

OFFERING MEMORANDUM



3100 N ACADEMY BOULEVARD
Colorado Springs, CO 80917
Price: \$3,465,000

INVESTMENT ADVISORS



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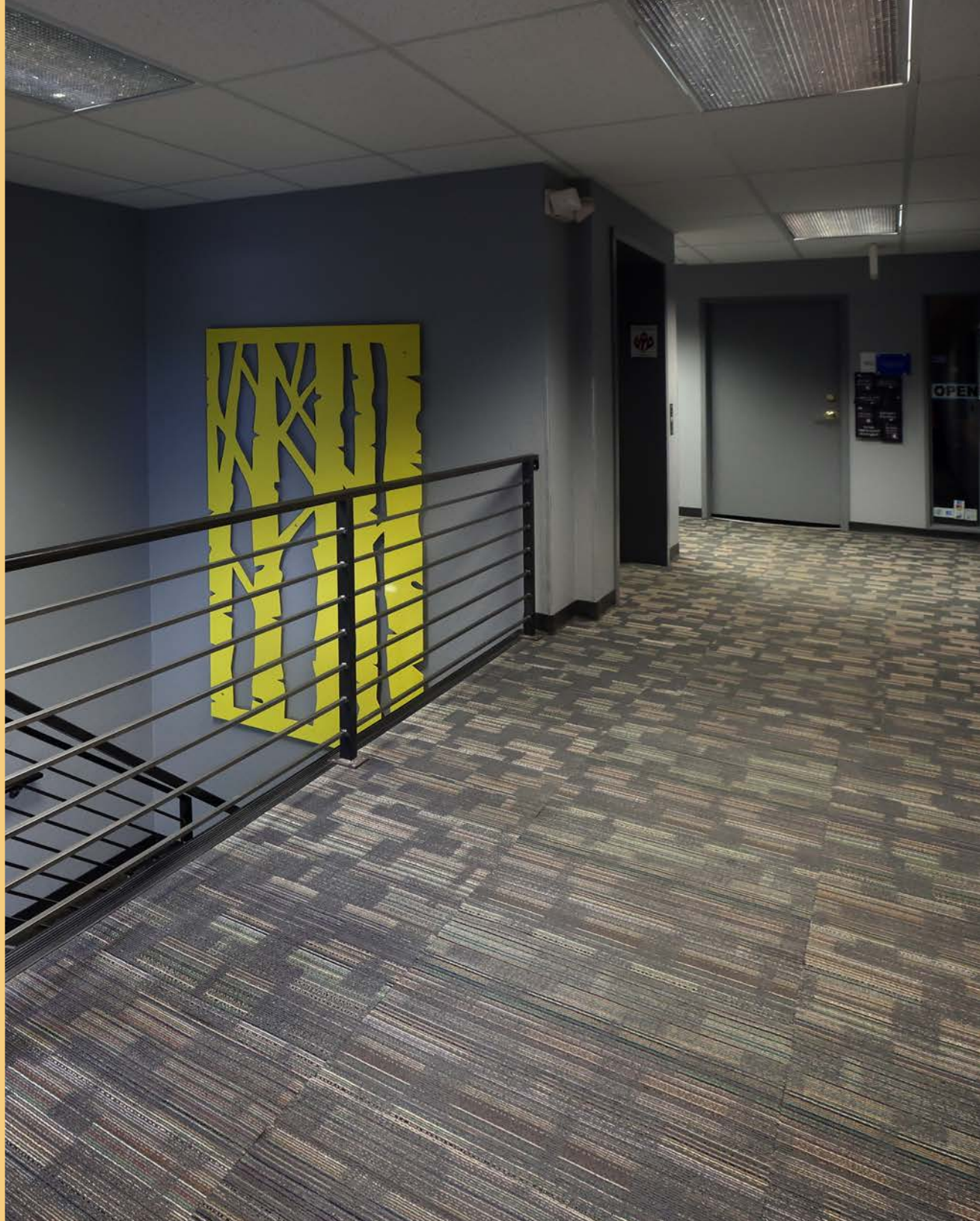
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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	3100 N Academy Blvd. Colorado Springs, CO 80917
Price	\$3,465,000
Building Size	20,950 SF
Lot Size	1.18 AC
Year Built	1975
Building Type	Office
Zoning	OC
Off-Street Parking	60 Spaces

PROPERTY HIGHLIGHTS

- Strong cash flow
- Newly renovated exterior
- Several newly signed NNN leases
- Many recent tenant finishes
- Ample parking
- Great location and easy access points

3100 N Academy Blvd. is a multi-tenant NNN office building well located in a busy section of Academy Blvd. The property currently has 13 office suites varying from about 1,000 SF up to around 2,200 SF, some of which are medical. In addition, because of it's oversized parking lot, there is a parking lease to a neighboring property, which gathers otherwise unused square footage.

