

TRADE AREA DEMOGRAPHICS

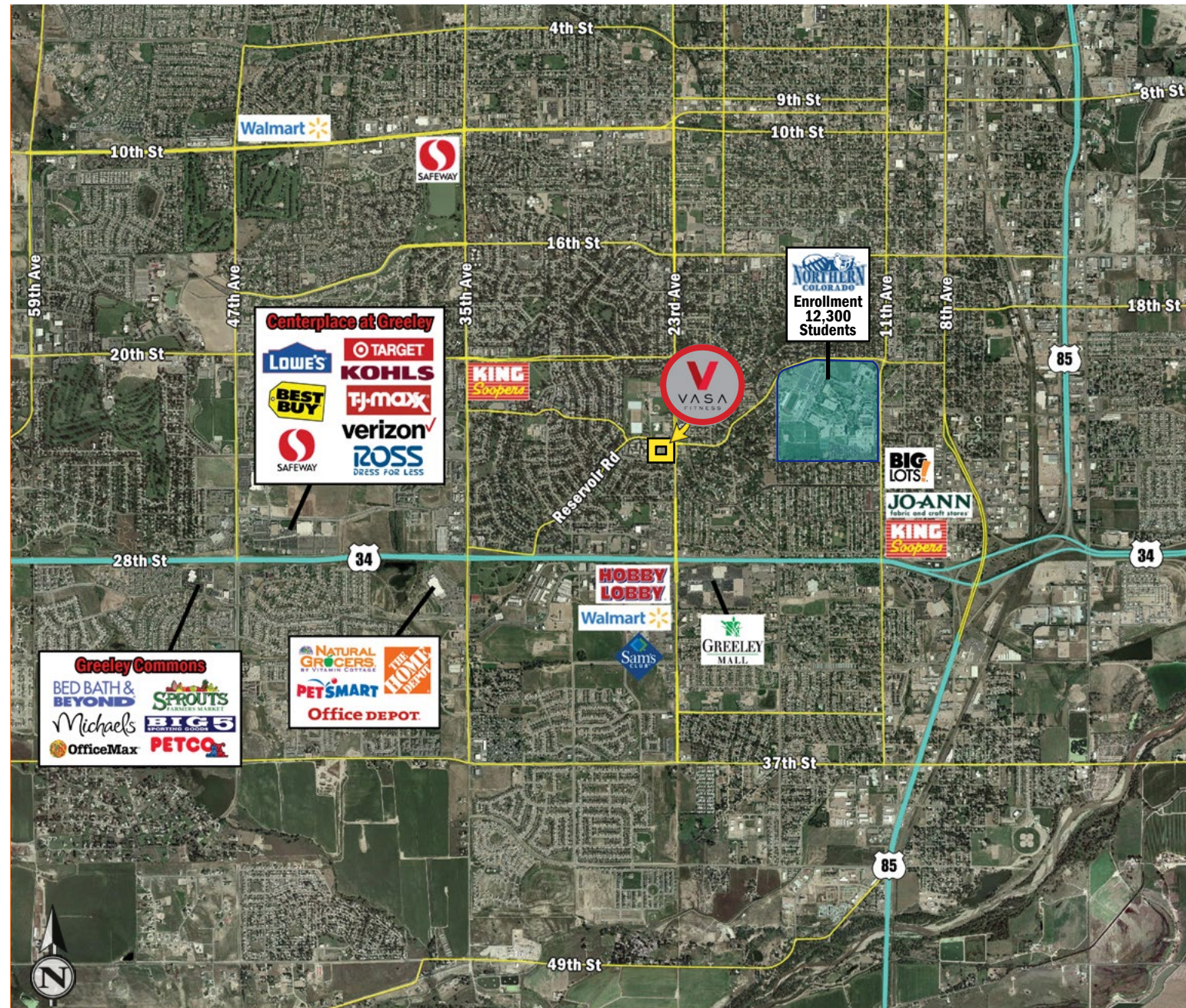
	1 Mile	3 Mile	5 Mile
Population	17,007	106,775	273,310
Average HH Income	\$71,342	\$74,999	\$77,383
Businesses	536	5,279	12,504
Employees	3,688	45,926	124,982

