

PRICE REDUCED!

7.5%

SINGLE TENANT NNN INVESTMENT

CAP RATE

45,828 SF ON 5.6 AC

**BLUE COMPASS RV –
DEALERSHIP, SERVICE CENTER & PARTS**

**3204 – 3208 E PLATTE AVE
COLORADO SPRINGS, CO**

ZONING PERMITS OUTSIDE STORAGE

OFFERED BY:

Greg Knott

Executive Vice President
303-521-3648
gknott@uniqueprop.com

Earl Duffy

Senior Broker Associate
303.968.4929
eduffy@uniqueprop.com



OPPORTUNITY ZONE



OFFERED WELL BELOW REPLACEMENT COST



**NEW EXTENSION THROUGH 2031 RECENTLY
EXECUTED**



TABLE OF CONTENTS

4 INVESTMENT OVERVIEW

- 5 Site Plan
- 6 Executive Summary
- 7 Capital Improvements
- 8 Significant Discount to Replacement Cost

9 TENANT AND LEASE OVERVIEW

16 LOCATION OVERVIEW

- 18 Industrial Market Summary

21 FINANCIAL ANALYSIS

22 MARKET OVERVIEW

INVESTMENT SALES CONTACTS

Greg Knott

Executive Vice President

303-521-3648

gknott@uniqueprop.com

Earl Duffy

Senior Broker Associate

303.968.4929

eduffy@uniqueprop.com

OFFERS SHOULD BE SUBMITTED WITH THE FOLLOWING:

- Purchase Price
- Total Earnest Money
- Timeline
- Description of Purchasing Entity
- Intended Capital/Debt Sources



UNIQUE PROPERTIES

400 South Broadway

Denver, CO 80209

www.uniqueprop.com

CONFIDENTIALITY & CONDITIONS

All materials and information received or derived from Unique Properties directors, officers, agents, advisors, affiliates and /or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Unique Properties directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Unique Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by

obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Unique Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Unique Properties does not service as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and /or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by Unique Properties in compliance with all applicable fair housing and equal opportunity laws.

ADDRESS



3204-3208 E PLATTE AVE
COLORADO SPRINGS, CO

SALE PRICE

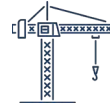


\$8,290,000

~~\$8,675,000~~

~~\$9,900,000~~

YEAR OF CONSTRUCTION



1967 - 1975

RENOVATED 2019 & 2024

BUILDING SIZES



29,450 SF

12,720 SF

2,823 SF

835 SF

LEASE RATE - 5/1/2026



\$13.56/SF NNN

TAXES



\$46,217.05

ZONING



MX-L

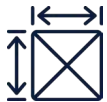
MIXED-USE LARGE SCALE

USE



ZONING PERMITS
OUTSIDE STORAGE

LOT SIZE



5.6 AC

YEAR 1 CAP RATE



7.5%

~~7.0%~~

~~6.0%~~

PRICE / SF



\$180.00

~~\$189.29~~

~~\$216.03~~

LOADING



39 DRIVE-IN DOORS

CLEAR HEIGHT



11' - 19'

LOCATED IN



OPPORTUNITY
ZONE

PROPERTY DESCRIPTION	RV SALES CENTER	SERVICE GARAGE	SERVICE GARAGE	SALES OFFICE	TOTAL
Market:	Colorado Springs	Colorado Springs	Colorado Springs	Colorado Springs	Colorado Springs
Property Type:	Light Industrial	Light Industrial	Light Industrial	Light Industrial	Light Industrial
Building Size (SF):	29,450 SF	12,720 SF	2,823 SF	835 SF	45,828 SF
Lot Size:	N/A	N/A	N/A	N/A	5.6 Acres
Building Coverage:	N/A	N/A	N/A	N/A	18.8%
Occupancy:	100%	100%	100%	100%	100%
Loading Doors:	12 (9'-14')	22 (14')	5 (10'-12')	0	39 (10'-14')
Clear Height:	19'	19'	16'	11'	11'-19'
Year of Construction:	1967	1970	1967	1975	1967-1975
Year of Renovation:	2005-2007, 2019-2020, 2024	2005-2007, 2019-2020	2005-2007, 2019-2020	2005-2007, 2019-2020	2005-2007, 2019-2020
Sprinkler:	None	None	None	None	None
Roof Type:	TPO (1)	TPO	TPO	TPO	Varies
Roof Age (Years):	1-4 (1)	4	4	6	1-6 Years
Roof Warranty:	TPO April 2040, PVC 2044	TPO April 2040	TPO April 2040	N/A	Varies

(1) New TPO roof over showroom in 2019. New TPO installed over sales center in 2024.



4
BUILDINGS

45,828
SQURE FEET

5.6
TOTAL ACRES

1967 - 1975
YEAR BUILT

2019 - 2024
RENOVATED

100%
OCCUPIED

1
TENANT

HIGHLIGHTS
ZONING PERMITS
OUTSIDE STORAGE

The property at 3204-3208 E Platte Ave in Colorado Springs represents a rare investment opportunity in the rapidly growing South Central region of the city. The property lies in an Opportunity Zone, which can provide significant tax advantages to investors. This fully leased, single-tenant asset is strategically positioned on E Platte Ave, a major thoroughfare with a daily vehicle count exceeding 42,800, providing exceptional visibility and identity for the tenant.

