OFFERING MEMORANDUM

Marcus & Millichap
THE KRAMER GROUP

18860 CLARKE ROAD

Parker, CO 80134

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

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Any rent or income information in this Marketing Brochure, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their investigation to determine whether such rent increases are legally permitted and reasonably attainable.

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www.marcusmillichap.com

EXCLUSIVELY LISTED BY

MAX RIST
Associate Director Investments | Denver
Office: 303.328.2042
max.rist@marcusmillichap.com
License: CO: FA100103604

BRANDON KRAMER
Managing Director Investments | Denver
Office: 303.328.2020
brandon.kramer@marcusmillichap.com
License: CO: FA100045203

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THE KRAMER GROUP

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SECTION 1

EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY INVESTMENT HIGHLIGHTS

Total Price: $5,750,000 | 7.01% Cap | 15,454 Total SF | 1.96 Total Acres

The Kramer Group of Marcus & Millichap is pleased to present the exclusive listing for 18860 Clarke Road, a newly constructed small bay multi tenant light industrial flex property located in downtown Parker, Colorado. Completed in 2023, this 15,454 square foot building features high quality masonry construction with modern finishes, 21 foot clear heights, and eight 14 foot roll up doors designed to accommodate a wide range of industrial and service oriented users.

The property is currently occupied by four mixed use tenants under long term triple net leases with annual rent escalations. One vacant unit remains with multiple leasing offers already in hand, providing immediate lease up upside. Situated on a 1.96 acre parcel, the site offers 46 parking spaces and a wraparound configuration providing seamless ingress and egress.

Located near South Parker Road and Mainstreet, the property is positioned in the heart of downtown Parker, an affluent high growth submarket characterized by historically low vacancy, strong absorption, and accelerating rent growth, making this an exceptional opportunity to acquire a

- 15,454 Square Feet of Existing Structure
- 1.96 Acres of Commercial Zoned Land
- Multi-Tenant NNN Income
- Long Term Leases with Annual Rent Escalations
- Sophisticated Masonry Construction with High Level Finish
- Outdoor Storage
- Recently Built in 2023
- 21-Foot Clear Height
- 8 Roll-Up/Drive-In Doors
- 46 Parking Spaces
- 1.5% Parker Submarket Vacancy Rate
- Parker Submarket Flex Rents Have Increased 15.7% in 3 Years

PROPERTY INFORMATION LOCAL MAP

REGIONAL MAP PROPERTY INFORMATION

SECTION 2

FINANCIAL ANALYSIS

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FINANCIAL ANALYSIS

TENANT SUMMARY

As of November,2026

Tenant Name	Suite	Rentable Square Feet	% Bldg Share	Lease Dates Comm.	Lease Dates Exp.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Year 1 Rent Per Year	Total Year 2 Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
[1] Vacant	101	4,529	29.3%	11/1/26	-	$22.00	$8,303	$99,638	$102,627	Nov-2027	$8,303	NNN	None
GolfTRK	104	3,646	23.6%	11/1/26	10/31/36	$22.00	$6,684	$80,208	$82,614	Nov-2027	$6,885	NNN	(2) 5-year Option
The Third Place	106	3,512	22.7%	3/1/25	2/28/30	$28.10	$8,224	$98,691	$101,652	Mar-2027	$8,305	NNN	None
Doyle Plumbing	107	2,016	13.0%	9/1/24	10/1/31	$27.19	$4,569	$54,825	$56,470	Sep-2027	$4,682	NNN	(1) 3-year Option
M D Willer & CO	108	1,751	11.3%	9/1/24	10/1/31	$30.53	$4,455	$53,460	$55,654	Sep-2027	$4,611	NNN	(1) 5-year Option
Outdoor Storage Income	Lot			11/1/26	-		$1,373	$16,480	$16,974	Nov-2027	$1,415		Opportunity for Additional Space
Total		15,454	88.7%			$26.10	$33,608	$403,302	$415,991				

Note: [1] Assumes Vacant Suite 101 is Occupied at Current Market Rents Upon Acquisition.