This property is a fully stabilized NNN investment offering a 7.5% cap rate, with several long-term tenants providing steady income. It boasts a diverse mix of tenants and established lease agreements which helps ensure reliable cash flow and minimal turnover. Its strong occupancy and strategic location make it a secure investment with a solid yield, ideal for buyers seeking a stable, income-generating asset.



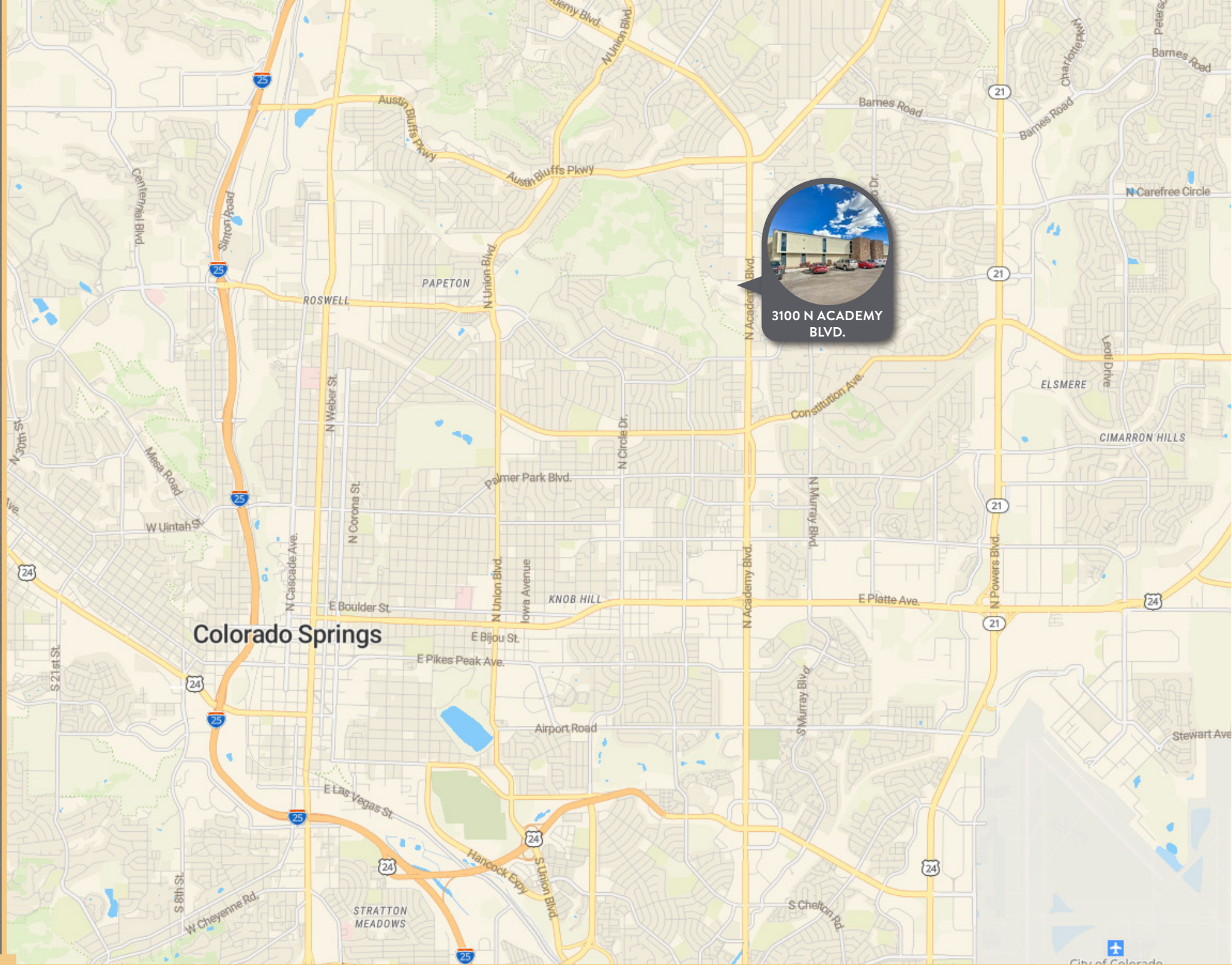


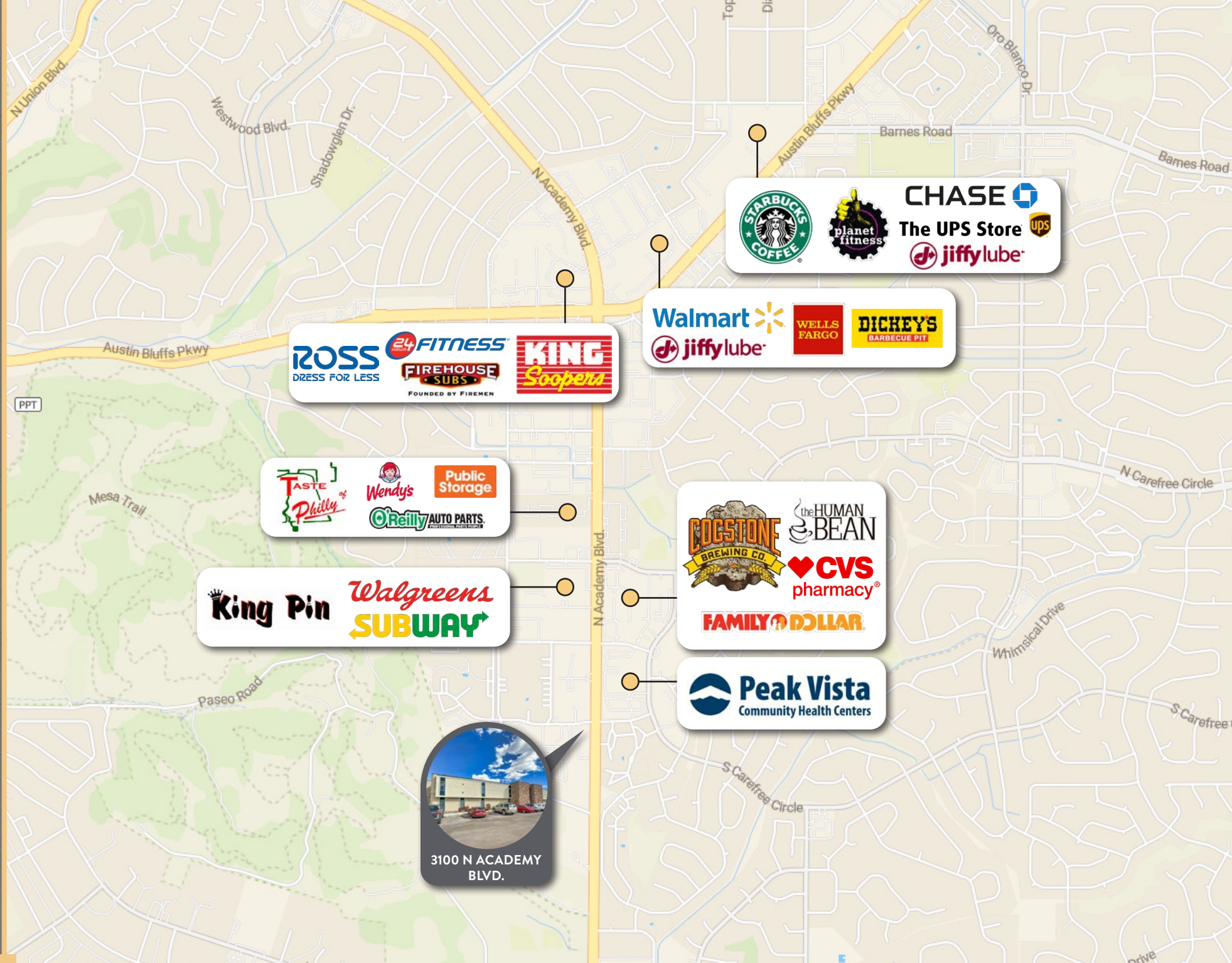


LOCATION OVERVIEW



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3100 N ACADEMY BLVD.

