



1364 INTERQUEST PARKWAY
COLORADO SPRINGS, CO 80921



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INVESTMENT HIGHLIGHTS

BRAND NEW 20 YEAR ABSOLUTE-NET LEASE TO BE EXECUTED AT THE CLOSE OF ESCROW

- * Lease Provides 5% Increases Every 5 Years Including the 4, 5-Year Option Periods
- * 15 Unit Guaranty with Growth Plans of 50 Units in 5-Years

EXCELLENT LOCATION IN THE NEW INTERQUEST PARKWAY DEVELOPMENT

- * Outpad to Interquest Parkway Development - Anchored by a 220,000 SF Scheels, Great Wolf Lodge, and Regal Cinemas. Property will also contain 1,000+ Multi-Family Units and Nearly 600 Hotel Rooms
- * Caddie Corner to Victory Ridge - 153 Acre Mixed-Use Development that will include IN-N-Out's First Location and In-N-Out's Regional Headquarters
- * Next to New Life Church whose multiple buildings serve about 12,000 active congregation members
- * North Colorado Springs Holds the Highest Household Income and Strongest Population Growth in the Region with over 105,000+ in a 5-Mile Radius
- * 2 Miles from Pikes Peak Community College with over 20,000 Enrolled Students
- * Less than 1-Mile from Interstate-25 which oversees 90,000 vehicles per day
- * Next to New Life Church whose multiple buildings serve about 12,000 active congregation members





RICK STUCY

Rick Stucy has more than thirty (30) years of experience in all aspects of real estate Development, Brokerage and Construction including site acquisition, horizontal and vertical development, entitlements, financing, construction management and general contracting.

Rick has developed approximately \$100 million worth of Office, Retail, Residential and Recreational real estate projects. He has development experience in both simple office structures and complex mixed-use developments and has experience in developing shopping centers, retail buildings, restaurants, recreational properties, an equestrian center and a myriad of residential properties. With two other partners, Rick acquired, built and operated a restaurant chain of 38 restaurants consisting of 1,200 employees with annual sales more than \$20,000,000.

BYRON WHEELER

Byron Wheeler is the Managing Owner of Wheeler Blank Enterprises, LLC. Founded in 2014, the operations have grown into to a 14-unit national franchise with \$17m annual sales clearing over \$1.4m in EBITDA. Byron is in charge of managing 275 employees and 90 vendors, and in this role, he has transitioned 11 independently owned Burger King restaurants integrating them within the new company.

Prior to purchasing his first franchise location Byron worked within the Burger King Brand beginning in a single unit and then rising through the ranks to a position of corporate oversight of over 400 locations in the role of Director of Franchise Performance. In that role he acted as a liaison to 29 franchisees and their restaurant teams to drive restaurant sales and profitability. The Director role allowed him to develop and lead a team of Sales Profit & Operations Coaches who are responsible for achieving superior operations in their assigned region/area and conducted training and on-boarding for new franchisees to the system.

WILL SMITH

Prior to becoming a founding Member of L.O.V.E. Restaurant Group with Rick Stucy and Byron wheeler, Will has been involved as the founder CEO of 4 successful companies in: staffing (Ensicon founded in 1994 and currently operating in 39 states), Medical Device Regulatory Outsourcing, (Reglera founded in 2001 operating globally and sold in 2012), SaaS Software, (Onemata founded in 2012 operating Nationally) and Commercial and Residential development (Hunter real estate development founded in 1997 and operating in Colorado). Will is experienced in: scaling multi state operations, building and leading diverse executive teams, corporate governance, corporate financing, long term planning and risk mitigation, IP and copyright protection, labor and contract legal frameworks and employer risk reduction.





FINANCIAL SUMMARY

Price:	\$3,400,000
CAP Rate:	5.00%
Gross Leasable Area (GLA)	3,800 SF
Lot Size:	1.10 Acres
Year Built:	2019
Ownership:	Fee Simple

LEASE SUMMARY

Tenant:	LOVE Restaurant Group, LLC
Operating:	Wheeler Restaurant Group, LLC
Lease Term:	New 20-Year
Lease Type:	Absolute-Net
Lease Commencement:	Upon Close of Escrow
Lease Expiration:	20 Years After Close of Escrow
Increases:	5% Increases Every 5-Years
Options to Extend:	Four, 5-Year Options

ANNUALIZED OPERATING DATA

Rent Increases	Annual Rent	Monthly Rent
Rent Commencement - Year 5	\$170,000.00	\$14,166.67
Year 6 - Year 10	\$178,500.00	\$14,875.00
Year 11 - Year 15	\$187,425.00	\$15,618.75
Year 16 - Year 20	\$196,796.25	\$16,399.69
(Option 1) Year 21 - Year 25	\$206,609.06	\$17,217.42
(Option 2) Year 26 - Year 30	\$216,939.51	\$18,078.29
(Option 3) Year 31 - Year 35	\$227,786.49	\$18,982.21
(Option 4) Year 36 - Year 40	\$239,175.81	\$19,931.32



