

FOR SALE

10683 WEST I-25 FRONTAGE RD
LONGMONT, CO

100% NET LEASED INVESTMENT



PREPARED BY UNIQUE PROPERTIES, INC / TCN WORLDWIDE



Marc S. Lippitt

Principal

303.321.5888

mlippitt@uniqueprop.com

Scott L. Shwayder

Principal

303.321.5888

sshwayder@uniqueprop.com

Brett MacDougall

Broker Associate

303.512.2736

bmacdougall@uniqueprop.com

Justin Herman

Broker Associate

720.881.6434

jherman@uniqueprop.com



UNIQUE PROPERTIES, INC.

400 South Broadway Denver, CO 80209

www.UniqueProp.com

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THE OFFERING

LONGMONT LOCATION



EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

BUILDING SIZE: 16,466 SF

LOT SIZE: 5.71 Acres

Y.O.C.: 1967

FRONTAGE: Approx. 685 Feet on I-25

TRAFFIC COUNT: 81,000 VPD

LEASE HIGHLIGHTS

LEASE COMMENCEMENT: October 6, 2015

LEASE EXPIRATION: October 5, 2020

LEASE TYPE: NNN

LANDLORD OBLIGATIONS: Roof & Structure

LEASE TERM: Five (5) Years

OPTIONS: Four (4) Five (5) Year Options

ANNUAL RENT: \$216,000

RENEWAL NOTICE: No earlier than 12 months, and no later than 6 months.

PURCHASE PRICE:

\$3,085,715

CAP RATE:

7.00%

Unique Properties, Inc / TCN Worldwide is pleased to extend to qualified investors, the opportunity to purchase a 100% leased property to Lazydays RV in Longmont, Colorado.

There are approximately three and a half (3.5) years remaining on the lease. The tenant will also have Four (4) Five (5) Year options to extend the lease. There will be increases every two (2) years in the option periods.

Lazydays RV is a national RV dealership that is has one of the largest selections of RV's in the nation. As of May 2017, Lazydays has five stores in three states.



INVESTMENT HIGHLIGHTS

PART OF PORTFOLIO - The property is part of a three (3) property portfolio. Can be sold together or separately.

MINIMAL LANDLORD RESPONSIBILITY - Landlord is responsible for the roof and structure of the property.

OPTIONS WITH SET INCREASES - Rental increases every two (2) years in the option periods. The greater of 2% or the current CPI index.

PRICED BELOW REPLACEMENT - With construction costs rising, the cost to replace this building would be astronomical.

I-25 FRONTAGE- The property is located directly off of Interstate 25. It has great visibility and can be seen from both sides of the highway.

TENANT PROFILE



TENANT PROFILE

COMPANY: Lazydays RV

NUMBER OF LOCATIONS: Five: Florida (1), Arizona (1), Colorado (3)

TENANT BUSINESS: RV Sales & Service

FOUNDED: 1976

HEAD QUARTERED: Tampa, Florida

WEBSITE: <http://www.lazydays.com/>

Lazydays was founded in 1976 in Tampa, Florida by the Wallace Family. When founded, the company consisted of two travel trailers and \$500. During its first few years the company limited itself to travel trailers and motor homes. By 1980 the company expanded its sales and grew to \$13 million and by 1983 had done \$50 million in sales. The company was purchased in 2004 by LDRV Holdings Corp.

In 2011, Lazydays established a second location in Tucson, AZ when it purchased the Beaudry RV Dealership. Following this acquisition and continually growing revenues, Lazydays purchased RV America and its three Colorado locations. This acquisition led Lazydays to become one of the world's largest RV dealerships and home to the world's largest indoor showroom.

With more than 2,500 new and pre-owned RV's, Lazydays has the largest selection of RV brands in the nation, it also has over 300 service bays and two on-site campgrounds with over 700 RV campsites. All locations and the online store offer more than 40,000 accessories, and the Florida and Colorado locations feature RV rental fleets.

Over the years, Lazydays has become one of the most successful RV dealerships in the United States, outselling its competition and offering top notch service and equipment. It was named #1 in Class A vehicles for its industry in the nation and has received awards from several industry-related companies.

Lazydays is also known for their philanthropic ventures. In 2005 they established a non-profit organization that uses voluntary payroll deductions and release the proceeds to help underprivileged children. They are also known supporters and the exclusive RV sponsor of the University of Florida Gators, the Tampa Bay Buccaneers and the Denver Broncos.

