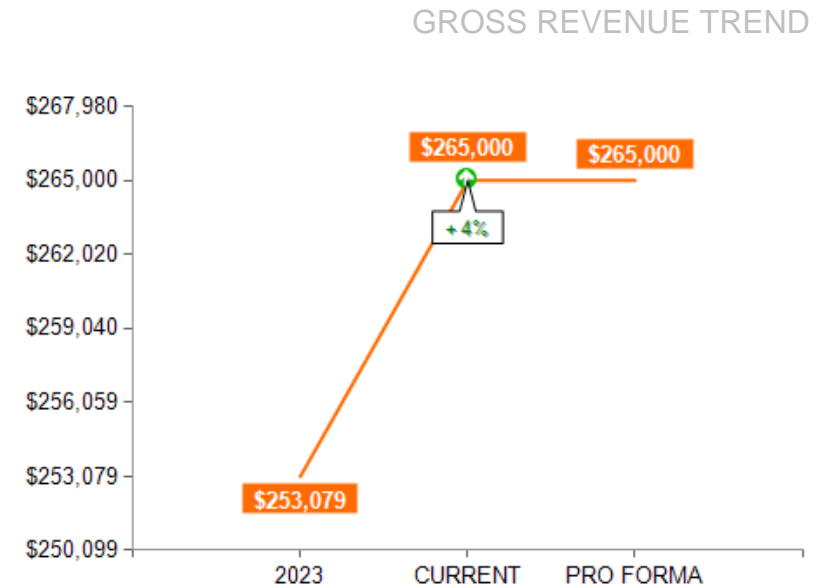


03

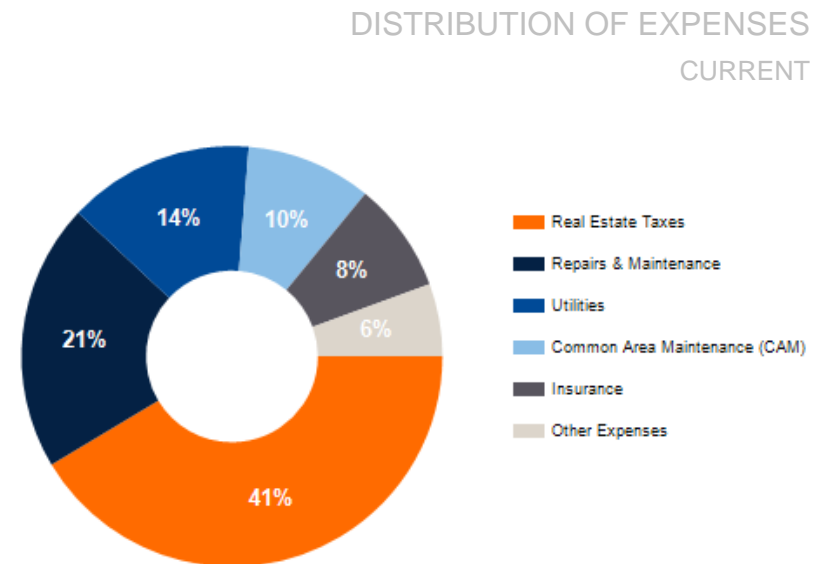
Financial Analysis

Income & Expense Analysis

INCOME	2023	CURRENT	PRO FORMA
Gross Scheduled Rent	\$253,079	\$265,000	\$265,000
Total Gross Revenue	\$253,079	\$265,000	\$265,000
General Vacancy		-5.00%	-5.00%
Effective Gross Income	\$253,079	\$251,750	\$251,750
Less Expenses	\$114,713	\$111,806	\$111,806
Net Operating Income	\$138,366	\$139,944	\$139,944



EXPENSES	2023	CURRENT	PRO FORMA
Real Estate Taxes	\$46,282	\$46,282	\$46,282
Insurance	\$8,829	\$9,500	\$9,500
Common Area Maintenance (CAM)	\$10,780	\$10,780	\$10,780
Repairs & Maintenance	\$27,973	\$23,000	\$23,000
Utilities	\$14,605	\$16,000	\$16,000
Other Expenses	\$6,244	\$6,244	\$6,244
Total Operating Expense	\$114,713	\$111,806	\$111,806
Expense / SF	\$12.88	\$12.56	\$12.56
% of EGI	45.32%	44.41%	44.41%