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OFFERING PRICE

\$3,400,000



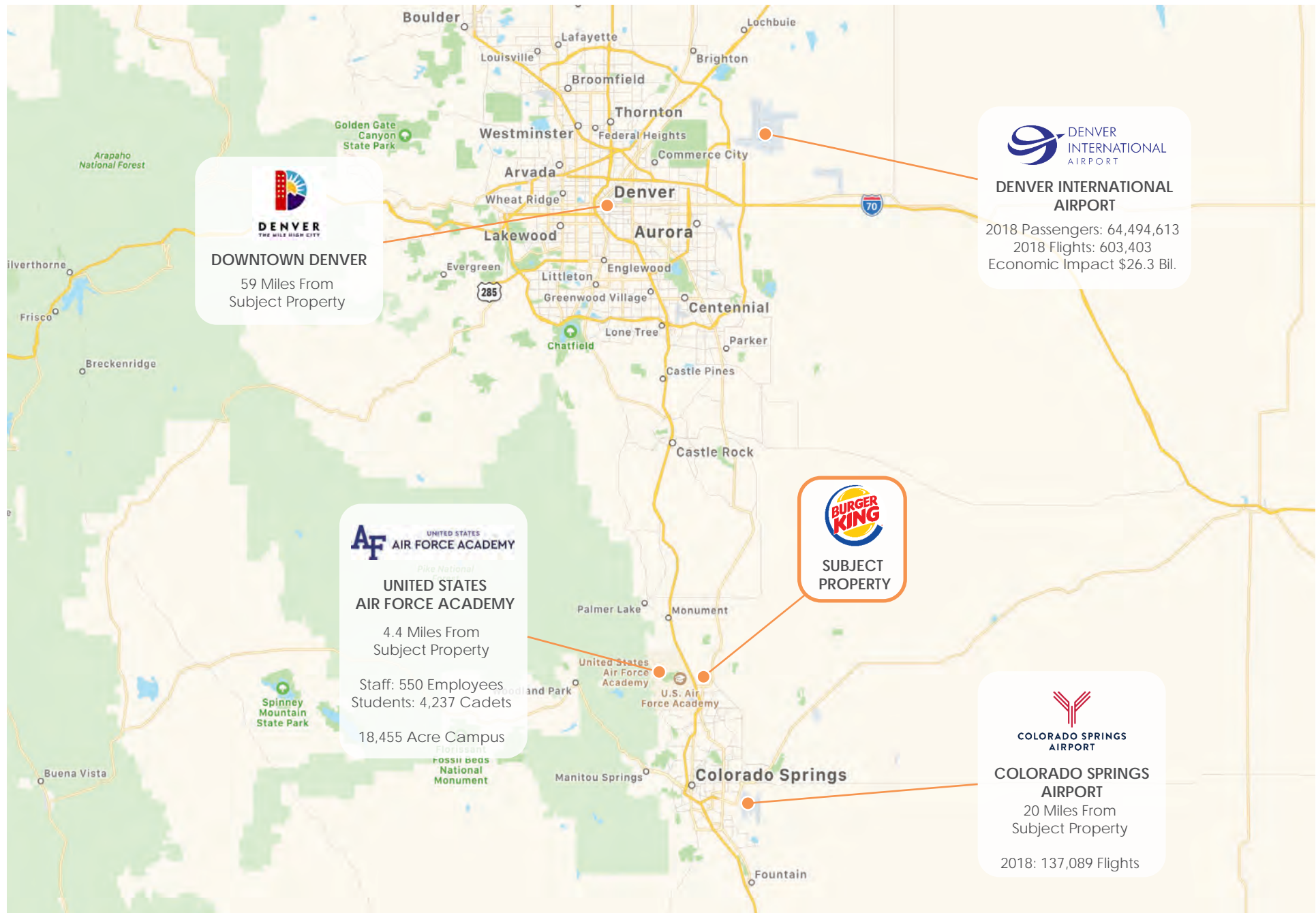
CAP RATE

5.00%



NET OPERATING INCOME

\$170,000



INTERQUEST MARKETPLACE DEVELOPMENT

NOR'WOOD DEVELOPMENT GROUP

InterQuest Marketplace is the latest project in Nor'wood's development crown on the North end of Colorado Springs. InterQuest Marketplace features Great Wolf Lodge, Regal Theater, The Summit, Cheddar's and Colorado Mountain Brewery with many more exciting new projects to come.



