

Marcus & Millichap
TAG INDUSTRIAL GROUP

SMALL-BAY INDUSTRIAL
8777 BRIGHTON ROAD

HENDERSON, CO 80640

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2023 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. Activity ID: ZAE0050040

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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

Marcus & Millichap
TAG INDUSTRIAL GROUP

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

SMALL-BAY INDUSTRIAL
8777 BRIGHTON ROAD
HENDERSON, CO 80640

PRESENTED BY

ALYSSA TOMBACK

Senior Associate
Office & Industrial Division
Denver Office
Office (303) 328-2016
Alyssa.Tomback@MarcusMillichap.com
License: CO 100087968

THIMY MORAITIS

Associate
Office & Industrial Division
Denver Office
Office (303) 328-2037
Thimy.Moraitis@MarcusMillichap.com
License: CO 100088159

BROKER OF RECORD

ADAM LEWIS

Denver Broker of Record
1225 17th Street, Suite 1800
Denver, CO 80202
Tel: (303) 328-2050
Adam.Lewis@MarcusMillichap.com
License CO: ER100091205

DEBT CONTACT

PHILLIP K. GAUSE

First Vice President Capital Markets
1225 17th Street, Suite 1800
Denver, CO 80202
Tel: (303) 328-2017
Phillip.Gause@MarcusMillichap.com

Marcus & Millichap

TAG INDUSTRIAL GROUP





TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement
Regional Map • Aerial Map • Property Photos
Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis

Marcus & Millichap



SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Value-Add Multi-Tenant Industrial Property on 3.46 Acres
 - Seller-Carry Financing Available
- I-2 Zoning in Unincorporated Adams County Allows for Outdoor Storage
- 44,568-Square-Foot Warehouse with Eight Units - Can Be Demised Further
 - Property Includes Additional Office and Pole Barn for Storage
 - Building Includes Solar Panels
 - Accessible Location Just Off I-76/88th Avenue

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 8777 Brighton Road in Henderson, Colorado. The subject property consists of approximately 53,550 square feet of industrial space and is situated on 3.46 acres of land. The three-building asset features eleven units, solar panels, and a stand-alone office. Situated within an unincorporated area of Adams County, the property is zoned I-2, which allows for outdoor storage. The sale offers investors a value-add opportunity with the option of seller-carry financing.

Located just off the 88th Avenue exit from Interstate 76, the property is less than 11 miles from Downtown Denver.

The asset is situated within North Denver, a midsize submarket containing 12.4 million square feet of industrial space. At 73 percent, logistics facilities account for the largest share of inventory, followed by specialized and flex space at 16 percent and 11 percent, respectively. Thanks to the second-highest tally in net absorption on record, the vacancy rate dropped nearly 400 basis points in 2022 to finish at 6.1 percent. Historically high demand pushed market rents up 8.6 percent last year. Going into 2023, industrial rents averaged over \$12.50 per square foot in North Denver, giving local landlords a 7.0 percent premium compared to the overall market. The submarket's strong fundamentals have attracted a sizeable amount of new development in recent years. The 512,000 square feet currently underway in North Denver will increase the inventory by 4.1 percent (CoStar).

Denver-Aurora-Lakewood metro is home to three million people among 10 counties. Known as the Mile High City, Denver, which is also a county, serves as the state's capitol and largest city, with approximately 742,800 residents. Metro Denver houses 10 Fortune 500 companies, including Newmont Goldcorp, Arrow Electronics, and DISH Network. Aerospace, financial services, and health care are some of the industries that have driven economic growth in the new millennium. The passage of Amendment 64 in November 2012, created a new industry in marijuana, largely consisting of young thriving businesses. Metro Denver provides a high quality of life with rural and urban amenities. Rocky Mountain National Park is less than a two-hour drive from the metro area, and the city houses franchises for all four major sports.

