

FOR SALE
Retail Investment Opportunity



307 6TH STREET
LAS ANIMAS, CO 81054



**NATIONAL SINGLE TENANT RETAIL NET LEASE
INVESTMENT OPPORTUNITY**



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List Price: \$1,225,000

Cap Rate: 7.82%

PROPERTY OVERVIEW

Building Type:	Single Tenant NN+ Lease
Current Leaseable SF:	11,380
Lot Size:	.8 AC or 34,848
Zoning:	Commercial
Year of Construction:	Original Construction 1966, Remodeled 2015
Property Taxes:	\$4,313.83
Parking Spaces:	56

PROPERTY HIGHLIGHTS

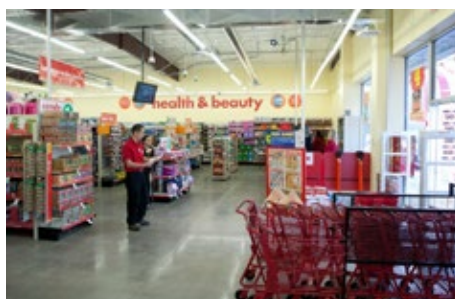
- Purchase Price \$1,225,000 (Cap Rate 7.82%)
- Excess Land with Ability to Develop
- Family Dollar (S&P Rating BBB)
- Five Years Remaining On An Original 10-Year Term With Six 5 Year Options that Include 10% Escalations Every Option
- Corporate Store
- Strategically Located on the Main Thoroughfare of Las Animas
- Family Dollar Demolished Previous Store and Relocated Into Current Building



FAMILY DOLLAR

<i>Investment Analysis</i>	<i>Annual</i>	<i>PSF</i>
Base Rent	\$95,795	\$8.42
Expense Reimbursement Revenue	\$7,553	\$0.66
TOTAL POTENTIAL GROSS REVENUE	\$103,348	\$9.08
GROSS REVENUE	\$103,348	\$9.08
Property Tax (2019 Payable 2020)	(\$4,314)*	(\$0.38)
Insurance	(\$3,239)	(\$0.28)
Total Operating Expenses	(\$7,553)	(\$0.66)
NET OPERATING INCOME	\$95,795	\$8.42
Cap Rate (based on Acquisition Price)	7.82%	
Debt Service	(\$39,818)	
Before Tax Cash Flow	\$55,977	
Cash on Cash	9.14%	
Principal Reduction	\$14,058	
Total Return	11.43%	
ACQUISITION:	\$1,225,000	\$107.64 psf
Loan Amount	\$612,500	50.00% LTV
Initial Equity	\$612,500	50.00%
Interest Rate/Amortization	4.25%	25 Years
Monthly/Annual Amortization Payments	\$3,318	\$39,818
Property Size	11,380 SF	

*Tenant Pays Directly



LAS ANIMAS

Located in southeast Colorado east of Pueblo, near the historic Bent's Old Fort. Las Animas once marked an important location on the historic Santa Fe Trail. Downtown Las Animas attractions include park settings, complete with picnic areas, skateboard area and swimming pool and slide. There are also several restaurants and cafes. John Martin Reservoir State Park is an ideal location for camping and water sports.

**LAS ANIMAS
HIGH SCHOOL**

**15
MILES** BENT'S OLD FORT
AND BOGGSVILLE

AMBASSADOR THOMPSON BLVD 6,036 VPD



50

5,649 VPD

**LAS ANIMAS
BASEBALL
FIELDS**



**HAT & SPUR
HARDWARE**

**FIRST
NATIONAL
BANK**



**SANTA FE
INN**



**JOHN MARTIN
RESERVOIR**

**14
MILES**

DENVER

**COLORADO
SPRINGS**

PUEBLO



POPULATION

1 mile	2,284
5 mile	4,998
10 mile	5,223



AVERAGE HH INCOME

1 mile	\$39,889
5 mile	\$41,722
10 mile	\$42,525



HOUSEHOLDS

1 mile	954
5 mile	1,312
10 mile	1,409

For more information, please contact:

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