VICTORY RIDGE DEVELOPMENT

VICTORY RIDGE DEVELOPMENT

Victory Ridge redefines the concept of mixed-use development with its integrated blend of office space, retail, entertainment, residential, and hotel. The most recent addition to the plan is the incorporation of a 40-acre site for the future Scott Hall Sports Complex. Being developed by the Scott Hall Field of Dreams Foundation, the sports complex will attract young, active families to the area. An estimated 250,000 annual visitors will spend approximately \$20,000,000 in the surrounding area.





INTEREST IS RUNNING HIGH IN INTERQUEST.

Ringed by neighborhoods such as Flying Horse, Briargate and Northgate, the area east of InterQuest Parkway and Interstate 25 on Colorado Springs' far north side with InterQuest and Voyager parkways as its epicenter has evolved into one of the city's busiest commercial hubs. And it's still growing.

Restaurants, hotels, apartments, entertainment centers and major employers all call InterQuest home. Over the next several years, the InterQuest area will welcome Ent Credit Union's new headquarters, which eventually will employ more than 1,000 people; a third Penrose-St. Francis hospital with upward of 200 beds; and a Scheels All Sports outdoor apparel and equipment store expected to draw shoppers from well beyond the Springs.

Then there's In-N-Out Burger, the uber-popular California chain that's expanding to Colorado. In-N-Out plans to build a patty production plant and distribution center that will open next year east of InterQuest and Voyager parkways to serve its Colorado restaurants. And In-N-Out's first location will open at the corner of InterQuest and Voyager in late 2020.

"When you have four or five major announcements, like Penrose-St. Francis and the new Ent campus, Scheels All Sports going across the street, which is a huge anchor, In-N-Out Burger, not only opening a store, but doing the distribution plant, which will add additional employment, all those factors, now people are really paying attention to that area," said Mark Useman of Colorado Springs Commercial.

InterQuest Commons, which Useman markets, is one of the area's three major commercial centers, along with InterQuest Marketplace and Victory Ridge.

Why is the area so popular?

"Because that's where the growth is," said Michael Palmer, a commercial broker with Quantum Commercial Group in the Springs who markets properties in the area.

For decades, Colorado Springs has grown to the north and northeast. Retail follows rooftops, as the industry saying goes, and dozens of businesses have flocked to the area to serve thousands of single-family homes and apartments that are a short drive away.

But other factors are at work, Too:

- **Demographics.** Colorado Springs' far north side has some of the area's highest household incomes and strong population growth, which attract retailers and restaurants.
- **Need.** Despite nearby residential growth, the area has lacked stores, restaurants, gas stations and other retail uses for years, Useman and Kerscher said. Hotels also are popping up to serve demand created by the Air Force Academy to the west and several employers who've set up offices and plants in the area.
- **Access.** InterQuest and Voyager parkways are major roads in and out of the area, which also is a short drive for thousands of I-25 motorists. Powers Boulevard also brings traffic to the area from the south and currently ends at InterQuest Parkway
- **Success.** As some restaurants, hotels and other businesses do well, others are attracted to the area, said Fred Veitch, a vice president with Nor'wood Development Group of Colorado Springs, which is building InterQuest Marketplace.

On a website, Nor'wood lists some of the sales performances of retailers and restaurants at InterQuest Marketplace. A Kum & Go convenience store, for example, was No. 1 last year for gross sales in Colorado and No. 2 among all of the Iowa-based chain's more than 400 locations, Nor'wood says.

"People are pretty savvy about where they're putting businesses, and why, and they're being thoughtful about it," Veitch said. "Markets that are strong create demand. And that InterQuest area is really creating tremendous demand right now."

Don't expect InterQuest's growth to slow anytime soon.

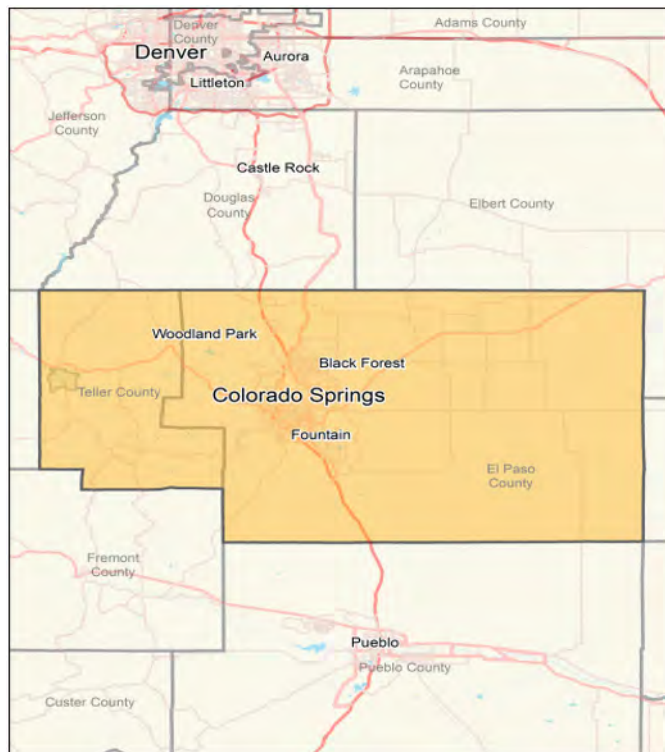
Even if interest rates rise and the national economy slows, there's enough momentum locally to continue to fuel the area's development for at least the next three years, Kerscher said.