PROPERTY DETAILS

SMALL-BAY INDUSTRIAL
8777 BRIGHTON ROAD, HENDERSON, CO 80640

Number of Suites	11
Number of Buildings	3
Total Square Feet	53,550
Warehouse Square Feet	48,195
Office Square Feet	5,355
Office Ratio	10%
Year Built	1959/1971/1977
Lot Size	3.46 Acres
Type of Ownership	Fee Simple
Clear Height	14'-20'
Parking Spaces	50
Parking Surface	Asphalt/Gravel
Building Class	C
Tenancy	Multi
Grade Level Doors	10
Construction	Metal
Power	3 Phase
Type of Lighting	LED
Zoning	I-2
Roof Type	Corrugated Metal
Age/Condition of Roofs	2021
Market	Denver
Submarket	North Denver
Market Vacancy	2.10%

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. © 2023 Marcus & Millichap. All rights reserved. (Activity ID: ZAE0050040)



SMALL-BAY INDUSTRIAL

8777 BRIGHTON ROAD, HENDERSON, CO 80640

OFFERING PRICE
\$6,800,000

PRO FORMA CAP RATE
5.75%

Offering Price	\$6,800,000
Pro Forma Cap Rate	5.75%
Price/SF	\$126.98
Total Square Feet	53,550
Rental Rate	\$9.31
Lease Type	Varied
Lease Term	Varied
Rental Increases	Varied
Tenancy	Multi
Occupancy	36.86%

SELLER FINANCING

LTV	60%
Down Payment	\$2,720,000
Interest Rate	5.00%
Interest Only Period	2 Years
Term	10 Years

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

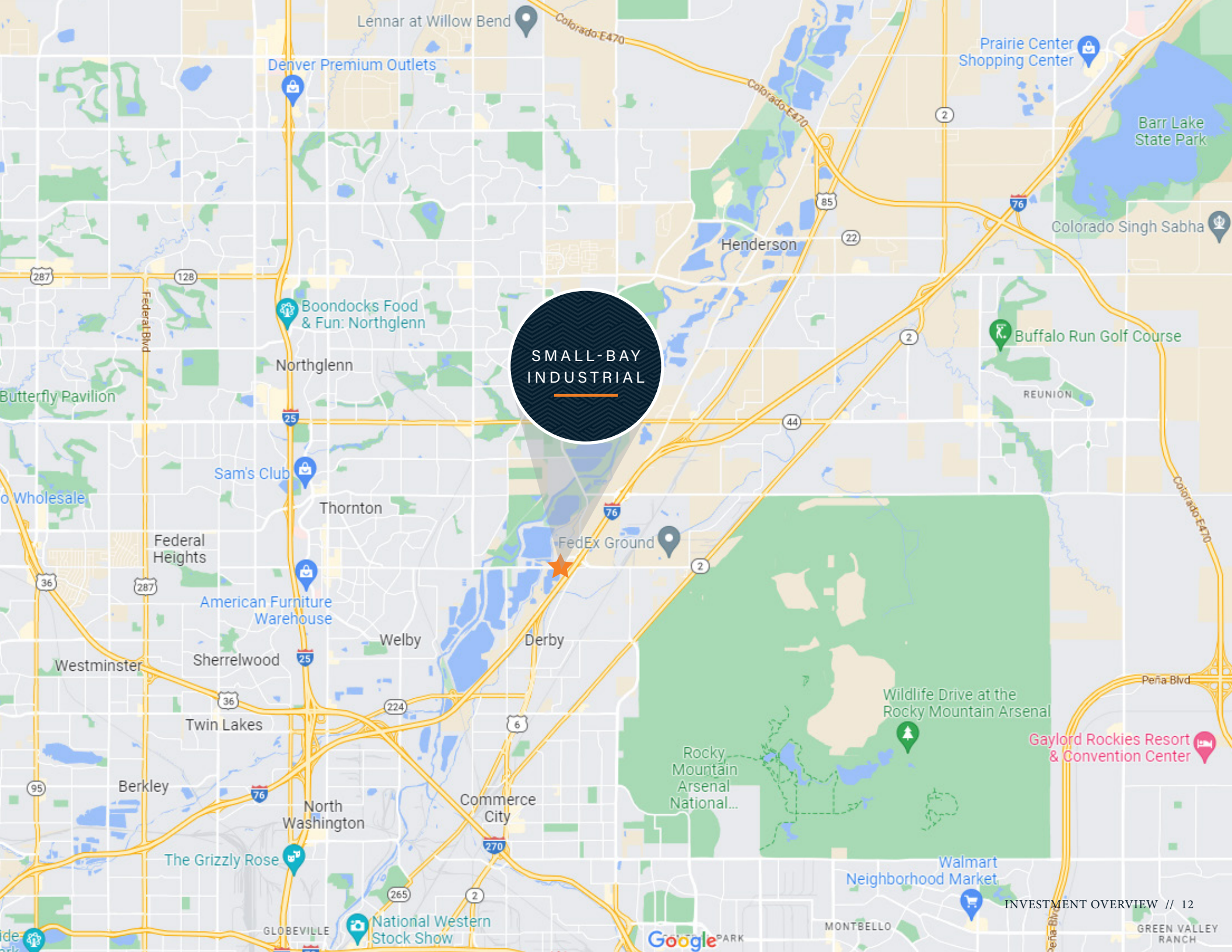
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2023 Marcus & Millichap. All rights reserved. (Activity ID: ZAE0050040)

RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates Comm.	Lease Dates Exp.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
Vacant	1	15,562	29.1%	TBD		\$0.00	\$0.00	\$0.00	\$156,000	N/A	N/A	NNN	-
Honeyman Millworks	2A	6,400	12.0%	1/1/23	12/31/23	\$10.13	\$5,400	\$64,800	\$72,000	Jan-2024	11.11%	NNN	One 1-Year Renewal Option
Savante Wine Cellars	2B	3,200	6.0%	1/1/23	12/31/23	\$9.75	\$2,600	\$31,200	\$33,780	Jan-2024	8.27%	NNN	One 1-Year Renewal Option
Vacant	3	4,500	8.4%	TBD		\$0.00	\$0.00	\$0.00	\$54,000	N/A	N/A	NNN	-
Vacant	4	4,500	8.4%	TBD		\$0.00	\$0.00	\$0.00	\$54,000	N/A	N/A	NNN	-
Solarian Inc.	5A	2,116	4.0%	1/1/23	12/31/25	\$6.50	\$1,146	\$13,752	\$18,000	Jan-2024	30.89%	Modified Gross	-
DIMS	5B	2,116	4.0%	1/1/23	12/31/25	\$11.34	\$2,000	\$24,000	\$24,000	Jul-2023	0.00%	Modified Gross	-
Empire Tarps	6A	2,160	4.0%	1/1/23	12/31/25	\$6.50	\$1,170	\$14,040	\$14,040	N/A	N/A	Modified Gross	-
A&B Automotive	6B	3,746	7.0%	1/1/23	12/31/25	\$9.61	\$3,000	\$36,000	\$43,460	Mar-2024	24.87%	Modified Gross	-
Vacant	7	5,000	9.3%	TBD		\$0.00	\$0.00	\$0.00	\$0.00	Jul-2023	N/A	NNN	-
Vacant	8 - Office	4,250	7.9%	TBD		\$0.00	\$0.00	\$0.00	\$0.00	N/A	N/A	NNN	-
Total		53,550				\$9.31	\$15,316	\$183,792	\$469,280				
				Occupied Tenants: 6	Unoccupied Tenants: 5	Occupied GLA: 36.90%		Unoccupied GLA: 63.10%					
						Total Current Rents: \$15,316		Occupied Current Rents: \$15,316		Unoccupied Current Rents: \$0			

