

Marcus & Millichap
TAG INDUSTRIAL GROUP

4975 & 4995 NORTH JACKSON STREET

DENVER, CO 80216

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

4975 & 4995
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SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- Industrial Properties Offered Together or Separately
 - Each Property Offers Heavy Power, Ample Parking, Dock-High Doors, and Drive-Ins
 - 4995 Jackson Has an Overhead 10-Ton Crane
 - All Suites Occupied by Long-Term Tenants, Including 3 Spaces Occupied by the Same Tenant for 15 Years
 - Property Offers Tremendous Upside as Current Tenants are Paying Below-Market Rents
 - Price Per Square Foot is Well Below Replacement Cost
- Ideally Situated Between Vasquez Boulevard and Colorado Boulevard - Less Than 1/4 Mile to Each Thoroughfare
 - Excellent Highway Access - Approximately 1 Mile to I-270 and Less Than 1 Mile to I-70
 - 25-Minute Drive to DIA and Less than 15-Minute Drive to Downtown Denver
 - Incredibly accessible to the General Mail Facility on Quebec - less than 10-minute drive
 - Very Desirable Area of City with About 3% Vacancy Rate

Marcus & Millichap is pleased to present the opportunity to acquire the properties located at 4975 & 4995 North Jackson Street in Denver, Colorado. The subject properties consist of approximately 38,656 square feet of space and are situated on 1.72 acres of land. These industrial assets are offered together or can be sold separately. Each subject property features heavy power, ample parking, dock-high doors, and drive-ins. The 4995 Jackson Street property has an overhead 10-ton crane. All suites are occupied by long-term tenants, including three spaces occupied for 15 years by the same tenant. This property offers tremendous upside, as current tenants are paying below-market rents for the area, and price-per-square-foot is well below replacement cost. The properties are ideally located less than .25 miles from Vasquez Boulevard and Colorado Boulevard. With excellent highway access, they are also approximately one mile from I-270 and less than one mile from I-70. The assets are a 25-minute drive from Denver International Airport, less than a 15-minute drive to Downtown Denver, and less than a 10-minute drive from the General Mail Facility on Quebec. The desirable Upper North Central Industrial submarket's vacancy rate sits at about 3 percent.

Upper North Central is a mid-sized submarket containing around 10.1 million square feet of industrial space. The recent instability has not made a huge impact on the vacancy rate (4.6%), which has only edged up slightly in the past 12 months. Rents edged up by 0.3% over the past year. There are no supply-side pressures on vacancy or rent in the near-term. Moreover, the inventory has actually contracted over the past 10 years, as demolition activity has outpaced new construction. Industrial properties traded with regularity last year, consistent with the generally high level of activity over the past three years. (CoStar)

A confluence of events turned Denver into one of the most active industrial markets in the country in the past decade. Robust demand in this regional market with strong economic growth this cycle is stemming from the growth of retail sales, employment, and industrial production in the metro area and the greater Colorado region. Furthermore, the emergence of the marijuana industry's presence with the passing of Amendment 64 in November 2012 created a new demand driver this cycle, with new and relatively unsophisticated tenants operating with entirely different profit margins. Vacancies were below the long-term average even after 2019 shattered records with more than six million square feet of deliveries. Entering 2020, around 5.5 million square feet was under construction. Industrial rents are more than 60 percent above the peak of the previous cycle, one of the best performances in the nation. Investors remained enthusiastic about Denver's industrial fundamentals by setting a record high for sales volume for the second straight year. More than \$1.7 billion worth of assets traded in 2019, more than \$200 million more than the previous year. Pricing continues to climb upward, albeit at a more modest pace than in past years, according to CoStar's Pricing Trends. (CoStar)

PROPERTY DETAILS

4955-4975 NORTH JACKSON STREET, DENVER, CO 80216

Number of Suites	3
Number of Buildings	1
Total Square Feet	21,138
Year Built	1955
Lot Size	0.86 Acres
Type of Ownership	Fee Simple
Clear Height	14'
Parking Spaces	22
Building Class	C
Tenancy	Multi-Tenant
Dock High Doors	6
Grade Level Doors	3
Construction	Masonry
Power	1600a/480v 3p Heavy
Zoning	I-1
Submarket	Upper North Central Industrial
Market Vacancy	3.10%