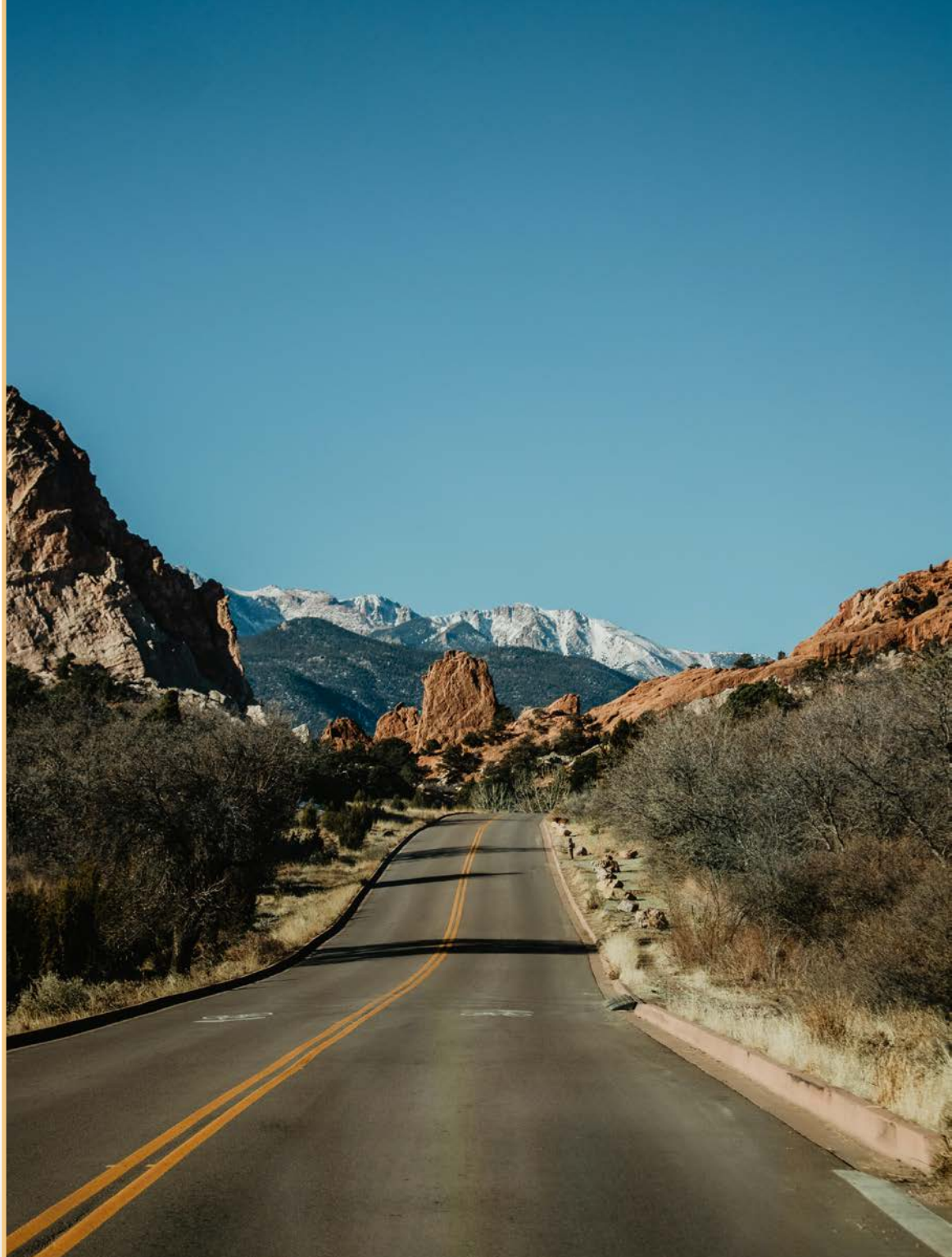
COLORADO SPRINGS

Colorado Springs sits at the foot of one of the nation's most famous landmarks, Pikes Peak, whose summit inspired Katharine Lee Bates to pen the words to "America the Beautiful." Visitors ascend this 14,115-foot beauty accessible via car, bicycle or hike. Each summer, skilled professional drivers gather to race up the highway during The Broadmoor Pikes Peak International Hill Climb.

