

1605 FOXTRAIL DRIVE, LOVELAND, CO 80538



AVAILABLE FOR SALE AND LEASE

PRIME OFFICE CONDO INVESTMENT OPPORTUNITY

FLEXIBLE OFFICE CONDO OPPORTUNITIES FOR SALE OR LEASE

Entire Building

Sale Price: \$2,692,000 | Cap Rate: 8.50% | NOI \$228,841

First Floor Sale

Purchase Price: \$1,590,000 | Cap Rate: 10% | NOI: \$159,005

Suite 201 Lease

\$14.00/SF NNN | 1,735 SF

THE OFFERING

1605 Foxtrail Drive presents a strong opportunity for investors, owner-users, and tenants. Buyers may acquire the entire building or purchase individual condominium units. For tenants, a second-floor suite is currently available for lease. Existing occupants include UCHealth Medical Group in Suite 100, Edward Jones in Suite 280, and Goosehead Insurance in Suite 202.

The floor plan features an open and bright layout, complemented by surrounding windows. Strategically located right off I-25 and Highway 34, this property provides unparalleled convenience with over a dozen restaurants and business support services within walking distance. Situated in the Foxtrail Business Park, the building offers ample parking and signage opportunities for tenants and owner/users. Please contact the listing brokers for additional information.