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	183,792		3.43	469,280		8.76
Expense Reimbursement Income						
Net Lease Reimbursement						
CAM	1,153		0.02	2,592		0.05
Insurance	2,880		0.05	10,249		0.19
Real Estate Taxes	21,753		0.41	77,410		1.45
Management Fees	0		0.00	0		0.00
Total Reimbursement Income	\$25,786	17.1%	\$0.48	\$90,251	53.6%	\$1.69
Effective Gross Revenue	\$209,578		\$3.91	\$559,531		\$10.45
Operating Expenses	Current		Per SF	Pro Forma		Per SF
Trash Removal	1,175		0.02	1,175		0.02
Water	1,961		0.04	1,961		0.04
Insurance	16,065		0.30	16,065		0.30
Real Estate Taxes	121,344		2.27	121,344		2.27
Management Fee	10,479	5.0%	0.20	27,977	5.0%	0.52
Total Expenses	\$151,024		\$2.82	\$168,522		\$3.15
Expenses as % of EGR	72.1%			30.1%		
Net Operating Income	\$58,554		\$1.09	\$391,009		\$7.30



SMALL-BAY INDUSTRIAL

Lennar at Willow Bend

Denver Premium Outlets

Prairie Center Shopping Center

Barr Lake State Park

Colorado Singh Sabha

Henderson

Boondocks Food & Fun: Northglenn

Buffalo Run Golf Course

Northglenn

SMALL-BAY INDUSTRIAL

Sam's Club

Thornton

FedEx Ground

Federal Heights

American Furniture Warehouse

Welby

Derby

Westminster

Sherrelwood

Wildlife Drive at the Rocky Mountain Arsenal

Gaylord Rockies Resort & Convention Center

Twin Lakes

Rocky Mountain Arsenal National...

Berkley

North Washington

Commerce City

The Grizzly Rose

Walmart Neighborhood Market

INVESTMENT OVERVIEW // 12

GLOBEVILLE

National Western Stock Show

Google PARK

MONTBELLO

GREEN VALLEY RANCH



STI Selimovich Transport

E 86th Ct

Brighton Rd

Burlington Ditch

sh For
rs Denver

Brighton Rd

US

Frontage Rd

SMALL-BAY
INDUSTRIAL

DANRO

8777 Brighton Rd,
Henderson, CO 80640

H2o Industries

E 88th Ave

E 88th Ave

E 88th Ave

E 88th Ave

Bee's Auto Sales
Car dealer



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 2,399 debt and equity financings in 2021



National platform operating within the firm's brokerage offices



\$10.4 billion total national volume in 2021



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 742,800 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to attract most future development, as land in these areas is relatively flat and affordable. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City."