"The hospital will take three to five years for construction and all of these other multi-family projects will take a while," he said. "In-N-Out will take a while to develop. Locally, we've got a good story to tell for the foreseeable future."

Source: <https://gazette.com/business/where-the-growth-is-interquest>

Colorado Springs, Colorado

Colorado Springs boasts of a magnificent natural landscape, including the 14,100-foot Pikes Peak that draws residents and visitors to the area. The metro encompasses El Paso and Teller counties and local geology limits development in certain locations. The market contains a population of approximately 727,000 people. Colorado Springs is the most populous city with around 462,000 residents, followed by Security-Widefield and Fountain. The population in the metro is expected to grow by 55,300 residents through 2023.



METRO HIGHLIGHTS



LOWER COST OF LIVING

Colorado Springs offers cost advantages over nearby Denver and Boulder. The median home price in the metro is just over half the median price in boulder.



STRONG HIGH-TECH INDUSTRY

High-tech manufacturing provides a solid base for the area's economy. Companies include Hewlett-Packard, Oracle and Cherwell Software.



NATIONAL STRATEGIC AND MILITARY PRESENCE

The U.S. military plays a vital role in the local economy. Fort Carson, Peterson Air Force Base, NORAD, NORTHCOM and the Air Force Academy are all located in the metro.

ECONOMY

- Colorado Springs uses the economic stimulus provided by the military to build other economic engines. Business sectors that are growing through incentives include aerospace, defense and homeland security, renewable energy and energy efficiency, software, and information technology.
- Sports health and wellness is another segment the city would like to expand. Colorado Springs is the home of the U.S. Olympic Training Center and headquarters of the U.S. Olympic Committee.
- Technology is a major employment component in the economy. Hewlett-Packard and other high-tech firms employ thousands of residents. Lockheed Martin maintains its Information Systems and Global Solutions division here.

DEMOGRAPHICS SUMMARY

HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles

Average Household Income	\$150,958	\$145,295	\$123,365
Median Household Income	\$114,698	\$111,664	\$94,503
Per Capita Income	\$61,756	\$50,727	\$44,137

Current Daytime Population

2018 Estimate	1,405	26,946	105,442
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POPULATION



In 2018, the population in your selected geography is 1,405. The population has changed by 341.82% since 2000. It is estimated that the population in your area will be 1,661.00 five years from now, which represents a change of 18.22% from the current year. The current population is 50.16% male and 49.84% female. The median age of the population in your area is 34.18, compare this to the US average which is 37.95. The population density in your area is 446.54 people per square mile.

INCOME



In 2018, the median household income for your selected geography is \$114,696, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 32.05% since 2000. It is estimated that the median household income in your area will be \$126,444 five years from now, which represents a change of 10.24% from the current year.

The current year per capita income in your area is \$61,756, compare this to the US average, which is \$32,356. The current year average household income in your area is \$150,958, compare this to the US average which is \$84,609.

HOUSEHOLDS



There are currently 574 households in your selected geography. The number of households has changed by 344.96% since 2000. It is estimated that the number of households in your area will be 705 five years from now, which represents a change of 22.82% from the current year. The average household size in your area is 2.74 persons.

RACE AND ETHNICITY



The current year racial makeup of your selected area is as follows: 82.65% White, 3.07% Black, 0.18% Native American and 6.94% Asian/Pacific Islander. Compare these to US averages which are: 70.20% White, 12.89% Black, 0.19% Native American and 5.59% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 8.17% of the current year population in your selected area. Compare this to the US average of 18.01%.

HOUSING



The median housing value in your area was \$436,861 in 2018, compare this to the US average of \$201,842. In 2000, there were 107 owner occupied housing units in your area and there were 22 renter occupied housing units in your area. The median rent at the time was \$2,000.

EMPLOYMENT



In 2018, there are 5,186 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 83.33% of employees are employed in white-collar occupations in this geography, and 14.67% are employed in blue-collar occupations. In 2018, unemployment in this area is 1.41%. In 2000, the average time traveled to work was 26.00 minutes.



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