4995-4999 NORTH JACKSON STREET, DENVER, CO 80216

Number of Suites	3
Number of Buildings	1
Total Square Feet	17,518
Year Built	1955
Lot Size	0.86 Acres
Type of Ownership	Fee Simple
Clear Height	16'
Parking Spaces	16
Building Class	C
Tenancy	Multi-Tenant
Dock High Doors	2
Grade Level Doors	4
Construction	Masonry
Power	1600a/480v 3p Heavy
Zoning	I-1
Submarket	Upper North Central Industrial
Market Vacancy	3.10%



4975 & 4995 NORTH JACKSON STREET

DENVER, CO, 80216

OFFERING PRICE
\$4,300,000

CAP RATE
5.15%

Offering Price	\$4,300,000
Cap Rate	5.15%
Price/SF	\$111.24
Total Square Feet	38,656
Occupancy	100%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap. All rights reserved. (Activity ID: ZAC0050084, ZAB0050569)

RENT ROLL

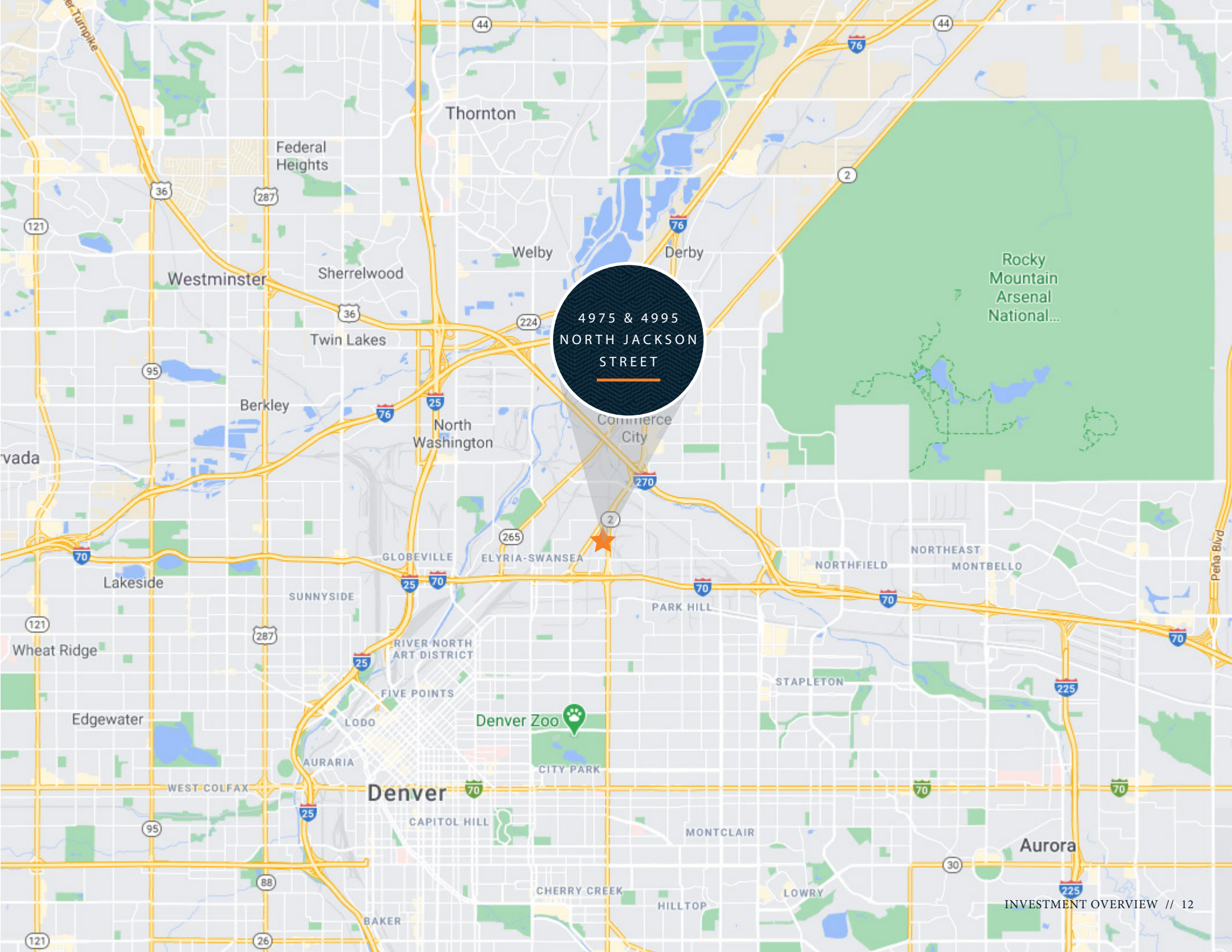
Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type
				Comm.	Exp.							
The Cabinet Shop/Aspen Co-Op	4955	8,926	23.1%	12/16/09	6/3/21	\$8.07	\$6,000	\$72,000	\$72,000	Jul-2021	N/A	Modified Gross
Platte Anchor Bolt	4965	6,526	16.9%	6/1/12	9/30/22	\$7.91	\$4,300	\$51,600	\$51,600	Oct-2022	\$4,300	Modified Gross
Emit Technologies/GDI	4975	5,686	14.7%	4/12/05	12/31/22	\$7.28	\$3,450	\$41,400	\$41,400	Jan-2023	N/A	Modified Gross
Emit Technologies	4995	5,126	13.3%	4/12/05	12/31/22	\$6.73	\$2,875	\$34,500	\$34,500	Jan-2023	N/A	Modified Gross
McDonough/Azure Furniture	4999	6,066	15.7%	2/23/15	11/30/22	\$9.69	\$4,900	\$58,800	\$63,600	Mar-2022	\$5,300	Modified Gross
Emit Technologies	3750	6,326	16.4%	4/12/05	12/31/22	\$8.68	\$4,575	\$54,900	\$54,900	Jan-2023	N/A	Modified Gross
Total		38,656				\$8.10	\$26,100	\$313,200	\$318,000			
Occupied Tenants: 6				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%				
				Total Current Rents: \$26,100		Occupied Current Rents: \$26,100		Unoccupied Current Rents: \$0				