The tenant, the **second largest** and fastest-growing RV retail company in the country, currently owns and operates 100 full-service dealerships and over 1,000 service bays nationwide. The property caters perfectly to the tenant's unique needs, offering a blend of retail and service space that aligns with their expansive operations.

The lease, which extends through November 30, 2029, is currently generating market rental income, making this an attractive option for investors seeking stable and consistent returns with room to grow. The combination of a high-profile tenant, prime location, and long-term lease makes this property a standout investment opportunity in the Colorado Springs market.

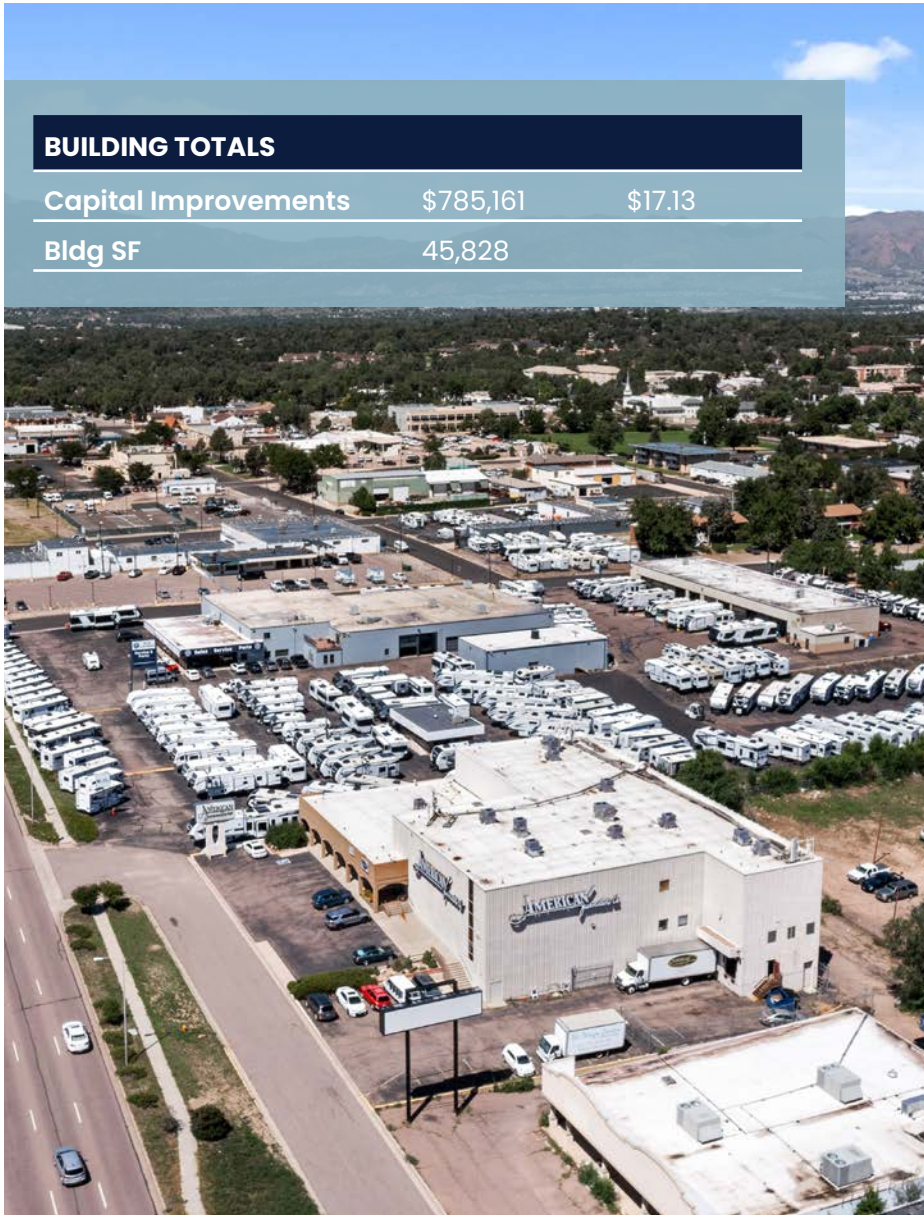
INVESTMENT HIGHLIGHTS

- Well Below (47%) Replacement Cost (See Page 8)
- Easy Access to all of Colorado Springs Metro via E Platte & N Academy Blvd
- Located in Densely Populated Area
- Strong Corporate Guarantee
- Opportunity Zone
- Averages Top 11% in Nationwide Sales

CLICK TO VIEW RECENT NEWS:

