



FOR SALE BURGER KING

1139 E Highway Road 24 | Woodland Park, CO 80863



\$1,350,000

CONTACT:

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UNIQUE PROPERTIES

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OFFERING SUMMARY

Sale Price:	\$1,350,000
Cap Rate:	5.87%
NOI:	\$79,204
Lot Size:	50,094 SF
Building Size:	3,571 SF
Year Built:	1999

PROPERTY HIGHLIGHTS

- Located in Woodland Park off of Highway 24
- Superior visibility to property with high traffic counts
- Ample parking with 70 surface spaces
- Anchored by Safeway, Wells Fargo, Subway & UPS store

Tenant has first right of refusal. Lease expires on October 2, 2018 with two 10 year options to renew. Lease automatically renews for 10 years if no written notice of termination is given by or before October 2, 2018.



UNIT MIX & RENT SCHEDULE

UNITS	TYPE	NRA	CURRENT RENT	MARKET RENT	CURRENT RENT/ SF
1	Burger King	3,571	\$7,100	\$26	\$23.86
	Averages	3,571	\$7,100	\$26	\$23.86
1	Totals	3,571	\$85,200	\$26	

INCOME

CURRENT

Rent Income	Est.	Pro.	\$85,200
Less: Vacancy & Credit Loss	0.00%	0.00%	(\$0)
Plus: Other Income			
Effective Gross Income			\$85,200

EXPENSES

CURRENT

Taxes	\$0
Insurance	\$0
Maintenance & Repairs	\$6,000
Management	\$0
Utilities	\$0
Miscellaneous	\$0
Total Expenses	\$6,000
Per Square Foot	\$1.68
Net Operating Income	\$79,200
Less: Annual Debt Service	(\$55,786)
Cash Flow	\$23,418
Cash-on-Cash	5.78 %
Principal Reduction	\$15,931
Total Return	9.72%
Capitalization Rate	5.87%



INVESTMENT

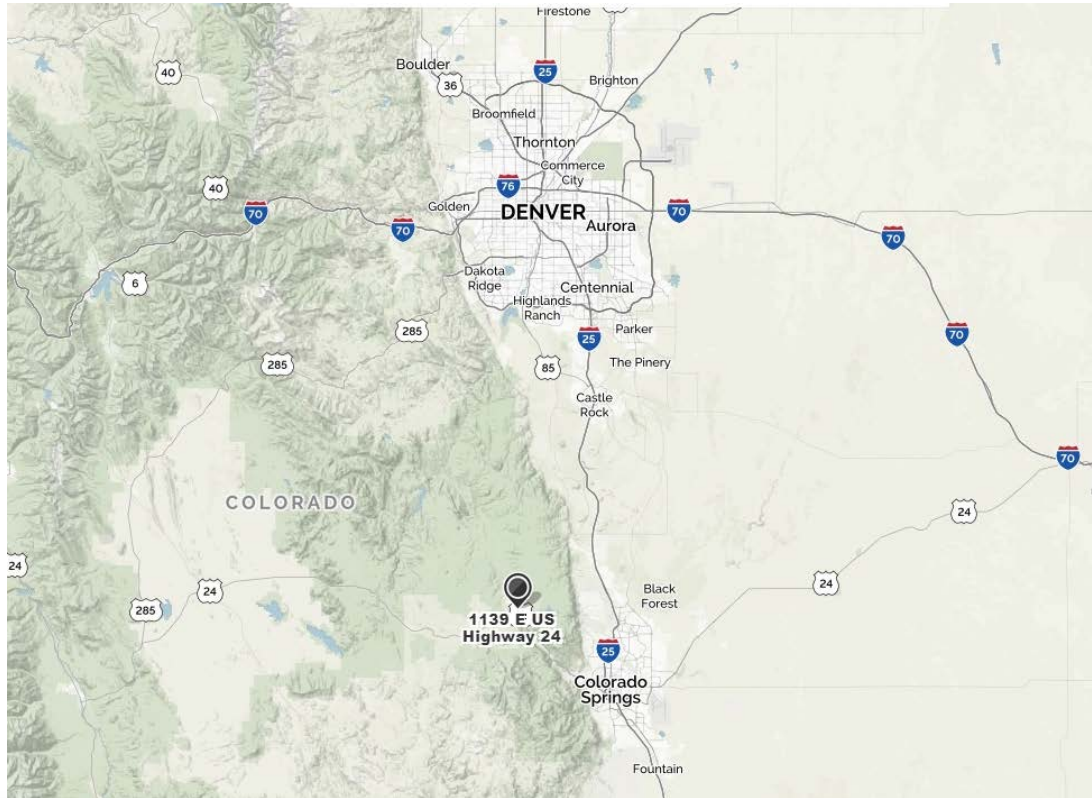
List Price:	\$1,350,000
Down Payment:	\$405,000
Price/Sq. Ft.	\$378.05
Current Cap Rate:	5.87%
Current Total	9.7%
Return:	

PROPERTY

Type of Building:	Retail
Net Rentable SF:	3,571
Gross Building SF:	3,571
Parking:	70 Spaces
Air Conditioning:	HVAC
Heating:	HVAC
Roof:	Flat
Exterior Construction:	Concrete/Masonry
Lot Size:	50,094
Metering:	Individual

LOAN INFORMATION

Proposed:	
Interest Rate:	4.25%
Loan Amount:	\$945,000
Amortization (years):	30
Monthly Loan Payment:	\$4,644



WOODLAND PARK OVERVIEW

Woodland Park is home to 7,200 residents and is just 18 miles west of Colorado Springs. With breathtaking views of Pikes Peak and the Rampart Range, tourism continues to fuel the economy in Woodland Park. Named "The City Above the Clouds," it is the largest city in Teller County and offers a variety of bed and breakfasts, motels, hotels, campgrounds, RV parks, trails, shopping, restaurants and full services. Conveniently located off of U.S. Highway 24, Woodland Park has high traffic counts and a thriving tourism base that bodes well for future development and business in the surrounding area that includes the nearby Cripple Creek casinos.

	PROPERTY NAME	PRICE	BUILDING SF	PRICE/SF	CAP RATE	YOC	CLOSE DATE
	1139 E HIGHWAY 24	\$1,350,000	3,571 SF	\$378.05	5.87	1999	-
1	30850 STAGECOACH BLVD EVERGREEN, CO 80439	\$1,555,000	2,187 SF	\$711.02	9.80%*	1997	April 2017
2	2912 EVERGREEN PKWY EVERGREEN, CO 80439	\$1,944,444	3,212 SF	\$605.37	5.4%*	2002	January 2017
	AVERAGES	\$1,616,481	2,990 SF	\$564.81	7.02%	2000	

*High cap rate due to short term lease



	PROPERTY ADDRESS	ASKING RENT	YOC	SF	VACANCY	TENANCY
	1139 E HIGHWAY 24	\$26.00 \$/SF	1999	3,571	0.0%	SINGLE
1	4300-4372 S COLLEGE AVENUE FORT COLLINS, CO 80525	\$28.00 \$/SF	1989	5,499	0.0%	SINGLE
2	2722-2724 S COLLEGE AVENUE FORT COLLINS, CO 80525	\$25.00 \$/SF	1967	5,445	21.8	MULTI
3	1003 W HORSETOOTH ROAD FORT COLLINS, CO 8526	\$18.00 \$/SF	2000	4,545	0.00%	SINGLE
	AVERAGES	\$24.25	1988	4,765	5.45%	