One of the country's most treasured parks, Garden of the Gods, is free to the public. The impressive red rock formations draw those with smartphones and cameras to capture a perfect shot of the rocks that frame snow-capped Pikes Peak. Residents can enjoy climbing, hiking, cycling and even horseback riding.

Home to the U.S. Olympic Committee, Colorado Springs Olympic Training Center and the new U.S. Olympic & Paralympic Museum, visitors can watch world-class athletes in action. Another worthy stop is the U.S. Air Force Academy an elite university and military training academy just north of the city.

With more than 55 area attractions, there is an abundance of scenic trails, treks and open spaces for the perfect breath of fresh air.





INVESTMENT ANALYSIS



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OPERATIONS & CASH FLOW			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Tenant	SF	\$/SF	\$13.09	\$14.29	\$14.74	\$15.06	\$15.52	\$15.99	\$16.46	\$16.96	\$17.47	\$17.99
100 - Child Development	N/A	N/A	\$5,400	\$5,562	\$5,729	\$5,901	\$6,078	\$6,260	\$6,448	\$6,641	\$6,841	\$7,046
101 - Michelle Marie Grace	952	\$13.33	\$12,690	\$13,071	\$13,463	\$13,867	\$14,283	\$14,711	\$15,153	\$15,607	\$16,075	\$16,558
103 - A Day at a Time Healing	1,446	\$9.75	\$14,098	\$20,244	\$20,964	\$21,690	\$22,341	\$23,011	\$23,701	\$24,412	\$25,145	\$25,899
105 - A Day at a Time Healing	1,046	\$12.00	\$12,552	\$12,552	\$12,552	\$12,552	\$12,929	\$13,316	\$13,716	\$14,127	\$14,551	\$14,988
107 - Whitney Swander Audiology	1,939	\$14.00	\$27,146	\$28,116	\$29,085	\$29,958	\$30,856	\$31,782	\$32,735	\$33,717	\$34,729	\$35,771
109 - Great American Utility Co.	1,198	\$14.63	\$17,527	\$18,053	\$18,594	\$19,152	\$19,726	\$20,318	\$20,928	\$21,556	\$22,202	\$22,868
113 - Colorado Springs Boudoir	1,484	\$12.50	\$18,550	\$19,292	\$20,034	\$20,775	\$21,518	\$22,164	\$22,828	\$23,513	\$24,219	\$24,945
115 - Accounting Pros	1,975	\$13.13	\$25,932	\$26,710	\$27,511	\$28,336	\$29,186	\$30,062	\$30,964	\$31,893	\$32,850	\$33,835
200 - A Day at a Time Healing	2,212	\$13.50	\$29,862	\$32,074	\$33,180	\$33,180	\$34,175	\$35,201	\$36,257	\$37,344	\$38,465	\$39,619
201 - Christopher Smith Insurance	1,251	\$12.50	\$15,637	\$16,107	\$16,590	\$17,087	\$17,600	\$18,128	\$18,672	\$19,232	\$19,809	\$20,403
203 - A Day at a Time Healing	3,292	\$13.50	\$44,442	\$47,734	\$49,380	\$49,380	\$50,861	\$52,387	\$53,959	\$55,578	\$57,245	\$58,962
211 - Skylight Health Research	1,500	\$14.50	\$21,750	\$22,403	\$23,075	\$23,767	\$24,480	\$25,214	\$25,971	\$26,750	\$27,552	\$28,379
213 - Lindsay Werthmann	1,632	\$14.50	\$23,664	\$24,480	\$25,296	\$26,112	\$26,928	\$27,744	\$28,560	\$29,417	\$30,299	\$31,208
215 - Vacant	1,023	\$12.32	\$12,600	\$12,978	\$13,367	\$13,768	\$14,181	\$14,607	\$15,045	\$15,496	\$15,961	\$16,440
Base Rent			\$281,850	\$299,374	\$308,820	\$315,525	\$325,143	\$334,906	\$344,936	\$355,285	\$365,943	\$376,921
Expense Reimbursements			\$203,366	\$207,434	\$211,582	\$215,814	\$220,130	\$224,533	\$229,024	\$233,604	\$238,276	\$243,042
TOTAL INCOME			\$485,217	\$506,807	\$520,402	\$531,339	\$545,273	\$559,439	\$573,960	\$588,889	\$604,219	\$619,963
Economic Vacancy			4.5%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
CAM Increase (2%)			\$9.32	\$9.90	\$10.10	\$10.30	\$10.51	\$10.72	\$10.93	\$11.15	\$11.37	\$11.60
Vacancy & NNN Exp. Loss			(\$20,988)	(\$35,477)	(\$36,428)	(\$37,194)	(\$38,169)	(\$39,161)	(\$40,177)	(\$41,222)	(\$42,295)	(\$43,397)
Property Expenses			(\$203,366)	(\$207,434)	(\$211,582)	(\$215,814)	(\$220,130)	(\$224,533)	(\$229,024)	(\$233,604)	(\$238,276)	(\$243,042)
Total Expense and Rent Loss			(\$224,355)	(\$242,910)	(\$248,010)	(\$253,008)	(\$258,299)	(\$263,694)	(\$269,201)	(\$274,826)	(\$280,571)	(\$286,439)
Net Operating Income			\$260,862	\$263,897	\$272,391	\$278,331	\$286,974	\$295,745	\$304,759	\$314,062	\$323,648	\$333,524