*RV ENTHUSIASTS ARE DEFINITELY IN BUYING MODE:
BLUE COMPASS RV CEO | FOX BUSINESS VIDEO*





BUILDING TOTALS

Capital Improvements	\$785,161	\$17.13
Bldg SF	45,828	

2019

CATEGORY	\$ AMOUNT	\$/SF
Asphalt	\$85,590	\$1.87
Doors	\$21,272	\$0.46
Electrical	\$1,206	\$0.03
HVAC	\$9,809	\$0.21
Misc Development	\$8,523	\$0.19
Landscaping	\$2,572	\$0.06
Painting	\$37,712	\$0.82
Roof	\$152,032	\$3.32
Safety Clean Up	\$3,190	\$0.07
TOTAL	\$321,906	\$7.02

2024

CATEGORY	\$ AMOUNT	\$/SF
Asphalt	\$88,937	\$1.94
HVAC	\$39,382	\$0.86
Garage Doors	\$30,478	\$0.67
Showroom Lighting	\$5,780	\$0.13
Plumbing	\$2,570	\$0.06
Fence	\$3,500	\$0.08
New Roof - Main Bldg	\$292,608	\$6.38
TOTAL	\$463,255	\$10.11

SIGNIFICANT DISCOUNT TO REPLACEMENT COST

Assumptions - IN RED	BUILDING 1		BUILDING 2		BUILDING 3		BUILDING 4		TOTALS			
Building Size	29,450		12,720		2,823		835		45,828			
Percent of Total	64.3%		27.8%		6.2%		1.8%		100.0%			
Demised Spaces	1		1		1		1		4			
Office Percentage	46.5%		5.0%		0.0%		100.0%		13.1%			
Mezzanine SF	5,385		636		-		-		6,021			
Land Area	5.60 Acres Total		156,758		67,707		15,026		4,445		243,936	
Coverage	18.8%		18.8%		18.8%		18.8%		18.8%		18.8%	
Land Price/SF	\$20.00		\$20.00		\$20.00		\$20.00		\$20.00		\$20.00	
Offsite/SF of Land	\$2.00		\$2.00		\$2.00		\$2.00		\$2.00		\$2.00	
Land Cost	\$106.46	\$3,135,164	\$106.46	\$1,354,135	\$106.46	\$300,529	\$106.46	\$88,892	\$106.46			
Hard Costs										\$/SF	\$ Total	
Shell	\$155.00	\$4,564,750	\$180.00	\$2,289,600	\$200.00	\$564,600	\$225.00	\$187,875	\$165.99	\$7,606,825		
Offsite	\$2.00 Per Land SF	\$10.65 \$313,516	\$10.65 \$135,414	\$10.65 \$30,053	\$10.65 \$8,889				\$10.65	\$487,872		
Mezzanine	\$60.00 Per SF	\$10.97 \$323,100	\$3.00 \$38,160	\$-	\$-	\$-	\$-		\$7.88	\$361,260		
Elevator	Per SF	\$4.07 \$120,000							\$2.62	\$120,000		
Office TI	\$150.00 Per SF	\$69.74 \$2,053,800	\$7.50 \$95,400	\$-	\$-	\$150.00 \$125,250			\$49.63	\$2,274,450		
WH TI	\$10.00 Per SF	\$5.35 \$157,580	\$9.50 \$120,840	\$10.00 \$28,230	\$-	\$-			\$6.69	\$306,650		
Total Hard Costs	\$255.78	\$7,532,746	\$210.65	\$2,679,414	\$220.65	\$622,883	\$385.65	\$322,014	\$243.46	\$11,157,057		
Soft Costs	15% Of Hard Costs	\$38.37 \$1,129,912	\$31.60 \$401,912	\$33.10 \$93,432	\$57.85 \$48,302				\$36.52	\$1,673,559		
Totals	\$400.61	\$11,797,823	\$348.70	\$4,435,461	\$360.20	\$1,016,844	\$549.95	\$459,208	\$386.43	\$17,709,336		

BELOW REPLACEMENT COST CALCULATOR	
Purchase Price	\$8,290,000
Purchase Price/SF	\$180.89
Replacement Cost	\$17,709,336
Replacement Cost/SF	\$386.43
% Of Replacement Cost	46.81%

Tenant	SF	Lease Commencement	Lease Expiration	Base Rent As Of	Base Rent /SF	Escalation	Capital Repairs Recapture (Annual)
RV Retailer Colorado, LLC (Blue Compass RV)	45,828	9/1/2019	11/30/2031	12/1/2025	\$13.19	2.75%	\$6,194.88
				12/1/2026	\$13.56	2.75%	\$6,194.88
				12/1/2027	\$13.93	2.75%	\$6,194.88
				12/1/2028	\$14.31	2.75%	\$6,194.88
				12/1/2029	\$14.45	1.00%	\$6,194.88
				12/1/2030	\$14.60	1.00%	\$6,194.88



BLUE COMPASS RV
bluecompassrv.com

Blue Compass RV, founded in 2018 by Jon Ferrando, is the fastest-growing RV retail company in history, with over 100 full-service dealerships and more than 1,000 service bays nationwide. With a team of over 4,000 highly trained associates, they offer an unparalleled customer experience in RV sales and service, providing access to 15,000+ new and pre-owned RVs. Committed to helping customers create lifelong memories, Blue Compass RV is a trusted navigator, offering the best RV loyalty and customer support program in the industry, including 24/7/365 roadside and technical assistance with every purchase. Their goal is to support customers throughout their RV ownership journey, ensuring they enjoy every mile.



