



INVESTMENT OPPORTUNITY

207 Buffalo Mountain Drive, Silverthorne, CO 80498



- Hard to find industrial mountain location
- 18.00% blended cap rate
- Solid, credit-worthy tenant (see back)
- Premier mountain location
- I-70 & Hwy 9 just off of exit 205
- **LAST UNIT SOLD AT \$172/SF**

SPECIALTY SPORTS ~~\$600,000~~
Now \$499,000

Financial Analysis	
PURCHASE PRICE NOW	\$499,000
Price/Foot	\$148
Down Payment	\$149,700
Annual Debt Service	\$32,496
Est. Interest Rate	7%
Cash on Cash Return	11% & 12%
Leveraged Return	16% & 20%
Size	3,360 sf
Lease Term (2nd Renewal)	3 years
Lease Type	Triple Net
Lease Guarantor	Specialty Sports
Lease Commencement	2008
Term Remaining	1.5 years
Rent Increases	See chart below



Specialty Sports features four pre-leased units in Silverthorne, Colorado totaling 3,360 sf. SS is a long-time successful company offering premier ski and sport gear nationwide. This is a prime opportunity to make money on a credit-worthy tenant.

**Excellent Cash Flow • Stable Long-Term Tenant •
 No Maintenance Fee • Capital Appreciation!**

Annual Operating Information:

	Tenant Rent	Cash on Cash*	Leveraged Return**
Year 2	\$56,700	11.00%	16.00%
Year 3	\$62,100	12.00%	20.00%

(*see back for details)



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Specialty Sports is comprised of more than 140 premier skis, bike, golf, and fly fishing shops. They have the best locations, with stores in all the best resorts. They have unparalleled service at all of their locations; from flagship stores like Colorado Ski & Gold and Bicycle Village to their niche stores like the Beaver Creek Ritz Carlton and Patagona at Heavenly.

They are the #1 Trek dealer in the Nation, and a top Specialized dealer as well. On the winter side of things, SSV is a leader in winter sports. They are among the top 3-5 dealers for the biggest ski and snowboard vendors, which means they have the latest and greatest equipment from all of your favorite brands.

When the company was started in 1994, it was designed and created with the vision of being the best specialty sports store in each market! No matter how many stories they add, they strive to be the best!

**Rate of return is based on a \$499,000 cash investment.*

***Leveraged rate of return is based on \$56,700 annual rent minus annual debt service of \$32,496, divided by initial down payment of \$149,700.*

Specialty Sports Ventures Include:



Taylor Creek Fly Shops



Exclusively Marketed by

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BRC Real Estate is a full-service real estate firm located in Highlands Ranch and serves all of Colorado. We specialize in commercial sales and leasing, residential sales, single family property management, association management, and apartment rentals and management. Our goal is to provide clients with the right tools to make intelligent decisions about their real estate needs. Our team of highly-skilled professionals operates with superior customer service and provides valuable market information in a constantly changing industry.

BRC builds relationships by being easily accessible, driven and going "above-and-beyond" to provide quality customer care. Our unique approach to making our customers #1 has allowed us to stand out from the rest and strike innovative deal structures at any moment.