PROPERTY DETAILS

Building Size: 12,382 SF

Year Built: 2007

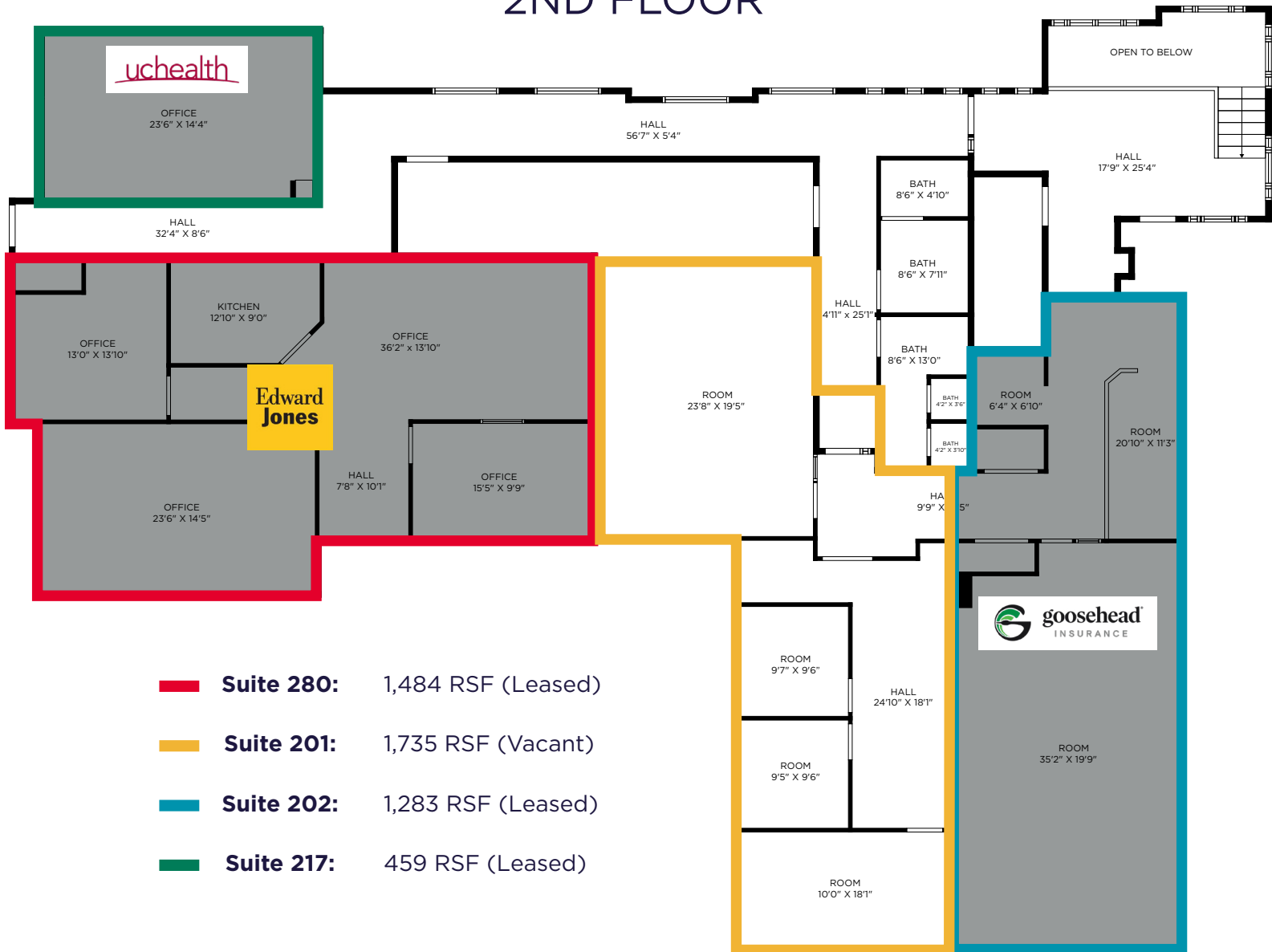
Construction Type: Masonry

Parking: 50 Spaces (4:1,000 SF)



FLOOR PLAN

2ND FLOOR



- **Suite 280:** 1,484 RSF (Leased)
- **Suite 201:** 1,735 RSF (Vacant)
- **Suite 202:** 1,283 RSF (Leased)
- **Suite 217:** 459 RSF (Leased)

AVAILABILITIES

AVAILABILITY

Suite	Size (RSF)	Size (USF)	Base Monthly Rent	Sale Price	Cap Rate
Suite 100	7,017	5,500	Leased	\$1,590,000	10%
Suite 280	1,484	1,258	Leased	\$468,500	6.5%
Suite 201	1,735	1,265	\$14/SF NNN	\$373,500	6.5% (Pro Forma)
Suite 202	1,283	966	Leased	\$237,000	6.5%
Entire Building	12,382	10,671	N/A	\$2,695,000	8.5% (Pro Forma)

RENT ROLL

1605 FOXTRAIL DR., LOVELAND, CO 80538

Tenant	Address	Rentable Square Feet	Current \$/SF	Base Rent/Yr.	Type	Escalator	Term	Expiration	Option Periods
UCHealth Medical Group	Suite 100	7,017	\$22.66	\$159,005.22	NNN	3.00%	5 Years	6/30/2030	
Edward Jones	Suite 280	1,484	\$20.32	\$30,149.64	NNN	2.00%	5 Years	12/31/2028	(1) 5-Year Option
Vacant (Pro Forma)	Suite 201	1,735	\$14.00	\$24,290.00	NNN	3.00%	N/A	N/A	N/A
Goosehead Insurance	Suite 202	1,283	\$12.00	\$15,396.00	NNN	4.00%	4 Years	6/30/2030	(1) 3-Year Option

11,519

\$228,840.86

Average Lease Rate

\$17.24

Total Base Rent/Month

\$19,070.07

TENANT OVERVIEWS



UCHealth is Colorado's largest community-based health system, recognized for delivering nationally ranked patient care, advanced clinical services, and innovative healthcare solutions across the region. As the tenant, UCHealth brings long-term stability and strong credit quality, serving as a trusted healthcare provider with a broad network of hospitals, clinics, and specialty care facilities.

Tenant: UCHealth Medical Group

Size: 7,017 SF
(Suite 100 & Suite 217)

Lease Rate: \$22.00/SF NNN

Escalator: 3%

Expiration: June 30, 2030
(Option to terminate after July 1, 2028)



Edward Jones is a leading financial services firm that provides personalized investment guidance, wealth management, and retirement planning solutions to individuals, families, and businesses nationwide. As the tenant, Edward Jones offers strong brand recognition and operational stability, supported by a long-standing reputation and an extensive network of financial advisors across the United States.