Tenant	RV Retailer Colorado, LLC (Blue Compass RV)
Guarantor	RV Retailer Intermediate Holdings LLC
Lease Structure	NNN
Security Deposit	\$48,400
Abated Base Rent	June 2026 & November 2027
Initial TI	New roof systems on bldgs 2 & 3 New roof system on lower level showroom bldg 1 Repair all damaged asphalt surfaces Paint bldgs 1 & 3 Upgrade lighting in all buildings Put all mechanical systems including HVAC & loading doors in good working order
Landlord Obligations	Roof, Foundation and Structural Soundness of Exterior Walls (not including glass or doors)
Tenant Obligations	Real Estate Taxes, Operating Expenses (Excluding Management Fees), Insurance Quarterly HVAC Maintenance Anything outside of Landlord Obligations
Utilities	Tenant Pays Provider Directly
Renewal Options	Tenant is in their current and final renewal option
Capital Repairs and Replacements	Landlord shall be responsible for all repairs or replacements which are permitted to be capitalized for federal income tax purposes ("Capital Repairs and Replacements"). On a monthly basis Tenant shall reimburse Landlord for Capital Repairs and Replacements amortized on a straight line basis over a period equal to the lesser of the useful life thereof or ten (10) years. (Additional detail in section 6b of the original lease)