Source: Applied Geographic Solutions, 2015 Estimates

TRAFFIC COUNTS

On 23rd Avenue north of Reservoir Road	20,500 Cars/day
On 23rd Avenue south of Reservoir Road	21,500 Cars/day
On Reservoir Road west of 23rd Avenue	6,000 Cars/day

Source: DRCOG 2010



VASA FITNESS CENTER INVESTMENT OFFERING

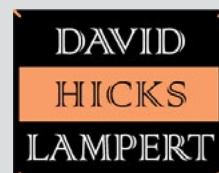
SWC OF 23RD AVENUE & RESERVOIR ROAD - GREELEY, CO



\$7,761,128 SINGLE TENANT NNN INVESTMENT SALE OFFERING;

- Investor has opportunity to purchase the new VASA Fitness Center in Greeley, CO
- Absolute NNN lease, Corporate Guarantee
- This 41,314 SF building is occupied by VASA Fitness on a 15 year lease, commencing November 2016 with rent increases.
- VASA Fitness Center operates 22 locations throughout the intermountain West
- Greeley experienced the most successful pre-opening membership sales activity of any gym in VASA history

FOR MORE INFORMATION, PLEASE CONTACT:



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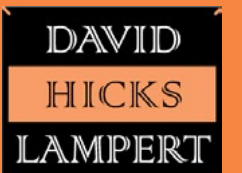
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VASA FITNESS CENTER - INVESTMENT OFFERING

