FOR SALE

FLEX/BUSINESS CONDOS

1931 LIGGETT ROAD

BUILDINGS E & F

CASTLE ROCK · CO

MATT CALL
Founding Principal
303.956.5781
matt.call@navpointre.com

STEELE LUOMA
Associate
720.800.2133
steele.luoma@navpointre.com

navpoint
REAL ESTATE GROUP

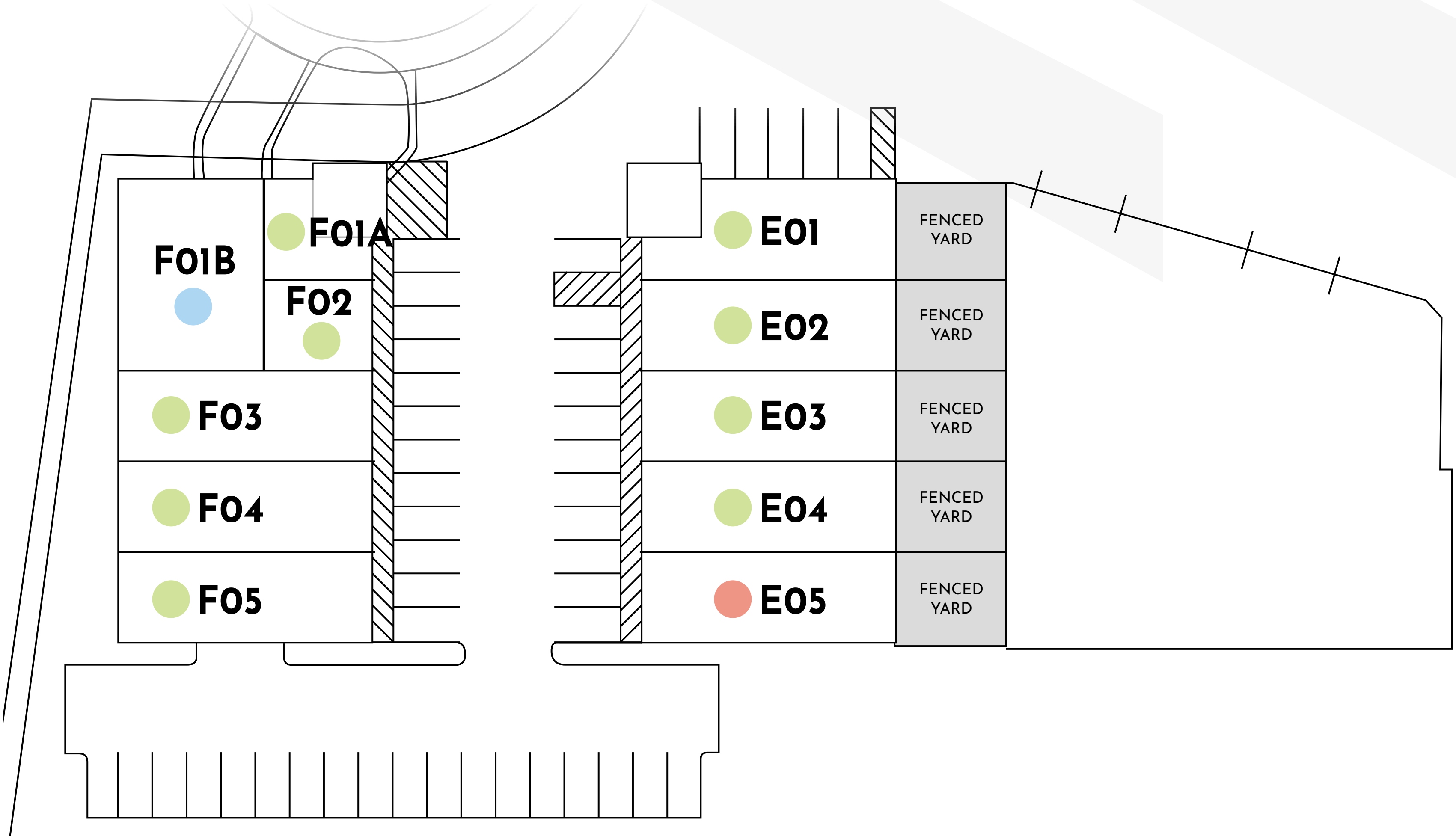
PROPERTY OVERVIEW

Property Address	1931 Liggett Road, Buildings E & F Castle Rock, CO
Property Type	Flex / Small Business
Unit Sizes	Minimum Divisible: 1,584 SF Maximum Contiguous: 8,426 SF
Total SF Available	15,268 SF
Clear Height	18'-20'
Year Built	2025
APN/Parcel	2505-022-04-012