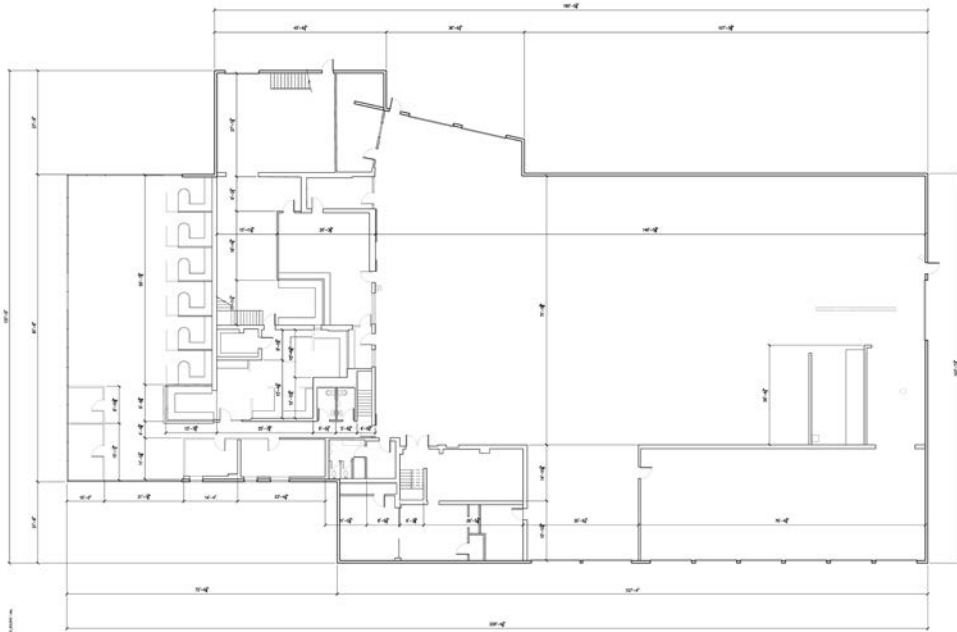
RV SALES CENTER



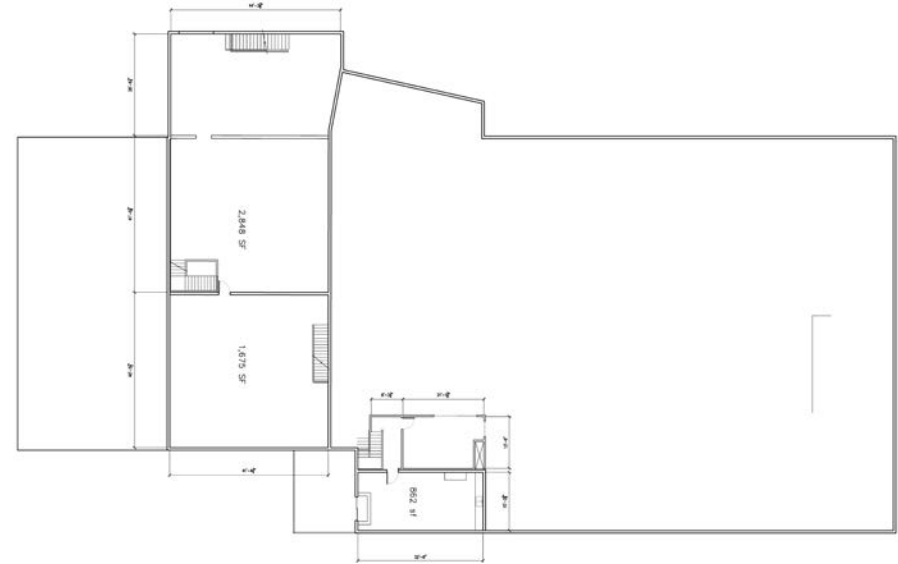
RV SALES CENTER



BUILDING 1



1 FIRST FLOOR PLAN
A21 | 1/8" = 1'-0"



2 SECOND FLOOR PLAN
A22 | 1/8" = 1'-0"

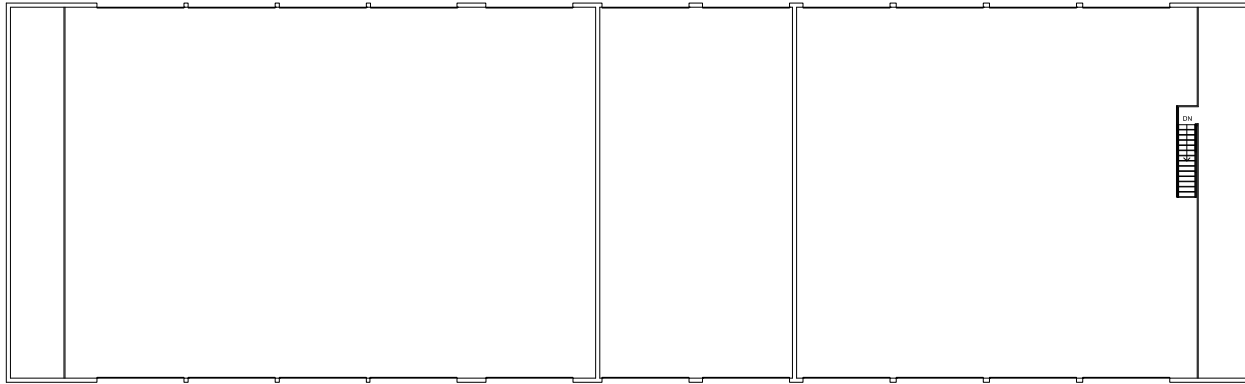
GREY WOLF ARCHITECTURE
1000 N. WASHINGTON ST.
DENVER, CO 80202
303.733.1111

3204 EAST PLATTE AVE
BUILDING 1
COLORADO SPRINGS, COLORADO

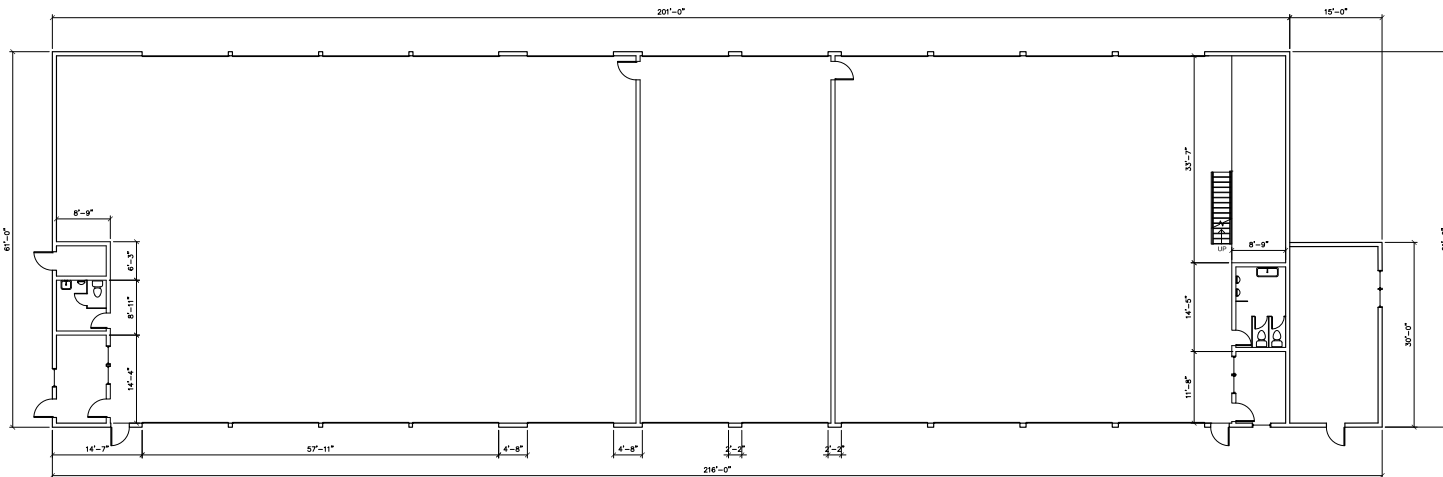
DATE: 08/14/2024
DRAWN BY: J. WOLF
CHECKED BY: J. WOLF
SCALE: AS SHOWN

SECOND FLOOR PLAN
A22

BUILDING 2



2 SECOND FLOOR PLAN
A2.2 | 1/8" = 1'-0"



1 FIRST FLOOR PLAN
A2.1 | 1/8" = 1'-0"

GREY WOLF ARCHITECTURE
ARCHITECTURE PLANNING
INTERIOR DESIGN
1543 Sherman Ave. #300
Denver, CO 80202
phone: 303.292.9107
fax: 303.292.4297