Tenant: Edward Jones

Size: 1,484 SF (Suite 280)

Lease Rate: \$19.92/SF NNN

Escalator: 2%

Expiration: December 31, 2028



Goosehead Insurance is a rapidly growing independent insurance agency that leverages proprietary technology and access to a broad network of insurance carriers to deliver customized coverage solutions for individuals and businesses. As the tenant, Goosehead Insurance provides a strong professional services presence backed by a nationally recognized brand and an expanding footprint across the United States.

Tenant: Goosehead Insurance,
The Romano Agency

Size: 1,283 SF

Lease Rate: \$12.00/SF NNN

Escalator: 3%

Expiration: June 30, 2030

CASHFLOW ANALYSIS

1605 FOXTRAIL DR., LOVELAND, CO 80538

PURCHASE PRICE: \$2,692,000

CAP RATE: 8.50%

Financing	
Loan Amount	\$2,019,000.00
Equity \$	\$673,000.00
Equity %	25.00%
Term (Years)	20
Interest Rate	5.00%

Tenant	Tenant Share	Size	Current Rate	Escalator	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
UCHealth Medical Group	61%	7,017	\$22.66	3.0%	159,005.22	163,775.38	168,688.64	173,749.30	178,961.78	184,330.63	189,860.55	195,556.36	201,423.06	207,465.75	213,689.72
Edward Jones	13%	1,484	\$20.32	2.0%	30,149.64	30,752.63	31,367.69	31,995.04	32,634.94	33,287.64	33,953.39	34,632.46	35,325.11	36,031.61	36,752.24
Vacant (Pro Forma)	15%	1,735	\$14.00	3.0%	24,290.00	25,018.70	25,769.26	26,542.34	27,338.61	28,158.77	29,003.53	29,873.64	30,769.85	31,692.94	32,643.73
Goosehead Insurance	11%	1,283	\$12.00	4.0%	15,396.00	16,011.84	16,652.31	17,318.41	18,011.14	18,731.59	19,480.85	20,260.09	21,070.49	21,913.31	22,789.84
NNN Income	100%	11,519	\$17.95	3.0%	206,766.05	212,969.03	219,358.10	225,938.85	232,717.01	239,698.52	246,889.48	254,296.16	261,925.05	269,782.80	277,876.28
TOTAL SF		11,519													

Potential Rental Income	435,607	448,528	461,836	475,544	489,663	504,207	519,188	534,619	550,514	566,886	583,752
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Gross Operating Income	435,607	448,528	461,836	475,544	489,663	504,207	519,188	534,619	550,514	566,886	583,752
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Less Operating Expenses

Taxes / Insurance / CAM	\$17.95	\$206,766.05			206,766	212,969	219,358	225,939	232,717	239,699	246,889	254,296	261,925	269,783	277,876
Total Operating Expenses	\$17.95				206,766	212,969	219,358	225,939	232,717	239,699	246,889	254,296	261,925	269,783	277,876

Net Operating Income (NOI)	228,841	235,559	242,478	249,605	256,946	264,509	272,298	280,323	288,588	297,104	305,876
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Building Valuation	CAP:	8.50%	2,692,245	2,771,277	2,852,681	2,936,530	3,022,900	3,111,866	3,203,510	3,297,912	3,395,159	3,495,337
Value per SF:			233.72	240.58	247.65	254.93	262.43	270.15	278.11	286.30	294.74	303.44

Annual Debt Service

Principal	60,314	63,400	66,643	70,053	73,637	77,404	81,364	85,527	89,903	94,503
Interest	99,580	96,494	93,251	89,841	86,257	82,490	78,530	74,367	69,991	65,392
Total Debt Service (Annual)	159,894	159,894	159,894	159,894	159,894	159,894	159,894	159,894	159,894	159,894
Debt Service Coverage Ratio	1.43	1.47	1.52	1.56	1.61	1.65	1.70	1.75	1.80	1.86
Loan to Value Ratio	75.0%	70.7%	66.4%	62.3%	58.2%	54.1%	50.2%	46.3%	42.4%	38.6%