PRICING DETAILS

SUMMARY	
Price	$5,750,000
Down Payment	$2,012,500
Down Payment %	35%
Number of Suites	5
Price Per SqFt	$372.07
Rentable Built Area (RBA)	15,454 SF
Lot Size	1.96 Acres
Year Built/Renovated	2023
Occupancy	100.00%

RETURNS	Current	Year 2
CAP Rate	7.01%	7.23%

Financing	1st Loan
Loan Amount	$3,737,500
Loan Type	New
Loan to Value	65%
Loan Term	5 Years
Interest Rate	5.63%
Amortization	30 Years
Months of Interest Only	24 Months
Year Due	2031

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

CASH FLOW FINANCIAL ANALYSIS

For the Years Ending	Year 1 Oct-2027	Year 2 Oct-2028	Year 3 Oct-2029	Year 4 Oct-2030	Year 5 Oct-2031	Year 6 Oct-2032
Rental Revenue						
Potential Base Rent	403,618	415,995	428,753	437,742	449,610	465,035
Other Tenant Revenue						
Total Expense Recoveries	101,826	107,546	110,379	113,297	116,302	119,398
Effective Gross Revenue	505,444	523,542	539,133	551,039	565,912	584,433
Operating Expenses						
Real Estate Tax	23,806	24,520	25,256	26,013	26,794	27,598
Insurance	11,613	11,961	12,320	12,690	13,070	13,463
Water & Sewer	5,542	5,708	5,879	6,055	6,237	6,424
Electricity	3,100	3,193	3,289	3,388	3,489	3,594
Gas	1,945	2,003	2,064	2,125	2,189	2,255
Trash	1,876	1,932	1,990	2,050	2,111	2,175
Landscaping & Snow Removal	15,962	16,440	16,934	17,442	17,965	18,504
Repairs & Maintenance	14,087	14,509	14,945	15,393	15,855	16,330
General Administration	13,119	13,119	13,119	13,119	13,119	13,119
Property Management	10,777	14,159	14,584	15,022	15,472	15,937
Total Operating Expenses	101,826	107,546	110,379	113,297	116,302	119,398
Net Operating Income	403,618	415,995	428,753	437,742	449,610	465,035
Leasing Costs						
Tenant Improvements	0	0	0	17,560	0	22,645
Leasing Commissions	0	0	0	23,537	0	25,712
Total Leasing Costs	0	0	0	41,097	0	48,357
Cash Flow Before Debt Service	403,618	415,995	428,753	396,645	449,610	416,678
Debt Service						
Total Interest	210,234	210,235	208,790	205,525	202,070	198,416
Total Principal	0	0	56,581	59,845	63,301	66,954
Total Debt Service	210,234	210,235	265,371	265,370	265,371	265,370
Cash Flow After Debt Service	193,384	205,760	163,382	131,275	184,239	151,308

FINANCIAL ANALYSIS IRR MATRIX

Key Valuation Policies	
Valuation (PV/IRR) Date:	November, 2026
Date of Sale:	October, 2032
Discount Method:	Annual
Period to Cap (at Sale):	12 Months After Sale

IRR Matrix

Table Shows:	**1) IRR (Unleveraged)** **2) IRR (Leveraged)**	**1) Net Sale Price 2) Net Sale Proceeds 3) Exit Cap Rate**				
		7,922,759 **4,431,940** **6.05%**	**7,317,968** **3,827,149** **6.55%**	**6,798,963** **3,308,144** **7.05%**	**6,348,701** **2,857,882** **7.55%**	**5,954,371** **2,463,552** **8.05%**
1) Purchase Price **2) Equity** **3) Going In Cap Rate**	**5,750,000** **2,012,500** **7.02%**	11.92% 20.68%	10.73% 18.24%	9.65% 15.91%	8.66% 13.66%	7.75% 11.47%

Sales Price Calculation

NOI To Capitalize	**479,327**	**479,327**	**479,327**	**479,327**	**479,327**
Divided by Cap Rate	6.05%	6.55%	7.05%	7.55%	8.05%
Gross Sales Price	**7,922,759**	**7,317,968**	**6,798,963**	**6,348,701**	**5,954,371**
Adjustments to Sale	0	0	0	0	0
Adjusted Gross Sales Price	**7,922,759**	**7,317,968**	**6,798,963**	**6,348,701**	**5,954,371**
Cost of Sales	0	0	0	0	0
Net Sale Price	**7,922,759**	**7,317,968**	**6,798,963**	**6,348,701**	**5,954,371**
Loan Balance	-3,490,819	-3,490,819	-3,490,819	-3,490,819	-3,490,819
Net Sale Proceeds	**4,431,940**	**3,827,149**	**3,308,144**	**2,857,882**	**2,463,552**

* Results displayed are based on Forecast data only

SECTION 3
MARKET OVERVIEW

Marcus & Millichap
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MARKET OVERVIEW PARKER OVERVIEW

Parker, Colorado, is a rapidly growing suburb located approximately 20 miles southeast of Denver that serves as a key residential and prospering economic hub in the Denver metropolitan area. With a population of nearly 70,000 residents, Parker is known for its high quality of life, high income earning residents, growing population and the Colorado Golf Club which hosted the 2010 PGA Championship.