PROPERTY HIGHLIGHTS

- Attractive opportunity to acquire a brand new flex/small business condo in Castle Rock
- Secure fenced outdoor storage space available
- Fee simple condominium ownership with low association dues
- Versatile space suited for a range of owner-user and investment uses, including storage, hobby and leisure, specialty auto, limited retail, and other small business operations
- Situated in the project's final phase, offering one of the last remaining acquisition opportunities within the development

UNIT PRICING



BUILDING F				
UNIT	UNIT PRICE	PPSF	SIZE	STATUS
F01A (No Yard; Tower)	$349,900	$404	867	Available
F01B (No Yard)	Under Contract	-	2,132	Under Contract
F02 (No Yard)	$269,900	$402	672	Available
F03 (No Yard)	$585,900	$370	1,584	Available
F04 (No Yard)	$594,900	$370	1,608	Available
F05 (No Yard; Side Door)	$619,900	$391	1,584	Available

BUILDING E				
UNIT	UNIT PRICE	PPSF	SIZE	STATUS
E01 (Yard Available; Tower)	$775,900	$380	2,042	Available
E02 (Yard Available)	$594,900	$370	1,608	Available
E03 (Yard Available)	$585,900	$370	1,584	Available
E04 (Yard Available)	$594,900	$370	1,608	Available
E05 (Yard Available)	Closed	-	1,584	Sold

LEASE VS OWN COST MATRIX

PROPOSED ACQUISITION DATE	PROPOSED ACQUISITION PRICE	SIZE OF PREMISES
July 1, 2026	$585,900 (370.00/SF)	1,584 SF (1)

ACQUISITION ROUTE

FINANCING ASSUMPTIONS	
Loan To Value	90.00%
Interest Rate	5.85%
Amortization Period	25 Years
Loan Fee (0.50%)	$2,930
Total Down Payment	$58,590
Total Loan Amount	$527,310
Annual Loan Payment	**$40,191**
Monthly Loan Payment	**$3,349**
Estimated Annual Expenses (See Right)	$14,541
Estimated Monthly Expenses	$1,212
Total Annual Cost to Own	$54,732
Total Monthly Cost to Own	$4,561
Total Cost to Own Over 5-Year Lease Term	**$273,662**
Total Monthly Cost to Own Over 5-Year Lease Term	**$4,561**

LEASING ROUTE

LEASE ASSUMPTIONS	
5 Year Lease Expiration	June 30, 2031
Months Remaining From Acquisition Date	60
Base Rent Remaining	$176,603
Operating Expense Reimbursement Rent Remaining (Lease Type)	$77,201
Possessary Tax Remaining (if applicable)	$0
Total Remaining Gross Rent Due Under Lease (2)	**$253,804**
Total Monthly Remaining Gross Rent Due Under Lease	**$4,230**

OPERATING EXPENSES (PSF)	
Property Taxes	$7.21
Association Dues/Utilities/HVAC Maint/CAM	$1.97
Total Estimated Operating Expenses (3)	**$9.18**

(1) Premises square footage is per the Condo Map
(2) Assumes a $21.00/SF Base rent + $9.18 NNN Expenses
(3) RE Taxes (assuming tax exempt as owners), Insurance, CAM, Utilities, and CAPEX Reserves are based on 2025 and are subject to change. Assumed annual increases of 3.00%
(5) This lease vs. own comparison is for illustrative purposes only and is based on assumptions that may change. It is not intended as legal, tax, accounting, or investment advice, and prospective buyers should consult their own advisors and conduct independent due diligence.

LEASE VS OWN COST MATRIX

PROPOSED ACQUISITION DATE	PROPOSED ACQUISITION PRICE	SIZE OF PREMISES
July 1, 2026	$585,900 (370.00/SF)	1,584 SF (1)

ANNUAL INCOME TAX DEDUCTION BREAKDOWN

ACQUISITION ROUTE		LEASING ROUTE	
Mortgage Interest Expense	$30,593	Gross Lease Rate (2028)	$50,761
Operating Expenses	$14,541		
Depreciation of Purchase Price (39.50 Years)	$14,833		
Total Deductions	**$59,967**	**Total Deductions**	**$50,761**
Tax Rate	40.00%	Tax Rate	40.00%
Annual Tax Benefit	**$23,987**	**Annual Tax Benefit**	**$20,304**