Net Cash Flow	68,947	75,664	82,584	89,711	97,052	104,615	112,404	120,428	128,694	137,210
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Cash on Cash ROI	10.24%	11.24%	12.27%	13.33%	14.42%	15.54%	16.70%	17.89%	19.12%	20.39%
Leveraged ROI	19.21%	20.66%	22.17%	23.74%	25.36%	27.05%	28.79%	30.60%	32.48%	34.43%

Cash Flow + Principal Equity Gain			129,261	139,064	149,227	159,764	170,689	182,019	193,769	205,956	218,597	231,712
Building Value (Sale)	CAP:	7.50%	3,140,781	3,233,039	3,328,068	3,425,953	3,526,782	3,630,644	3,737,634	3,847,847	3,961,381	4,078,340
Less Purchase Price			-2,692,000	-2,692,000	-2,692,000	-2,692,000	-2,692,000	-2,692,000	-2,692,000	-2,692,000	-2,692,000	-2,692,000
Less Selling Expenses	Comm %	3.00%	-94,223	-96,991	-99,842	-102,779	-105,803	-108,919	-112,129	-115,435	-118,841	-122,350
Estimated Gain of Sale of Bldg if sold			354,557	444,047	536,226	631,174	728,978	829,725	933,505	1,040,411	1,150,540	1,263,990

Net Cumulative Gain if Sold (Cash + Print)	189,574	202,464	215,870	229,817	244,326	259,423	275,133	291,483	308,500	326,215
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IRR (If Sold)	71.9%	41.8%	32.9%	28.6%	26.1%	24.4%	23.1%	22.2%	21.5%	20.9%
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CASHFLOW ANALYSIS

1605 FOXTRAIL DR., SUITE 100, LOVELAND, CO 80538

PURCHASE PRICE: \$1,590,000

CAP RATE: 10.00%

Financing	
Loan Amount	\$1,192,500.00
Equity \$	\$397,500.00
Equity %	25.00%
Term (Years)	20
Interest Rate	5.00%

Tenant	Tenant Share	Size	Current Rate	Escalator	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
UCHealth Medical Group	100%	7,017	\$22.66	3.0%	159,005.22	163,775.38	168,688.64	173,749.30	178,961.78	184,330.63	189,860.55	195,556.36	201,423.06	207,465.75	213,689.72
NNN Income	100%	7,017	\$17.95	3.0%	125,978.69	129,758.05	133,650.79	137,660.32	141,790.13	146,043.83	150,425.14	154,937.90	159,586.04	164,373.62	169,304.82
TOTAL SF		7,017													

Potential Rental Income	284,984	293,533	302,339	311,410	320,752	330,374	340,286	350,494	361,009	371,839	382,995
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Gross Operating Income	284,984	293,533	302,339	311,410	320,752	330,374	340,286	350,494	361,009	371,839	382,995
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Less Operating Expenses

Taxes	\$11.27	\$79,080.24	79,080	81,453	83,896	86,413	89,006	91,676	94,426	97,259	100,176	103,182	106,277
Insurance	\$0.94	\$6,620.87	6,621	6,819	7,024	7,235	7,452	7,675	7,906	8,143	8,387	8,639	8,898
CAM	\$5.74	\$40,277.58	40,278	41,486	42,730	44,012	45,333	46,693	48,094	49,536	51,022	52,553	54,130
Total Operating Expenses	\$17.95		125,979	129,758	133,651	137,660	141,790	146,044	150,425	154,938	159,586	164,374	169,305

Net Operating Income (NOI)	159,005	163,775	168,689	173,749	178,962	184,331	189,861	195,556	201,423	207,466	213,690
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Building Valuation	CAP:	10.00%	1,590,052	1,637,754	1,686,886	1,737,493	1,789,618	1,843,306	1,898,605	1,955,564	2,014,231	2,074,657
Value per SF:			226.60	233.40	240.40	247.61	255.04	262.69	270.57	278.69	287.05	295.66