04

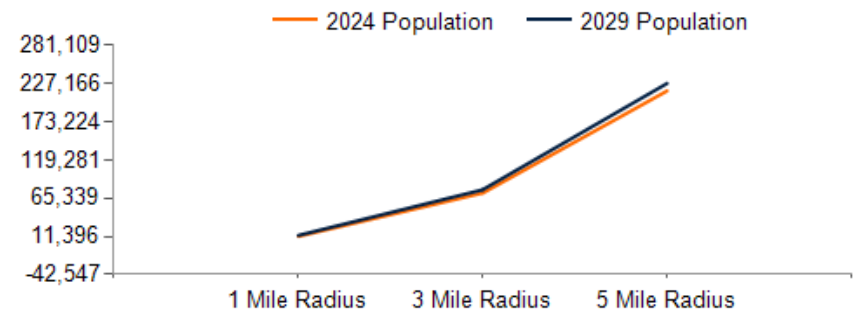
Demographics

Demographics

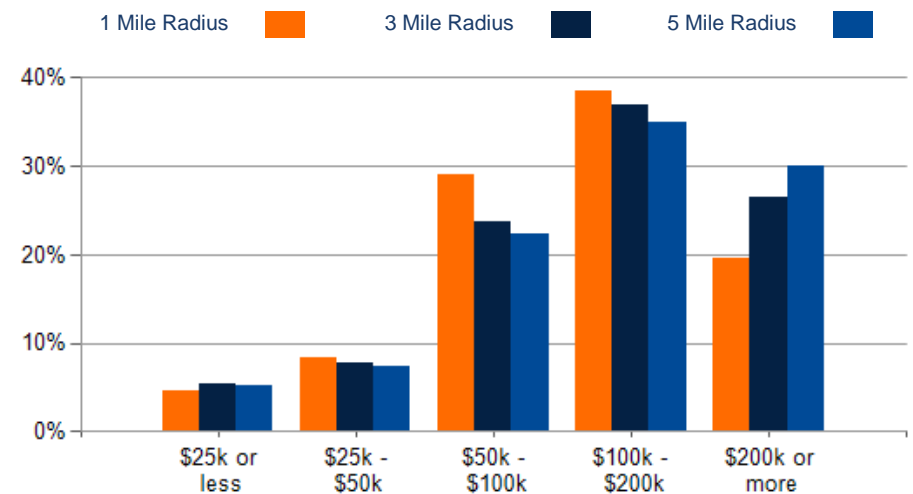
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,670	47,741	136,171
2010 Population	9,308	59,818	182,674
2024 Population	11,396	72,524	216,633
2029 Population	12,770	77,224	227,166
2024-2029: Population: Growth Rate	11.50%	6.30%	4.75%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	72	710	2,243
\$15,000-\$24,999	154	899	2,154
\$25,000-\$34,999	91	698	2,071
\$35,000-\$49,999	323	1,622	4,152
\$50,000-\$74,999	690	3,387	9,168
\$75,000-\$99,999	752	3,689	9,408
\$100,000-\$149,999	1,265	6,143	16,108
\$150,000-\$199,999	641	4,900	13,113
\$200,000 or greater	975	7,902	25,090
Median HH Income	\$111,036	\$127,542	\$135,397
Average HH Income	\$156,350	\$173,988	\$184,595

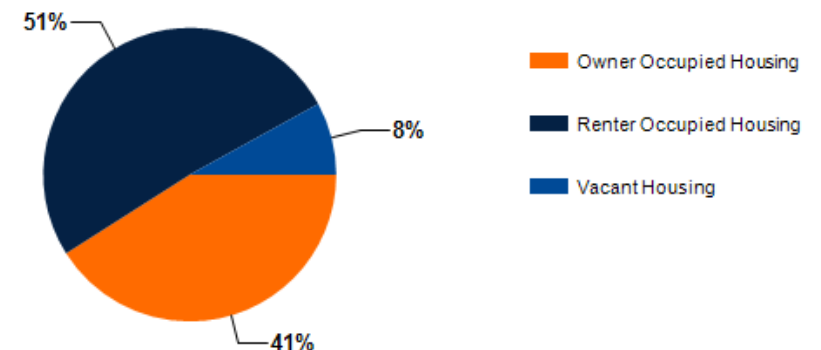
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,223	17,801	50,382
2010 Total Households	3,972	23,895	70,068
2024 Total Households	4,964	29,949	83,506
2029 Total Households	5,727	32,493	88,591
2024 Average Household Size	2.28	2.41	2.57
2024-2029: Households: Growth Rate	14.50%	8.20%	5.95%