MONTH-TO-MONTH

RENTED

VACANT/COMING VACANT

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Net Operating Income	\$260,862	\$263,897	\$272,391	\$278,331	\$286,974	\$295,745	\$304,759	\$314,062	\$323,648	\$333,524
EXPENSES										
Debt Service	(\$191,021)	(\$191,021)	(\$191,021)	(\$191,021)	(\$191,021)	(\$191,021)	(\$191,021)	(\$191,021)	(\$191,021)	(\$191,021)
Capital Reserves	(\$8,000)	(\$8,080)	(\$8,161)	(\$8,242)	(\$8,325)	(\$8,408)	(\$8,492)	(\$8,577)	(\$8,663)	(\$8,749)
Free Cash Flow	\$61,841	\$64,796	\$73,209	\$79,067	\$87,628	\$96,316	\$105,246	\$114,464	\$123,964	\$133,753
INVESTMENT METRICS										
Monthly Income	\$5,153	\$5,400	\$6,101	\$6,589	\$7,302	\$8,026	\$8,770	\$9,539	\$10,330	\$11,146
Cash on Cash Return %	5.1%	5.3%	6.0%	6.5%	7.2%	7.9%	8.7%	9.4%	10.2%	11.0%
CAP Rate at Acquisition	7.5%	7.6%	7.9%	8.0%	8.3%	8.5%	8.8%	9.1%	9.3%	9.6%
Principal Reduction	\$34,455	\$36,946	\$39,617	\$42,481	\$45,552	\$48,845	\$52,376	\$56,162	\$60,222	\$64,575
Total Return after Principal	\$96,296	\$101,742	\$112,826	\$121,548	\$133,180	\$145,160	\$157,621	\$170,626	\$184,185	\$198,328
Total Return	7.9%	8.4%	9.3%	10.0%	11.0%	12.0%	13.0%	14.1%	15.2%	16.4%

LOAN ASSUMPTIONS

LTV	65%
Interest Rate	7.0%
Term	25 Years

COMPARABLE SALES



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**SUBJECT PROPERTY**

3100 N Academy Blvd.

Sale Date	JUST LISTED
List Price	\$3,465,000
Year Built	1975
Building Size	20,950 SF
Land Area	1.18 AC
Price/SF	\$165.39

415 Sahwatch St
Colorado Springs, CO 80903

#1

Sale Date	Nov-24
Sale Price	\$3,150,000
Year Built	1984
Building Size	17,696 SF
Land Area	0.66 AC
Price/SF	\$178.01

5455 N Union Blvd
Colorado Springs, CO 80918

#2

Sale Date	Mar-24
Sale Price	\$2,440,000
Year Built	1982
Building Size	14,800 SF
Land Area	1.06 AC
Price/SF	\$164.86

5085 List Dr
Colorado Springs, CO 80919

#3

Sale Date	Feb-24
Sale Price	\$3,600,000
Year Built	1983
Building Size	18,838 SF
Land Area	1.07 AC
Price/SF	\$191.10

4760 Flintridge Dr
Colorado Springs, CO 80918

#4

Sale Date	Feb-24
Sale Price	\$3,500,000
Year Built	1976
Building Size	15,824 SF
Land Area	1.23 AC
Price/SF	\$221.18

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 3100 N Academy Blvd., Colorado Springs, CO 80917 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.



3100 N ACADEMY BLVD. | COLORADO SPRINGS, CO

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