Annual Debt Service

Principal	35,624	37,446	39,362	41,376	43,493	45,718	48,057	50,516	53,100	55,817
Interest	58,816	56,993	55,078	53,064	50,947	48,722	46,383	43,924	41,340	38,623
Total Debt Service (Annual)	94,440	94,440	94,440	94,440	94,440	94,440	94,440	94,440	94,440	94,440
Debt Service Coverage Ratio	1.68	1.73	1.79	1.84	1.89	1.95	2.01	2.07	2.13	2.20
Loan to Value Ratio	75.0%	70.6%	66.4%	62.2%	58.0%	54.0%	50.0%	46.1%	42.2%	38.5%

Net Cash Flow	64,566	69,336	74,249	79,310	84,522	89,891	95,421	101,117	106,983	113,026
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Cash on Cash ROI			16.24%	17.44%	18.68%	19.95%	21.26%	22.61%	24.01%	25.44%	26.91%	28.43%
Leveraged ROI			25.20%	26.86%	28.58%	30.36%	32.21%	34.12%	36.10%	38.15%	40.27%	42.48%
Cash Flow + Principal Equity Gain			100,189	106,782	113,611	120,686	128,015	135,609	143,478	151,632	160,084	168,843
Building Value (Sale)	CAP:	9.00%	1,819,726	1,874,318	1,930,548	1,988,464	2,048,118	2,109,562	2,172,848	2,238,034	2,305,175	2,374,330
Less Purchase Price			-1,590,000	-1,590,000	-1,590,000	-1,590,000	-1,590,000	-1,590,000	-1,590,000	-1,590,000	-1,590,000	-1,590,000
Less Selling Expenses	Comm %	3.00%	-54,592	-56,230	-57,916	-59,654	-61,444	-63,287	-65,185	-67,141	-69,155	-71,230
Estimated Gain of Sale of Bldg if sold			175,135	228,089	282,631	338,810	396,675	456,275	517,663	580,893	646,020	713,100

Net Cumulative Gain if Sold (Cash + Print)	135,813	144,228	152,973	162,061	171,508	181,327	191,535	202,148	213,184	224,660
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IRR (If Sold)	69.3%	44.1%	36.4%	32.6%	30.3%	28.7%	27.6%	26.7%	26.0%	25.5%
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AREA OVERVIEW

CITY OF LOVELAND

The city of Loveland is south of Fort Collins, its larger neighbor and the county seat. The two cities have been steadily growing towards each other over the last several decades and are considered to be a single metropolitan area by the U.S. government. The establishment of county-owned open space between the two communities in the 1990's was intended to create a permanent buffer to contiguous growth.

Loveland has aggressively expanded its incorporated limits eastward to embrace the interchanges at Interstate 25 (I-25). The I-25 & Crossroads Boulevard intersection and the I-25 & U.S. Highway 34 intersection are both being developed with retail and commercial properties filling in nicely. In the last decade, the I-25 & Hwy. 34 intersection has become a primary commercial hub of northern Colorado, with the construction of shopping centers such as the Promenade Shops at Centerra and the Outlets at Loveland, and the addition of the Budweiser Events Center. The Medical Center of the Rockies has also been built near the Interstate 25 and U.S. Highway 34 interchange, Centerra.

Loveland has embraced urban living and has two successful multi-family assets located in the heart of the downtown corridor. In addition, there are dozens of historic homes located within a short walk of downtown. The retail establishments of Lincoln Place consider downtown Loveland's residents the most crucial amenity in that a built-in customer base is present.



DEMOGRAPHIC HIGHLIGHTS



Total Population (2024)

78,526



Total Households

33,888



Per Capita Income

\$46,516



Median Age

42.4



Total Employees

43,479



Total Square Miles

35.56



FOR MORE INFORMATION, PLEASE CONTACT:

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