3204 EAST PLATTE AVE
BUILDING 2
COLORADO SPRINGS, COLORADO

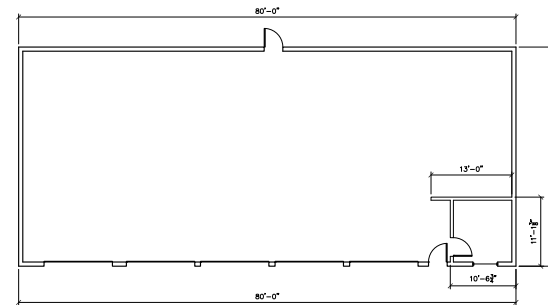
PROJECT NAME: 00-000.0
DATE: 05.13.2019
REVISION: PRELIMINARY

FLOOR PLANS

A2.2

NOT TO SCALE. SEE EXISTING SURVEY FOR DIMENSIONS. 1" = 100' FOR THE 1" SCALE PLAN.

BUILDING 3



GREY WOLF ARCHITECTURE
 ARCHITECTURE PLANNING
 INTERIOR DESIGN
 1543 Sherman St. #300
 Denver, CO 80202
 phone: 303.292.9107
 fax: 303.292.4297

3204 EAST PLATTE AVE
 BUILDING 3
 COLORADO SPRINGS, COLORADO

DATE: 05.13.2019
 DRAWN BY: JHW
 CHECKED BY: JHW
 PROJECT NUMBER: 00-000.0
 ARCHITECTURE: 00-000.0
 05.13.2019 PRELIMINARY

REVISIONS

FLOOR PLANS

A2.3

1/8" = 1'-0" FIRST FLOOR PLAN
 A2.3





COLORADO SPRINGS INDUSTRIAL MARKET SUMMARY

Demand in the Colorado Springs industrial market has remained consistent in recent years, fueled by key industries such as aerospace, defense, manufacturing, and cybersecurity. The market's vacancy rate is currently 4.9%, which is lower than the national average of 6.7%. Over the past year, the market has absorbed 270,000 square feet of industrial space. With only 500,000 square feet under construction—representing just 1.2% of the existing inventory—the market faces minimal supply pressure.

While e-commerce continues to thrive, there has also been a notable increase in retail sales at physical stores, driving up demand for distribution centers across the city. These centers serve as vital hubs for storing goods before they reach consumers. Retailers and logistics companies are expanding their industrial spaces to enhance distribution networks and maintain larger inventories. Although tenants are spread throughout the market, the East Colorado Springs area, particularly near the airport, remains a key driver of logistics demand.



ECONOMY

With its close proximity to the mountains and stunning views of Pikes Peak, Colorado Springs offers residents unparalleled access to outdoor recreational activities without giving up the conveniences of city living. This unique blend has transformed the area into a vibrant community, drawing a growing number of outdoor-centered retailers eager to meet the increasing demand from residents who prioritize an active lifestyle.

In addition to its natural beauty, Colorado Springs is a hub for several thriving industries, including aerospace, military technology, and innovation in life sciences and medical devices. The city's diverse career opportunities, affordable housing, and short commute times have consistently earned it a spot among the best places to live in the United States.

The economy of Colorado Springs is strongly anchored in the military and defense sectors. The metro area hosts three major Army and Air Force bases, along with the U.S. Air Force Academy, which educates 4,000 cadets annually. The presence of key defense contractors such as Northrop Grumman and Lockheed Martin further bolsters the region's economic stability.

To attract and retain young, skilled workers, the Colorado Springs Chamber & Economic Development Corporation launched the Hello Colorado Springs program. This initiative brings together 40 interns from across the U.S. and Canada, offering hands-on experience at 12 organizations in the area, including Boeing, Systems Engineering, and the City of Colorado Springs.

Supported by its proximity to Denver and the economic stability provided by local universities and military bases, Colorado Springs enjoys a strong and resilient market, with consistent demand for goods and services.

LEASING

The Colorado Springs industrial market has seen increased activity over the past six months, with annual net absorption reaching 270,000 square feet.

Leasing activity has also picked up, largely due to a significant lease in the Northwest Submarket. Swiss company Meyer Burger has launched a new solar cell manufacturing facility in Colorado Springs, expected to create 350 jobs by the end of 2024. The company signed a 640,000-square-foot lease in July at 1615 Garden of the Gods Rd., a former semiconductor plant, and began occupying the space in late 2023. According to Johnna Reeder Kleymeyer, president and CEO of the Colorado Springs Chamber & Economic Development Corporation, this facility marks Meyer Burger's first site in the Western Hemisphere for producing the chips and wafers essential for advanced solar technology.

