

FOR SALE

POUDRE VALLEY PLAZA

1063
HORSETOOTH ROAD
FORT COLLINS, COLORADO 80526



OFFICE INVESTMENT

OFFICE BUILDING

- 100% Leased
- Highly desirable office investment located in Midtown Fort Collins.
- Two tenant building.
- NNN Leases

Sale Price	\$1,900,000
Price / SF	\$234 / SF
Cap Rate	6.1%
NOI	\$115,799



CONTACT

ALEX SCHUMAN
970.219.1493
alex@schumanco.com



www.schumanco.com



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PROPERTY SUMMARY

Year Built	1999
Building SF	8,111 SF
Zoning	Neighborhood Commercial
Number of Units	2



5 YR FINANCIAL ANALYSIS

YEAR	2020	2021	2022	2023	2024
RENT	\$115,799	\$119,273	\$122,851	\$126,537	\$130,333
CAM NET	72,620	74,799	77,043	79,354	81,735
VACANCY 5%	-	-	(9,995)	(10,295)	(10,603)
CAM	(72,620)	(74,799)	(77,043)	(79,354)	(81,735)
NET OPERATING	115,799	119,273	112,857	116,243	119,730

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TENANT DETAIL



COLORADO ASSOCIATION SERVICES

- 1st Floor (3,982 SF)
- Associa is a global leader in association management, bringing over 37 years of experience and the highest levels of service to their clients' communities. Their platform serves associations of all types also helping builders, developers and real estate professionals achieve their goals.



SWCA

- 2nd Floor (4,129 SF)
- SWCA is a nationwide environmental consulting firm. With 37 years in business they help clients navigate the environmental compliance process using scientific expertise and in-depth knowledge of the industries they serve.

SPACE	TENNANT	SQ FT	TYPE	RENT	NNN	RENT PSF	LEASE END DATE
B100	ASSOCIA	3,982	NET	\$4,660.73	2,798.41	14.05	12/31/2022
B200	SWCA	2,488	NET	\$3,006.33	1,960.32	14.50	9/30/2022
B201	SWCA	1,641	NET	\$1,982.88	1,292.96	14.50	9/30/2022

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