2024 Household Income



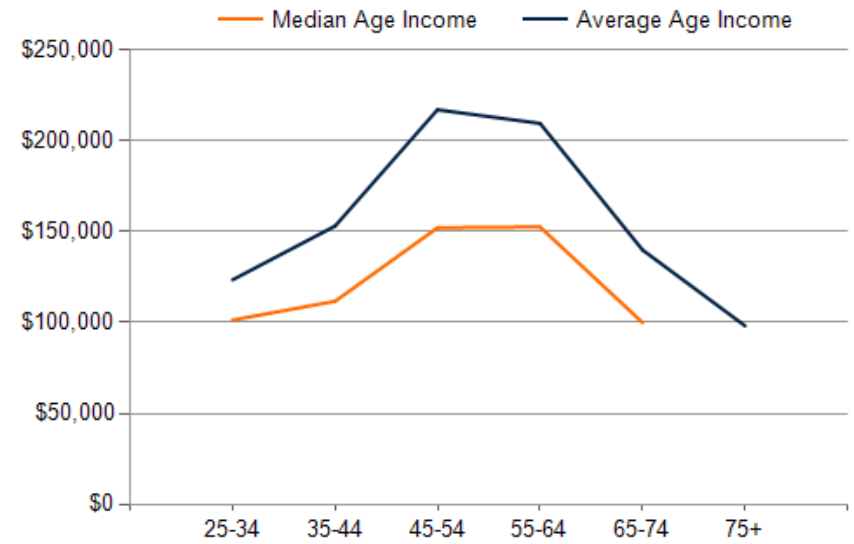
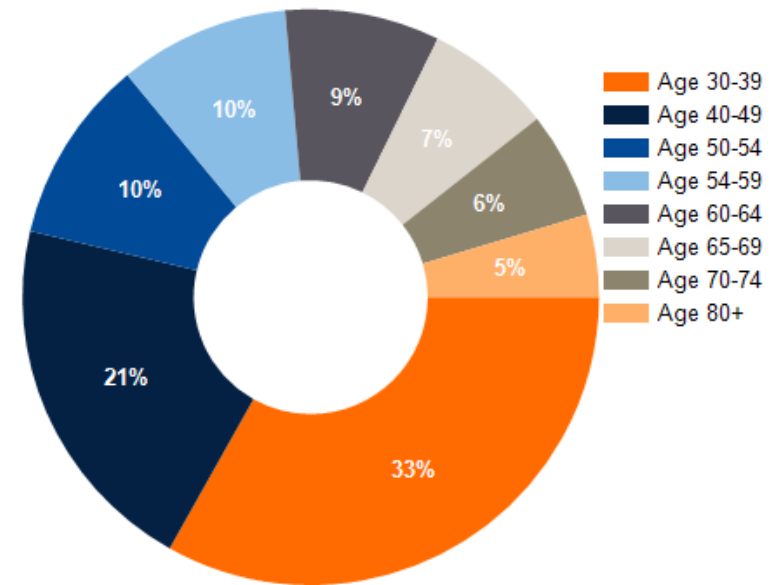
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,324	5,944	14,787
2024 Population Age 35-39	905	5,404	15,771
2024 Population Age 40-44	717	5,411	17,367
2024 Population Age 45-49	666	4,873	15,919
2024 Population Age 50-54	695	4,978	15,813
2024 Population Age 55-59	643	4,391	12,880
2024 Population Age 60-64	584	4,097	11,475
2024 Population Age 65-69	478	3,573	10,203
2024 Population Age 70-74	403	2,897	8,437
2024 Population Age 75-79	312	2,346	6,606
2024 Population Age 80-84	141	1,260	3,653
2024 Population Age 85+	100	1,011	3,404
2024 Population Age 18+	9,358	57,747	167,045
2024 Median Age	35	39	39
2029 Median Age	37	40	40

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$101,375	\$106,818	\$107,723
Average Household Income 25-34	\$123,523	\$138,540	\$145,529
Median Household Income 35-44	\$111,720	\$146,579	\$154,478
Average Household Income 35-44	\$153,155	\$187,363	\$198,361
Median Household Income 45-54	\$152,233	\$174,446	\$180,162
Average Household Income 45-54	\$217,182	\$226,155	\$232,007
Median Household Income 55-64	\$152,673	\$167,502	\$170,847
Average Household Income 55-64	\$209,677	\$216,346	\$221,356
Median Household Income 65-74	\$100,000	\$104,669	\$107,837
Average Household Income 65-74	\$139,970	\$150,077	\$158,082
Average Household Income 75+	\$98,191	\$102,177	\$109,460



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Biltmore Realty Ltd and it should not be made available to any other person or entity without the written consent of Biltmore Realty Ltd.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Biltmore Realty Ltd. This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Biltmore Realty Ltd 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 performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or 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 offering memorandum has been obtained from sources we believe reliable; however, Biltmore Realty Ltd has not verified, and will not verify, any of the information contained herein, nor has Biltmore Realty Ltd conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Paul Zakovich

Biltmore Realty Ltd

President

(303) 901-2120

paul@biltmorecompanies.com

Lic: 164421

