



INVESTMENT OPPORTUNITY

207 Buffalo Mountain Drive, Silverthorne, CO 80498



- **LAST UNIT SOLD FOR \$172/SF**
- Solid, credit-worthy tenant (see back for details)
- Premier mountain location
- Direct access to I-70 just off of exit 205
- **OWNER FINANCING FAVORABLE TERMS!**

SYSCO WAS ~~\$215,000~~
Now \$168,000

Financial Analysis	
PURCHASE PRICE NOW	\$168,000
Price/Foot	\$140
Down Payment	\$50,000
Annual Debt Service	\$10,968
Interest Rate	7%
Cash Investment Return	9%
Cash Leverage Return	8% & 10%
Size	1,200 sf
Lease Term	3 years
Lease Type	Triple Net
Lease Guarantor	Specialty Sports
Lease Commencement	2008
Term Remaining	1.5 years
Rent Increases	See chart on back



Sysco features one pre-leased unit in Silverthorne, Colorado totaling 1,200 sf. Sysco is a growing company in the food packaging and distribution arena. This is a great investment opportunity!

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

Developed by:





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SYSKO

With record sales of \$37.5 billion, a 7.1% increase and record net earnings on \$1.1 billion, a 13.1% increase (FY08), Sysco continues to be the global leader in the foodservice industry.



Sysco, North America’s leading food service marketer and distributor, is dedicated to helping customers succeed. Sysco’s foundation is that of an entrepreneurial culture that fosters the autonomy of each and every one of our operating entities across the United States and Canada.

Sysco operates in one of the most basic of industries - the distribution of food and related products and services and to restaurants, nursing homes, hospitals, hotels, motels, schools, colleges, cruise ships, sports parks and summer camps - whereve a meal is prepared away from home. The company’s success is deeply intertwined with its customers, for we are only successful if we help them be successful.

Annual Operating Information:

	Rent	Cash Return	Leveraged Return
Year 2	\$15,120	9%	8%
Year 3	\$15,876	9%	10%

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.

BRCt 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.