As of the third quarter, the vacancy rate stands at 4.9%. With space under construction representing only 1.2% of current inventory, the market faces limited supply pressure.

SERVICE GARAGES





Net Operating Income Calculation

Rental Revenue:

Stabilized Tenants	\$615,698	\$13.43
Cap. Repairs Recapture	\$6,195	\$0.14
Vacant Spaces	\$0	\$0.00
Expense Reimbursements	\$83,919.19	\$1.83

Gross Income	\$705,812.19	\$15.40
---------------------	---------------------	----------------

General Vacancy:	\$0	\$0.00
-------------------------	------------	---------------

Effective Gross Income	\$705,812.19	\$15.40
-------------------------------	---------------------	----------------

Operating Expenses

Property Taxes:	\$46,219.05	\$1.01
CAM:	\$0	\$0.00
Insurance:	\$37,702.14	\$0.82
Management Fee:	\$0	\$0.00
Total Operating Expenses	\$83,919.19	\$1.83

NOI	\$621,893	\$13.57
------------	------------------	----------------

Debt Service	\$0	\$0.00
--------------	-----	--------

Cash Flow After Debt Service	\$621,893	\$13.57
-------------------------------------	------------------	----------------

Basis Calculation

Property Purchase Price	\$8,290,000	\$180.89
NPV of ASTIs	\$0	\$0.00
Cap Ex Reserve & Def. Maint	\$0	\$0.00
Stabilization Costs		
TIs	\$0	\$0.00
Commissions	\$0	\$0.00
Downtime Cost	\$0	\$0.00
Loan Assumption Fee	\$0	\$0.00
NPV of Above-Market Interest	\$0	\$0.00
Due Diligence	\$0	\$0.00
Closing Costs	\$0	\$0.00
Acquisition Fee	\$0	\$0.00

Basis:	\$8,290,000	\$180.89
---------------	--------------------	-----------------

Subtract: Debt Assumed	\$0	\$0.00
------------------------	-----	--------

Equity Invested:	\$8,290,000	\$180.89
-------------------------	--------------------	-----------------

Yield	7.5%	
--------------	-------------	--

(1) Assumes a closing of 8/1/2026

DEMOGRAPHICS

 **128,033**
Residents
3-Mile Radius

 **258,540**
Residents
5-Mile Radius

 **35**
Avg Age of Residents
3-Mile Radius

 **2.4**
Avg Persons / Household
3-Mile Radius

 **362,398**
Total Labor Force
Colorado Springs MSA

 **\$425,000**
Median Sale Price
El Paso County, CO



CO SPRINGS, CO

Colorado Springs is the largest city by area in Colorado and the most populous municipality in El Paso County. Colorado Springs is situated along Fountain Creek and is located in the East-Central portion of the state, approximately 60 miles south of Denver. The city has a 2020 estimated population of 487,333 residents, making it the second most-populous city in the state, behind Denver. The Colorado Springs metro area, or Pikes Peak Region, is comprised of El Paso County and the less-populated Teller County and is home to an estimated population of 765,830 residents. Colorado Springs is included in the Front Range Urban Corridor – a growing area situated along the Front Range of the Rocky Mountains in Colorado and Wyoming with over 4.8 million residents.

#3 150 Best Places to Live in the U.S.

– *U.S. News & World
Report, 2020-21*

The aerospace, aviation, and defense industry service sectors are Colorado Springs' top economic engines. Colorado Springs' culture and economy are heavily influenced by the military and a significant number of defense corporations and bases located within the area. The city is home to Fort Carson and the United States Air Force Academy, the county's top two largest employers with a total of 43,141 jobs supported. There are over 240 aerospace and defense companies in the area that have the world's most advanced technologies in global positioning, cybersecurity, and satellite communications. Significant investments have been made in the city by major corporations such as Northrop Grumman Corporation, Aerospace Corporation, Boeing, Raytheon, Science Applications International Corporation, and Lockheed Martin.



DAILY CONVENIENCES

A sampling of conveniences within walking distance or in close proximity to the property are:



Hair and beauty salons, fitness centers, gas stations, auto repair shops and parts supply stores, insurance services, and medical clinics are also nearby.



SHOPPING AND DINING

THE CITADEL MALL

One of Southern Colorado's largest retail centers over 130 stores, half mile from the property.