Notes: Emit Technologies is currently looking to sublease their units and will vacate upon lease expiration.

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	313,200	8.10	318,000	8.23
Expense Reimbursement Income				
Net Lease Reimbursement				
Insurance	0	0.00	0	0.00
Real estate Taxes	0	0.00	0	0.00
Total Reimbursement Income	\$0 0.0%	\$0.00	\$0 0.0%	\$0.00
Effective Gross Revenue	\$313,200	\$8.10	\$318,000	\$8.23

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	11,097	0.29	11,097	0.29
Real Estate Taxes	80,726	2.09	80,726	2.09
Total Expenses	\$91,823	\$2.38	\$91,823	\$2.38
Expenses as % of EGR	29.3%		28.9%	
Net Operating Income	\$221,377	\$5.73	\$226,177	\$5.85



4975 & 4995
NORTH JACKSON
STREET



Denver Dispensary

4975
NORTH JACKSON
STREET

4995
NORTH JACKSON
STREET

Frank Paxton Lumber

Jackson St








Jackson St

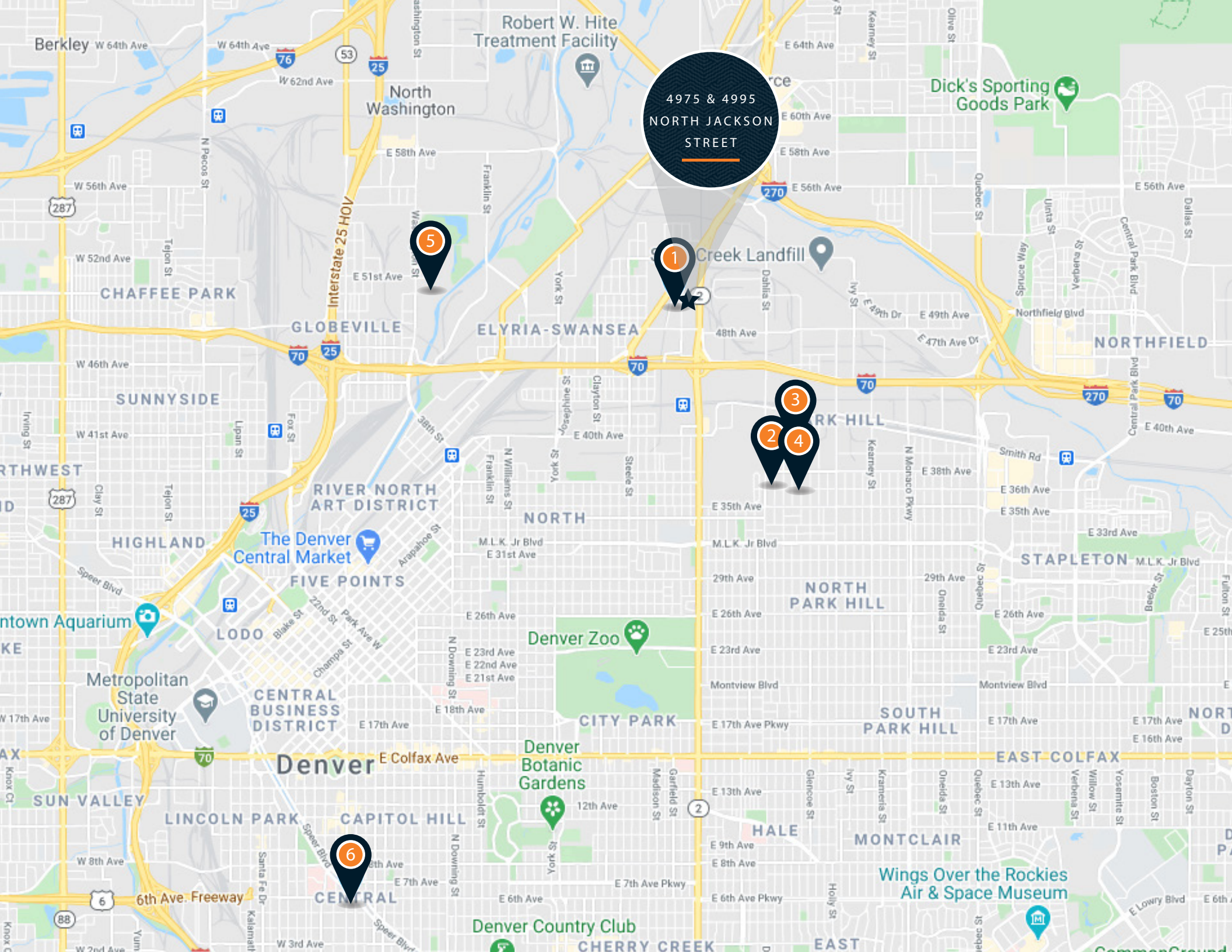
Platte Anchor Bolt

E 50th Ave

E 50th Ave

SALES COMPARABLES

PROPERTIES	CLOSE OF ESCROW	SALES PRICE	RENTABLE SF	PRICE PER SF	CAP RATE	YEAR BUILT	NOTES
 4975-4995 N Jackson Street, Denver, CO, 80216	TBD	\$4,300,000	38,656	\$111.24	5.15%	1955/1955	
 4980 Monroe Street, Denver, CO, 80216	10/13/2020	\$1,750,000	14,398	\$121.54		1959	Sold vacant to an owner-user