PROPERTY SUMMARY

LONGMONT LOCATION





WAFFLE HOUSE

conoco



Qdoba MEXICAN GRILL



ANYTIME FITNESS



GOODTIMES
ALL NATURAL BURGERS
FROZEN CUSTARD



SITE

American Furniture WAREHOUSE

32 MILES TO DENVER





FRONTAGE RD





FRONTAGE RD



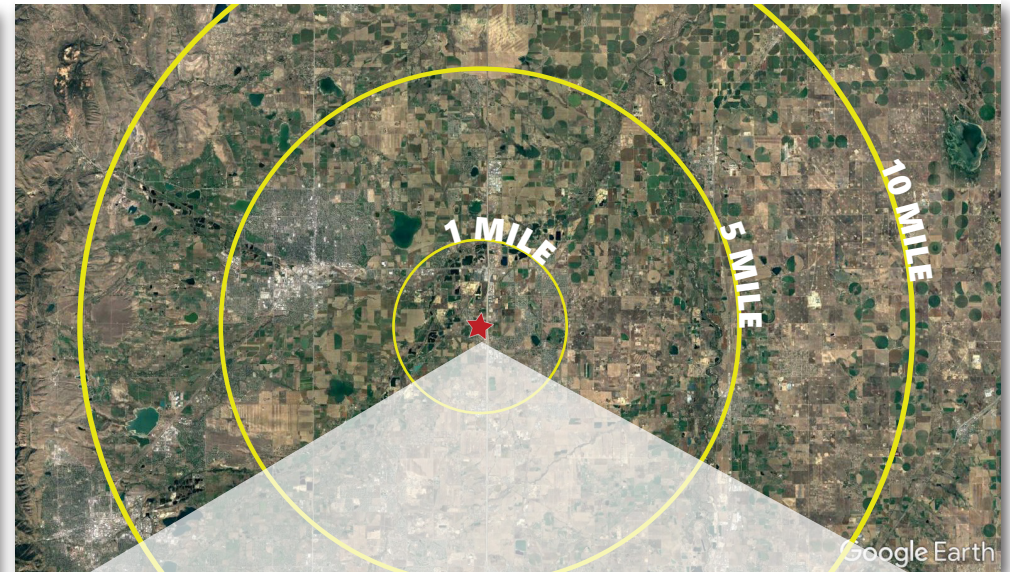
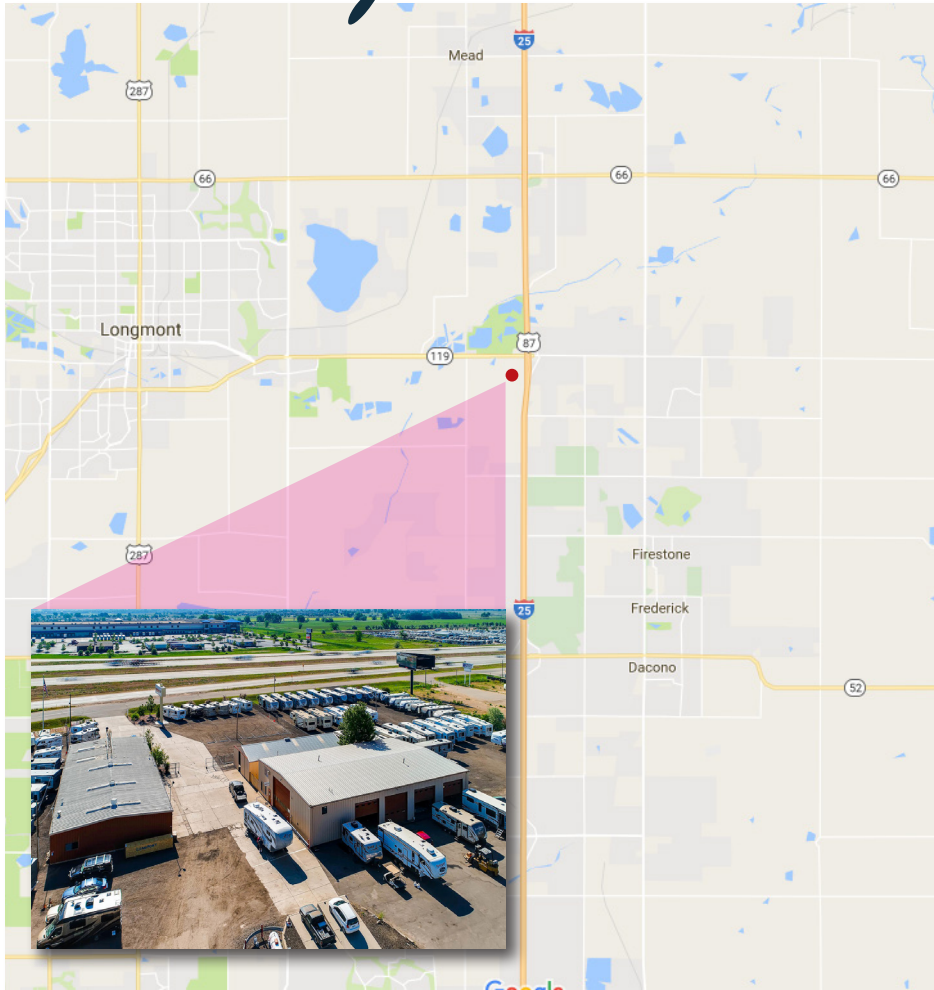
ADDITIONAL INFORMATION

LONGMONT LOCATION



DEMOGRAPHICS

Town of *Longmont* Colorado



	1 mile	5 mile	10 mile
Total Population	1,117	27,187	131,554
Population Density	356	346	419
Median Age	32.0	33.5	35.2
Total Households	340	9,184	48,087
Number of Persons Per HH	3.3	3.0	2.7
Average HH Income	\$91,128	\$83,883	\$78,630
Average House Value	\$558,469	\$215,799	\$271,652



FOR MORE INFORMATION, CONTACT:

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