SWC OF 23RD AVENUE & RESERVOIR ROAD - GREELEY, CO

PROPERTY INFORMATION

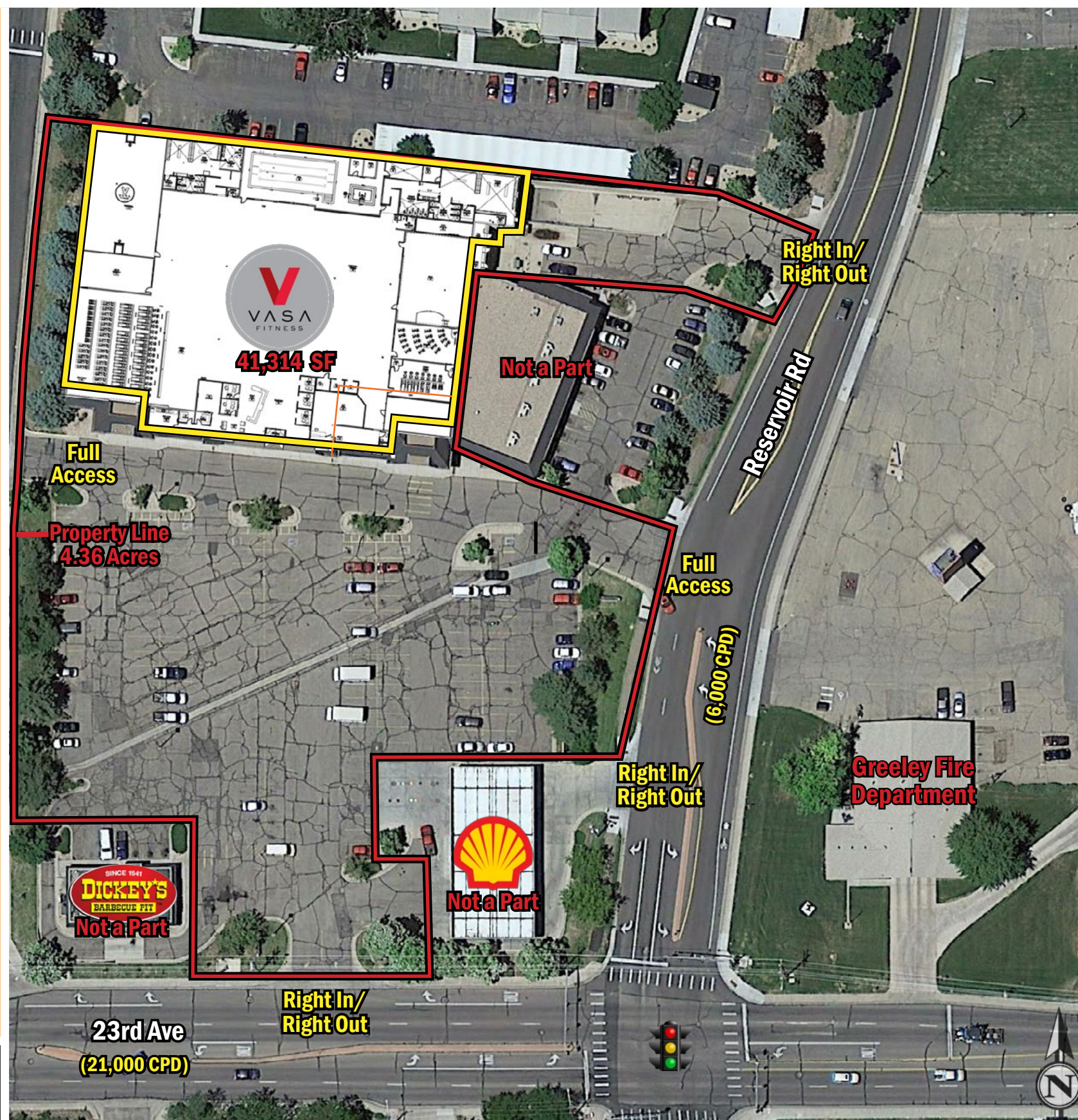
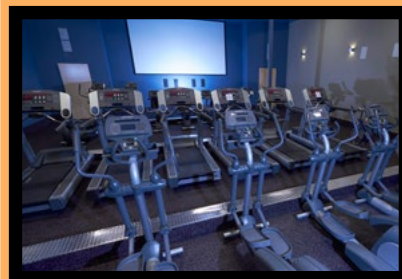
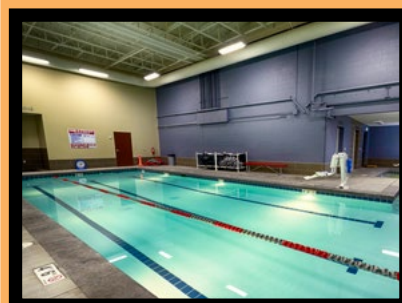
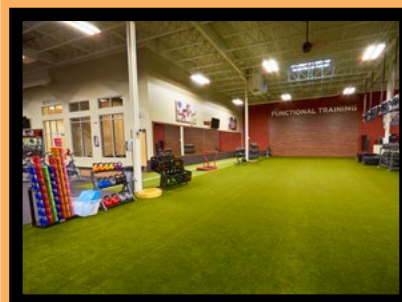
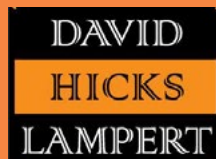
Sale Price: \$7,761,128 7.0% cap rate
Building Size: 41,314 SF Approx (\$202/SF)
Parcel Size: 4.36 Acres Approx (\$44.00/SF)
Age: 1990/1999; extensively renovated 2016
Parking: Cross-parking agreement for entire center

LEASE INFORMATION

Lease Type: Absolute NNN
Lease Term: 15 Years
Lease Commencement: 11/7/2016
Lease Expiration: 10/31/2031
Options: 3 x (5) Year Options
Lease Rate: \$13.15 psf, NNN
Annual Rent: \$543,279
Rent Escalations: 10% every 5 years

TENANT INFORMATION

Tenant: VASA Fitness of Greeley, LLC
Guarantor: VASA Fitness, LLC
Corporate Locations: 22 Operations (4 more to open in 2017)
Experience: In Fitness Business Since 1981
Scope & Reach: Multiple State Regional Operator



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