 5678 Eudora Street, Denver, CO, 80022	7/29/2020	\$2,500,000	21,870	\$114.31		1967	Sold vacant to an owner-user
 5105 E 39th Avenue, Denver, CO, 80207	12/15/2020	\$2,175,000	13,514	\$160.94		1957	Offered vacant for sale or lease
 5750 Fairfax Street, Denver, CO, 80022	5/20/2020	\$2,500,000	16,325	\$153.14		1966	Sale-leaseback
 790 E 51st Avenue, Denver, CO, 80216	12/23/2020	\$2,000,000	12,541	\$159.48		1956	Vacant at sale
 5865-5869 Broadway, Denver, CO, 80216	5/5/2020	\$4,850,000	36,270	\$133.72	6.00%	1969	100% Leased at sale



4975 & 4995
NORTH JACKSON
STREET





CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,944 debt and equity financings in 2019



National platform operating within the firm's brokerage offices



\$7.18 billion total national volume in 2019



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings



SECTION 2

MARKET OVERVIEW

Marcus & Millichap

DENVER COLORADO

The Denver-Aurora-Lakewood metro is at the center of Colorado's Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 723,600 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to receive the majority of future development, as land in these areas is relatively flat and more affordable. Denver's elevation of 5,280 feet above sea level provides it with the nickname "Mile-High City."