ANNUAL COST AFTER TAX BENEFITS

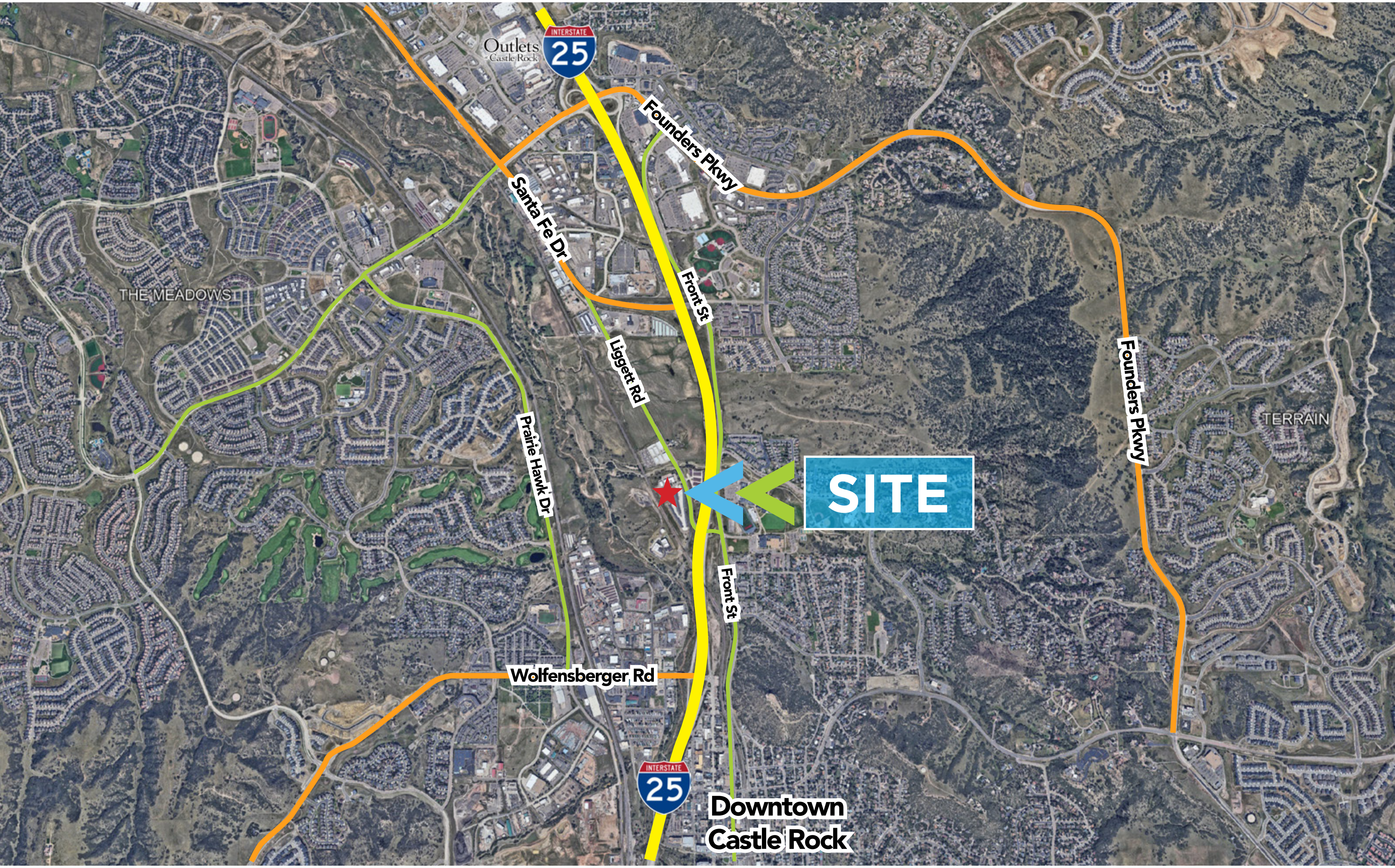
ACQUISITION ROUTE		LEASING ROUTE	
Total	**$30,746**	**Total**	**$30,456**

ANNUAL COST AFTER TAX BENEFITS

ACQUISITION ROUTE		LEASING ROUTE	
Downpayment on Acquisition	$58,590		
Principal Paid Since Acquisition	$86,608		
Appreciation Since Acquisition (4)	$99,520		
Total Equity at End of Lease Term	**$244,718**	**Total Equity at End of Lease Term**	**$0**