MAJOR
TRANSPORTATION
CENTER



EMPHASIS ON
SKILLED JOBS



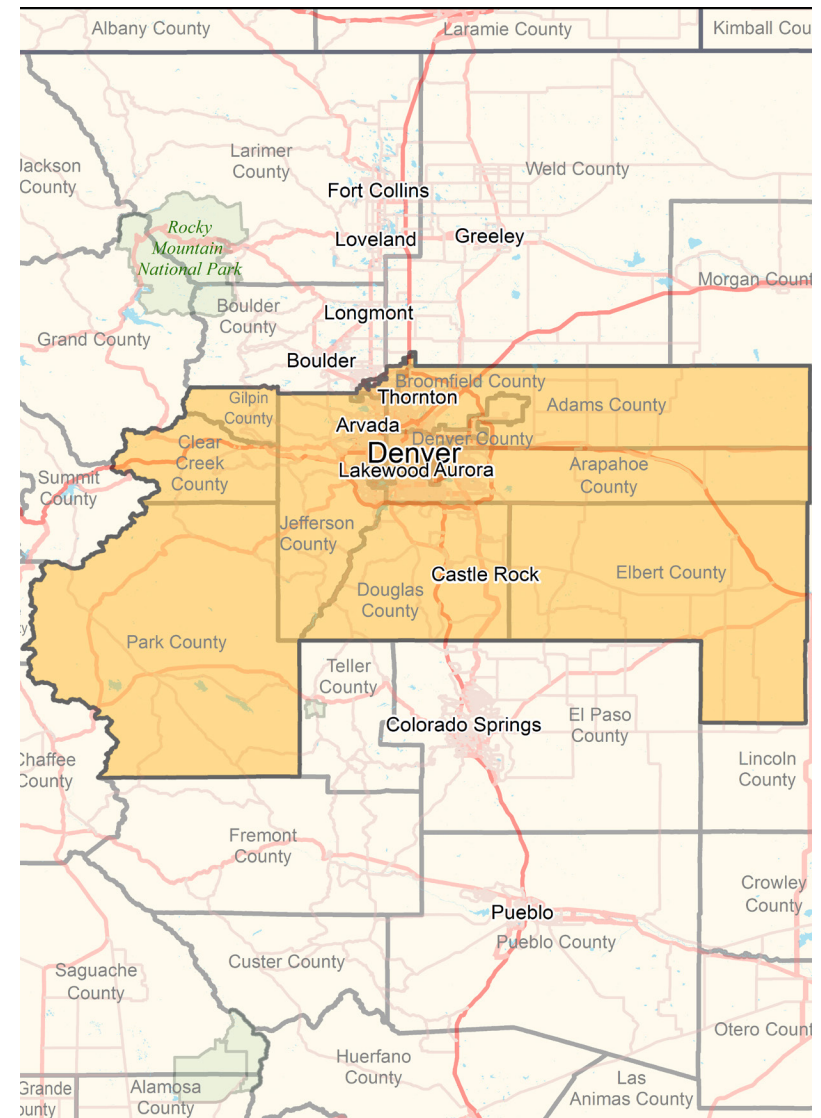
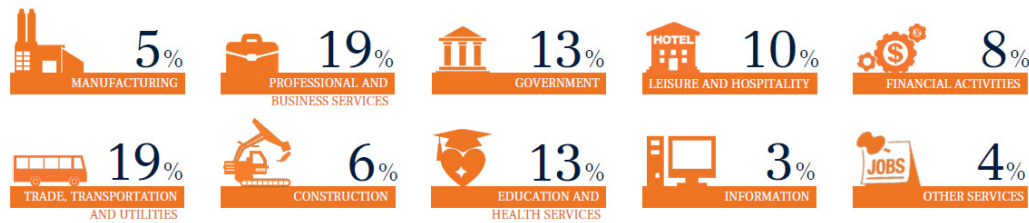
THRIVING
ALTERNATIVE
ENERGY SECTOR



METROPLEX GROWTH

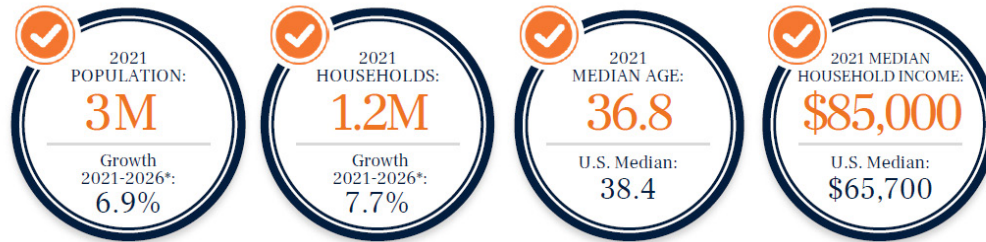
ECONOMY

Key drivers of the region's economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications. Denver's economy is expanding, with the annual change in gross metropolitan product expected to exceed 5 percent this year. Many of Denver's largest employers are in population-serving businesses, such as retail and health care, and their expansion will track population and income growth. There are 10 Fortune 500 companies located in the metro, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



METROPLEX GROWTH

The metro is expected to add 206,600 new residents during the next five years, as the market benefits from household migration trends that emerged from the health crisis. Gains in higher-paying employment sectors keep the median household income well above the national median. Elevated incomes have allowed 63 percent of households to own their homes, nearly matching the national rate.