MAJOR
TRANSPORTATION
CENTER



EMPHASIS ON
SKILLED JOBS

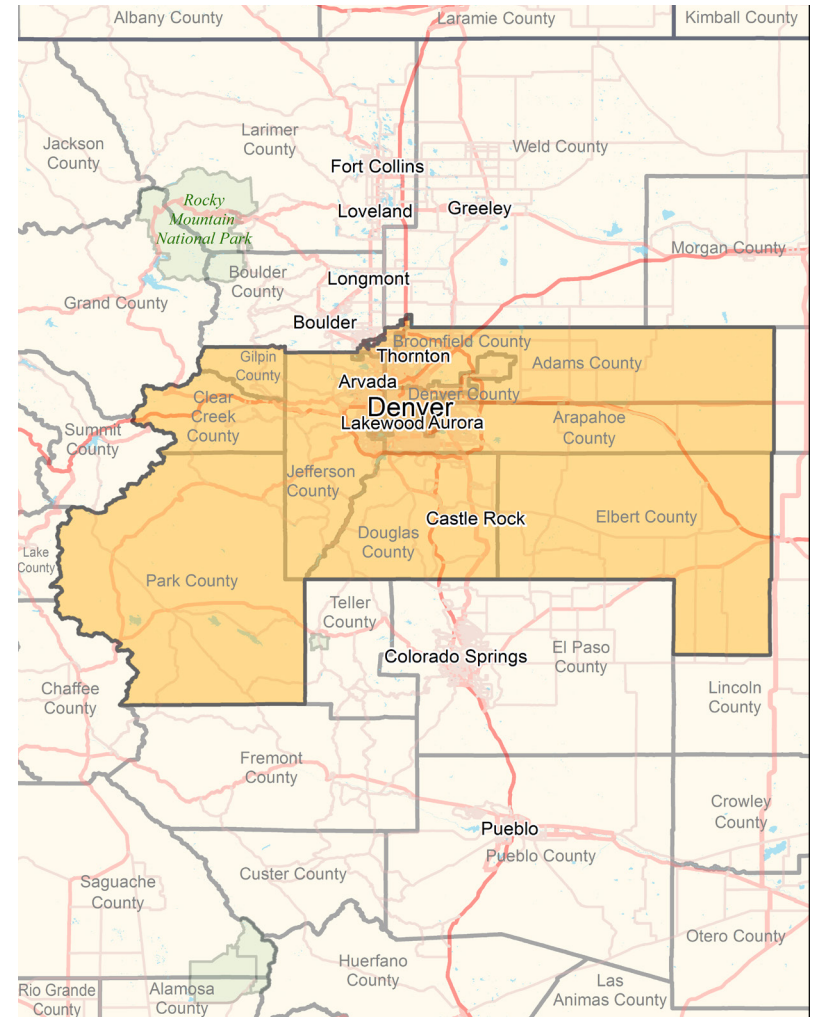
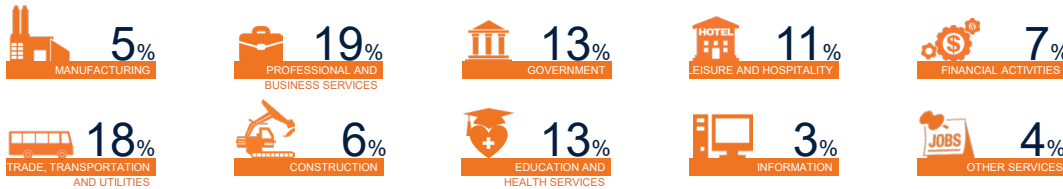


GROWING
ALTERNATIVE-ENERGY
SECTOR

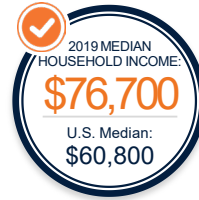
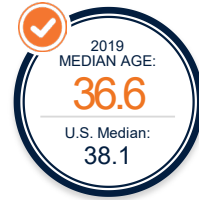
METROPLEX GROWTH

ECONOMY

Key drivers of the region's economy include aerospace, bioscience, energy, financial services, healthcare, aviation, information technology and telecommunications. Denver's economy is expanding, with the annual change in gross metropolitan product (GMP) expected to reach 2.4 percent this year. Many of Denver's largest employers are in population-serving businesses such as retail and healthcare, and their expansion will track population and income growth. There are 10 Fortune 500 companies located in the metro, including Newmont Corp., Arrow Electronics, DISH Network, DaVita, Molson Coors Brewing and Liberty Media.



