



# INVESTMENT OPPORTUNITY

## THE TIME IS NOW TO INVEST IN COMMERCIAL PROPERTY!



- **SELLER MAKES THIS A NNN LEASE FOR FULL TERM!**
- Priced \$16,000 below market comparables
- Excellent cash flow and appreciation potential
- Three year lease
- Solid, credit-worthy tenant (see back for details)
- Central location in Parker; direct access to Lincoln and Parker Road
- Landlord can terminate lease at anniversary date!

18584 - 18606 Longs Way, Parker, CO 80134

### AMERICAN FAMILY INSURANCE

~~WAS \$126,000~~

Financial Analysis	
<b>PURCHASE PRICE NOW</b>	<b>\$110,250</b>
Price/Foot	\$105/sf
Cash Return	10.15%
Year Built	2004
Size	1,050
Lease Term	3 years
Lease Type	Gross
Lease Guarantor	American Family Insurance
Lease Commencement	2009
Term Remaining	2.75 years



American Family Insurance is the tenant on this unit in Parker, Colorado totaling 1,050 sf. American Family is a solid company offering auto, home and business liability insurance. 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!**

Developed by:





# INVESTMENT OPPORTUNITY

18584 - 18606 Longs Way, Parker, CO 80134

## American Family Insurance:

An insurance policy is only as good as the company backing it up. At American Family Insurance, our financial stability has been proven by the unwavering support we've given our customers over the years.

As a mutual company, our customers are our owners so we can focus on long-term results. We use our profit to maintain a strong financial position, which allows us to protect our policyholders from unexpected losses, deliver products and services that have value, and meet the insurance needs of our customers today and in the future.

Our size, strength and stability allow us to offer a broad range of high quality products and services at a competitive price. Today, we have approximately:

\$15.5 billion in assets under management \$4.1 billion in policyholder equity. With numbers like these, you can be assured that American Family Insurance's strength, stability and prudent operation are anchors for a long-lasting, satisfying relationship.

### Annual Operating Information:

	Rent	CAM Fees	Seller Contribution	Net Rent	ROI
Year 1	\$10,800	(\$5,670)	\$5,670	\$10,800	10%
Year 2	\$10,800	(\$5,670)	\$5,670	\$10,800	10%
Year 3	\$10,800	(\$5,670)	\$5,670	\$10,800	10%



### Exclusively Marketed by

Michael Bright  
303-541-1570  
mike@brcrealestate.com

Bryan Hardman  
303.541.1573  
bryan@brcrealestate.com

BRC Real Estate  
9331 Commerce Center St.  
Suite A-1  
Highlands Ranch, CO 80129  
303.804.9800

**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.