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



197,365

Total Population
Within 5 miles



50.4%



49.6%



\$89,115

Average Household Income
Within 5 miles



107,772

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	2,790	68,331	204,449
2022 Estimate			
Total Population	2,729	66,851	197,365
2010 Census			
Total Population	2,518	61,592	177,889
2000 Census			
Total Population	2,221	53,437	144,957
Daytime Population			
2022 Estimate	6,559	50,969	189,471
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	821	22,807	71,974
2022 Estimate			
Total Households	803	22,191	68,932
Average (Mean) Household Size	3.3	3.0	2.9
2010 Census			
Total Households	731	20,135	60,778
2000 Census			
Total Households	792	17,754	49,964

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	2.0%	3.0%	4.4%
\$150,000-\$199,999	3.1%	4.7%	6.1%
\$100,000-\$149,999	13.5%	16.2%	18.7%
\$75,000-\$99,999	22.7%	18.7%	18.9%
\$50,000-\$74,999	13.6%	21.1%	20.1%
\$35,000-\$49,999	20.2%	14.8%	12.7%
\$25,000-\$34,999	8.0%	8.1%	7.0%
\$15,000-\$24,999	8.8%	6.3%	5.6%
Under \$15,000	8.1%	7.1%	6.4%
Average Household Income	\$71,588	\$79,815	\$89,115
Median Household Income	\$55,681	\$65,484	\$72,518
Per Capita Income	\$22,213	\$26,644	\$31,257
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	2,729	66,851	197,365
Under 20	31.1%	29.4%	28.9%
20 to 34 Years	24.9%	24.2%	24.2%
35 to 39 Years	8.0%	8.2%	8.2%
40 to 49 Years	13.7%	12.8%	13.0%
50 to 64 Years	14.2%	15.7%	15.5%
Age 65+	8.2%	9.7%	10.2%
Median Age	31.5	33.0	33.3
Population 25+ by Education Level			
2022 Estimate Population Age 25+	1,689	42,693	127,296
Elementary (0-8)	16.6%	11.5%	8.8%
Some High School (9-11)	25.3%	14.6%	11.7%
High School Graduate (12)	35.5%	34.3%	32.1%
Some College (13-15)	10.3%	18.7%	20.3%
Associate Degree Only	7.1%	7.5%	8.2%
Bachelor's Degree Only	4.1%	9.9%	13.3%
Graduate Degree	1.0%	3.4%	5.8%
Travel Time to Work			
Average Travel Time to Work in Minutes	31.0	32.0	32.0

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:

8777 Brighton Road, Henderson, CO 80640

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 Attachment to emailed Offering Memorandum and retained a copy for Broker's records.

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


Broker

SMALL-BAY INDUSTRIAL

8777 BRIGHTON ROAD

HENDERSON, CO 80640

PRESENTED BY

ALYSSA TOMBACK

Senior Associate
Office & Industrial Division
Denver Office
Office (303) 328-2016
Alyssa.Tomback@MarcusMillichap.com
License: CO 100087968

THIMY MORAITIS

Associate
Office & Industrial Division
Denver Office
Office (303) 328-2037
Thimy.Moraitis@MarcusMillichap.com
License: CO 100088159

BROKER OF RECORD

DEBT CONTACT

ADAM LEWIS

Denver Broker of Record
1225 17th Street, Suite 1800
Denver, CO 80202
Tel: (303) 328-2050
Adam.Lewis@MarcusMillichap.com
License CO: ER100091205

PHILLIP K. GAUSE

First Vice President Capital Markets
1225 17th Street, Suite 1800
Denver, CO 80202
Tel: (303) 328-2017
Phillip.Gause@MarcusMillichap.com

Marcus & Millichap
TAG INDUSTRIAL GROUP