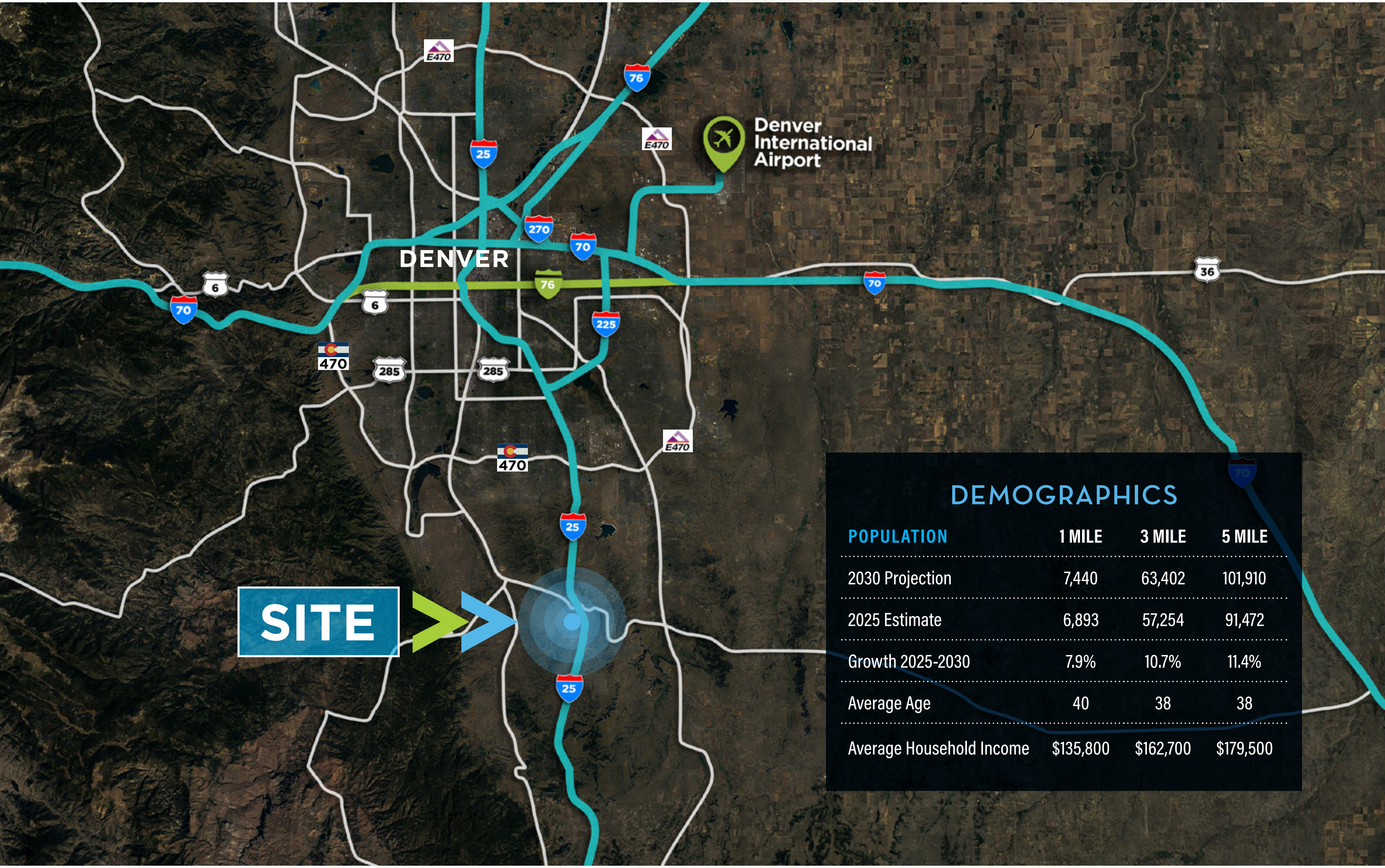
(1) Premises square footage is per the Condo Map
(4) Assumed Annual Appreciation of 4.00%
(5) This lease vs. own comparison is for illustrative purposes only and is based on assumptions that may change. It is not intended as legal, tax, accounting, or investment advice, and prospective buyers should consult their own advisors and conduct independent due diligence.

LOCATION OVERVIEW



navpoint

LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	7,440	63,402	101,910
2025 Estimate	6,893	57,254	91,472
Growth 2025-2030	7.9%	10.7%	11.4%
Average Age	40	38	38
Average Household Income	$135,800	$162,700	$179,500

FOR SALE

FLEX/BUSINESS CONDOS

1931 LIGGETT ROAD

BUILDINGS E & F

CASTLE ROCK · CO

MATT CALL *Principal*
O: 303.956.5781 • matt.call@navpointre.com

navpoint
REAL ESTATE GROUP

STEELE LUOMA *Associate*
O: 720.800.2133 • steele.luoma@navpointre.com