New developments and modern amenities in Parker and Castle Rock have significantly enhanced the area's appeal as a desirable place to live and work. These developments are transforming the local landscape, providing modern housing options and expanding economic opportunities. The area's proximity to Denver and the Denver Tech Center makes it an attractive location for commercial real estate investment. There has been a surging population base in Parker, which has grown nearly 30 percent between 2013 and 2023. The town has invested in expanding its infrastructure, including the Parker Road and E-470 interchange, which has improved connectivity to the broader Denver area by expanding the E-470 mainline. Parker is known for its affluent resident base, with household incomes significantly higher than the national average. The median household income in Parker is approximately $126,615 with a median home value of around $710,000. This area's economic prosperity and the wealth is reflected by the fact that Douglas County, where Parker is located, is the 8th wealthiest county in the United States. The town boasts high levels of education, with over 55 percent of residents holding a bachelor's degree or higher. This educated workforce makes to the area's economic vitality and attracts businesses looking for skilled talent. Additionally, Parker is known for its low crime rates, making it a safe, peaceful and desirable place to live.

-Positioned in One of the Fastest-Growing Counties in the U.S.

-New Developments in Single Family Residential, Multifamily, Retail & Industrial

-Close to Denver and Denver Tech Center

-Douglas County is the 8th Wealthiest County in the U.S.

-Highly Educated Population with Low Crime Rates

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BDB24-10-19) (Mandatory 1-20)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

18860 Clarke Road, Parker, CO 80134

or real estate which substantially meets the following requirements:

____.

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☑ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☑ **Customer.** Broker is the ☐ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☐ Show a property ☐ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on ______________________.

______________________ Buyer

______________________ Buyer

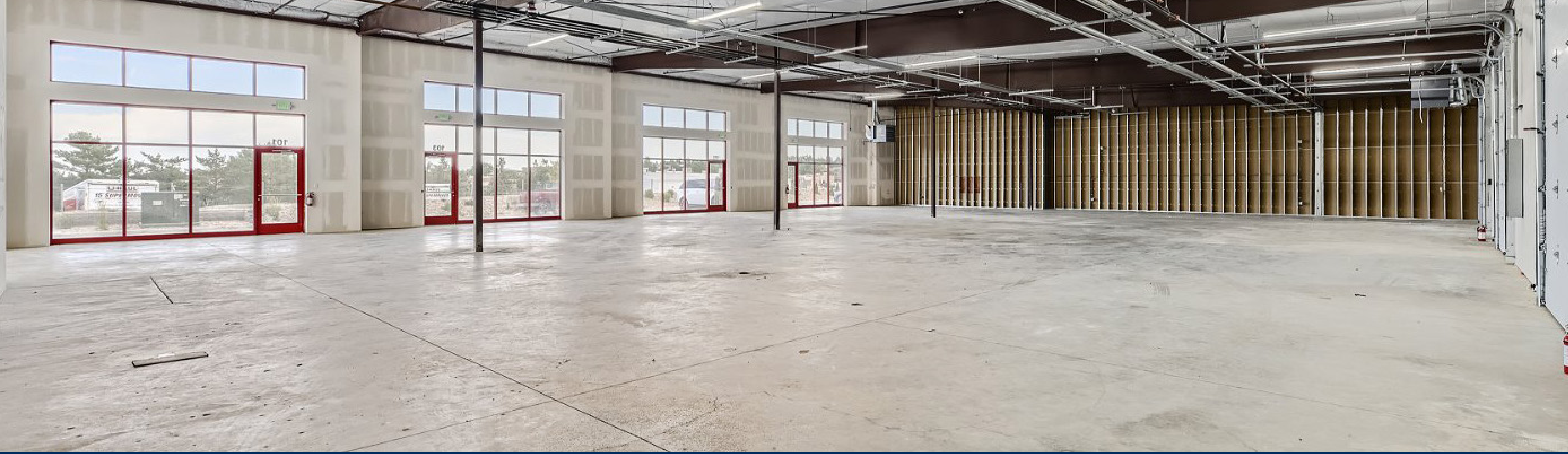
BROKER ACKNOWLEDGMENT:

On ____________________, Broker provided ____________________________ (Buyer) with this document via ____________________________ and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.

Adam Lewis

Broker



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MAX RIST
Associate Director Investments | Denver
Office: 303.328.2042
max.rist@marcusmillichap.com
License: CO: FA100103604

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Managing Director Investments | Denver
Office: 303.328.2020
brandon.kramer@marcusmillichap.com
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