Retailers: Dillard's Clearance Center, JCPenney, Burlington, Sportsman's Warehouse

Dining: Chick-fil-A, Elotes Locos Mexican Cravings, Q'Rico Tacos, Steak & Bake, Wing It

CITADEL CROSSING

Located adjacent to Citadel Mall

Retailers: Office Depot, Dollar Tree, Lowe's Home Improvement, PetSmart, Guitar Center, Barnes & Noble

Dining: Black Bear Diner, The Egg & I, Chipotle, Olive Garden, Picture Show at Citadel Crossing

Eateries

- Uri Sushi & Grill
- Valley Hi Grill & Pub
- Carrabba's Italian Grill
- Chili's Grill & Bar
- Outback Steakhouse
- Julie's Kitchen
- Pueblo Viejo
- Omelets Etc
- Wingstop
- Captain D's
- Jimmy John's
- Uwe's German Restaurant
- Wendy's
- Sonic
- IHOP



RECREATION / ENTERTAINMENT

Located at the base of the majestic Rocky Mountains, Colorado Springs is a popular destination for locals and tourists alike. Biking, hiking, golfing, rock climbing, white-water rafting, skiing, and snowshoeing are some area's numerous recreational activities. The area is home to a wide array of performing arts venues, renowned restaurants, historic sites, museums, farmers' markets, art walks and galleries, and unique events. Close to the property are Memorial Park and Leon Young Sports Complex.

- Garden of the Gods Park & Nature Center
- Seven Falls
- Picture Show at Citadel Crossing
- US Olympic & Paralympic Museum
- Cave of the Winds
- Pikes Peak Center for the Performing Arts
- Colorado Springs Fine Arts Center
- Millibo Art Theatre
- Pulpit Rock Park / Austin Bluffs
- ProRodeo Hall of Fame
- Colfax Nightlife District
- Fillmore Auditorium Music Venue
- Colfax Museum
- Echo Mountain
- Loveland Ski Resort
- Broadmoor



AIRPORT

Colorado Springs Airport (COS)

COS offers non-stop domestic flights daily with five major airlines. Service to Seattle, San Antonio, Minneapolis-Saint Paul, and San Jose began in 2018.



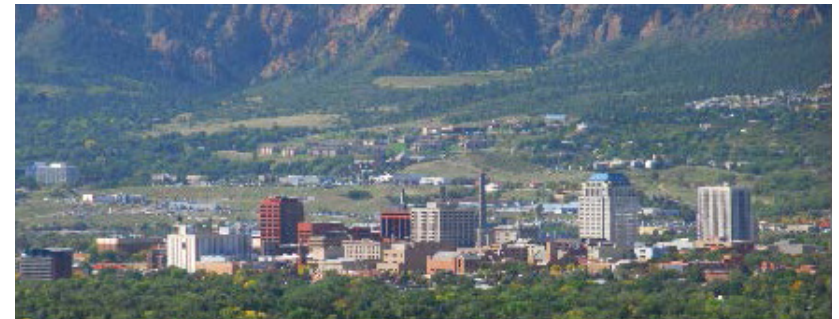
HIGHER EDUCATION

The University of Colorado, Colorado Springs (UCCS) – UCCS is ranked among the “Best Universities West” by U.S. News & World Report and offers over 170 advanced degree programs. UCCS is the lead university in the Space Education Consortium.

Colorado College

12,200
Students

\$1B
NASA Research



HEALTH CARE

Penrose-St. Francis Health Services – Named one of “America’s 50 Best Hospitals” for 10 consecutive years, this full-service, acute care facility includes Penrose Hospital and St. Francis Medical Center.

522
Beds

CITY OF COLORADO SPRINGS LARGEST EMPLOYERS

EMPLOYER	EMPLOYEES
Fort Carson	34,411
United States Air Force Academy	8,730
UCHealth Memorial Health System	6,575
Schriever Air Force Base	6,391
Peterson Air Force Base	5,089
School District #11 - Colorado Springs	3,937
School District #20 - Air Academy	3,373
Penrose-St. Francis Health Services	3,300
City of Colorado Springs	2,800
El Paso County	2,497

Sources: US Census Bureau, US Bureau of Labor, Wikipedia, CoStar Analytics, Google Maps, City of Aurora, Aurora Chamber of Commerce, Visit Aurora, Denver Post, Westword, Denver.org, Metro Denver Economic Development Corp., Livability, Forbes, University of Colorado Anschutz Medical Campus, University of Colorado Denver, University of Denver.

COLORADO SPRINGS

2nd
Largest City in CO

487,333
People



**COLORADO SPRINGS MSA
(PIKES PEAK REGION)**

2nd
Most Populated Area
of Front Range Urban
Corridor

765,830
People



Unique Properties Inc
400 S Broadway
Denver, CO 80209
303-321-5888 phone
303-321-5889 fax

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

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

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent (or listing 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.

THIS IS NOT A CONTRACT.

I acknowledge receipt of this document on receipt of the Offering Memorandum

Signature

Signature

On N/A, Broker provided potential buyer, with this document via Offering Memorandum and retained a copy for the Broker's records.

Brokerage Firm's Name: Unique Properties, Inc.



Broker Greg Knott & Earl Duffy



UNIQUE PROPERTIES

400 South Broadway

Denver, CO 80209

www.uniqueprop.com

OFFERED BY:

Greg Knott

Executive Vice President

303-521-3648

gknott@uniqueprop.com

Earl Duffy

Senior Broker Associate

303.968.4929

eduffy@uniqueprop.com