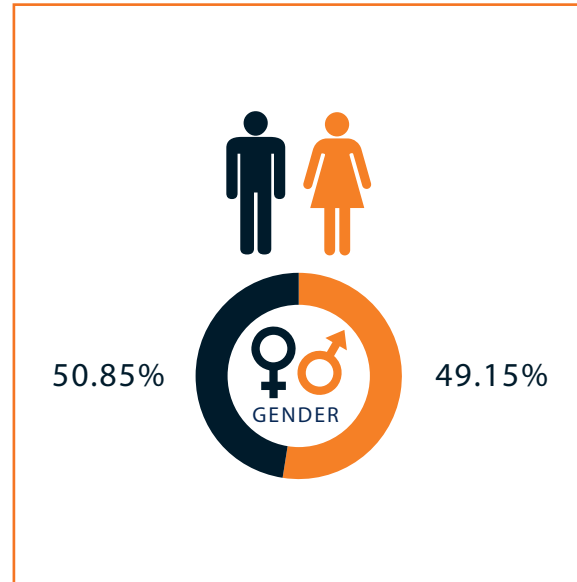
METROPLEX GROWTH



The Denver metro area offers residents urban and rural surroundings, in addition to exciting nightlife and outdoor fun. Five professional sports teams play in venues within a short walk or drive of downtown Denver. The local arts community is vibrant and the city's large park system provides relaxing opportunities to enjoy the outdoors. The allure of the Rocky Mountains keeps residents active. Rocky Mountain National Park is less than two hours from the metro and offers numerous campsites and hiking trails. Avid skiers and snowboarders are close to world-class ski resorts, such as Vail, Beaver Creek and Copper Mountain. The Denver metro will continue to grow as the area's high quality of life attracts new residents.



DEMOGRAPHICS



DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Population	7,658	96,544	416,637
■ 2020 Estimate			
Total Population	6,950	88,953	377,165
■ 2010 Census			
Total Population	5,553	72,066	298,788
■ 2000 Census			
Total Population	5,628	71,514	280,470
■ Daytime Population			
2020 Estimate	8,402	119,084	573,320
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Households	2,190	37,041	190,546
■ 2020 Estimate			
Total Households	1,954	33,166	168,771
Average (Mean) Household Size	3.58	2.62	2.16
■ 2010 Census			
Total Households	1,529	26,092	129,762
■ 2000 Census			
Total Households	1,492	23,937	115,914

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2020 Estimate			
\$200,000 or More	1.20%	7.77%	10.39%
\$150,000 - \$199,000	1.23%	5.92%	8.12%
\$100,000 - \$149,000	11.59%	14.83%	15.31%
\$75,000 - \$99,999	11.89%	12.63%	12.21%
\$50,000 - \$74,999	18.51%	17.31%	16.03%
\$35,000 - \$49,999	14.71%	11.84%	11.22%
\$25,000 - \$34,999	13.30%	8.34%	7.63%
\$15,000 - \$24,999	11.90%	9.00%	7.58%
Under \$15,000	15.66%	12.34%	11.51%
Average Household Income	\$56,686	\$92,446	\$105,957
Median Household Income	\$45,919	\$62,019	\$68,312
Per Capita Income	\$16,042	\$34,772	\$47,919
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2020 Estimate Total Population	6,950	88,953	377,165
Under 20	35.02%	26.87%	21.16%
20 to 34 Years	25.77%	26.11%	30.64%
35 to 39 Years	7.56%	8.50%	9.40%
40 to 49 Years	12.08%	13.53%	13.72%
50 to 64 Years	12.31%	14.95%	14.96%
Age 65+	7.25%	10.03%	10.11%
Median Age	29.00	33.45	34.19
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	4,024	59,587	273,744
Elementary (0-8)	20.05%	9.62%	5.62%
Some High School (9-11)	20.95%	11.70%	8.01%
High School Graduate (12)	27.20%	22.15%	17.79%
Some College (13-15)	14.13%	16.20%	15.83%
Associate Degree Only	2.03%	4.62%	5.02%
Bachelors Degree Only	9.28%	20.24%	27.57%
Graduate Degree	1.87%	12.95%	18.37%
■ Time Travel to Work			
Average Travel Time in Minutes	27	28	27

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(BDB24-10-19) (Mandatory 1-20)

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

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's 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.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

4975 North Jackson Street & 4995 North Jackson Street, Denver, CO, 80216

or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via Marketing Package and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.

Alyssa Tomback Digitally signed by Alyssa Tomback
Date: 2021.02.24 13:22:10 -07'00'
Broker

DocuSigned by:
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