

# VILLAGE SQUARE

## AT LONE TREE

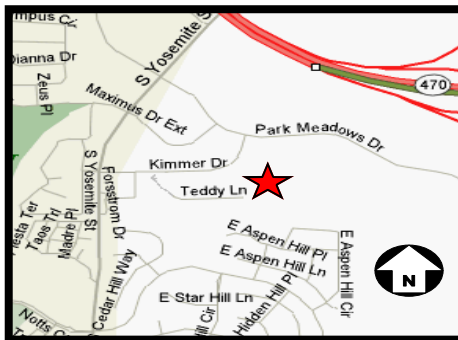


**9360-9370 Teddy Lane, Lone Tree, CO 80204**  
**Yosemite & C-470**

- ◆ Incredible views!
- ◆ Invest in your own business!
- ◆ Brand new, high quality construction.
- ◆ Private entrances.
- ◆ Exterior signage for each unit.
- ◆ Customize your layout.
- ◆ 10% Down payment financing avail.
- ◆ Lease purchase options available
- ◆ Control your occupancy costs and office environment.
- ◆ After-tax cost of ownership far less than comparable for lease projects.

### Property Information

|                    |   |
|--------------------|---|
| Description        | Five, two-story professional office condominiums located in a unique business-park setting, in the Parkmeadows entertainment district. Two adjacent land pads available. Property is for sale or lease. |
| Pricing            | \$175 to \$210 psf for sale.<br>Lease terms are negotiable  |
| Planned Completion | August 2006   |
| Available Units    | 1,192 to 15,000 SF contiguous space   |
| Project Size       | 56,670 SF in five buildings on 7.09 acres.  |
| Parking            | 1:300 SF  |
| Construction Type  | Wood frame structure and foundation with concrete piers.  |
| Exterior Finish    | Stucco and Stone  |



# Pay yourself... not a landlord

## Sample Purchase Analysis

| Sale Information  | SBA             | Conventional    |
|---|-----------------|-----------------|
| Price Per Square Foot (1,381 sf)                                | \$ 185.00       | \$ 185.00       |
| purchase price  | \$ 254,375      | \$ 254,375      |
| down payment @  | 10% \$ 25,438   | 20% \$ 50,875   |
| loan amt  | \$ 228,938      | \$ 203,500      |
| interest rate (annual) <i>estimate</i>                          | 8.5%            | 7.5%            |
| amortization per (yrs)  | 25              | 25              |
| debt service per month  | \$ 1,8743       | \$ 1,504        |
| Condo Assn. Fee Mo. psf @ \$2.75 psf/yr.                        | \$ 273          | \$ 273          |
| Total Monthly Cost  | \$ 2,117        | \$ 1,777        |
| <b>Total Annual Pretax Cost psf - sale</b>                      | <b>\$ 18.47</b> | <b>\$ 15.51</b> |
| amt of principal in debt monthly pmt                            | \$ (222)        | \$ (232)        |
| amt of interest in debt monthly pmt                             | \$ (1,622)      | \$ (1,272)      |
| <b>POTENTIAL TAX BENEFITS (PLEASE CONSULT YOUR TAX ADVISOR)</b> |                 |                 |
| depreciation @ 80%/20% bldg to land/39 yrs (annual)             | \$ 5,218        | \$ 5,218        |
| interest deduction (annual)                                     | \$ 19,460       | \$ 15,263       |
| total state & fed tax bracket                                   | 42% \$ 10,365   | 42% \$ 8,602    |
| principal reduction 1st year                                    | \$ 2,662        | \$ 2,784        |
| total per square foot tax svgs & equity                         | \$ (9.47)       | \$ (8.28)       |
| <b>Net Potential After-Tax Pocket Cost of Owning PSF</b>        | <b>\$ 9.00</b>  | <b>\$ 7.23</b>  |

*Please consult with legal and tax advisors prior to making any decision.*

### Purchase vs. Lease

The cost of occupancy is one of the highest expenses a business faces after employee costs. Leasing professional office space provides little to no long term value to a business' bottom line. When you purchase your office space you are creating long term value **FOR YOU** not your landlord. Some of the benefits include predictable office space expenses and potential tax and appreciation from owning a high quality real estate property.

**It's time to take control of your occupancy costs and office environment by purchasing your office space!**



For more information, visit our website at [www.bartellre.com](http://www.bartellre.com)

or contact:

**Dan Bartell**

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## Sale Pricing

Units can be sold individually starting at 1,192 square feet up to an entire building of 15,000 square feet. Units range in price from \$175 to \$210 per square foot for core and shell based on unit size and location in the project.

## Lease Pricing

Negotiable

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**It's time to take control of your occupancy costs and office environment by purchasing your office space!**

| <b>Building 3 9362 Teddy Lane</b> |                  |                    |                     |
|-----------------------------------|------------------|--------------------|---------------------|
| <b>Unit Number</b>                | <b>Unit Type</b> | <b>Square Feet</b> | <b>Price per SF</b> |
| 102                               | Single           | 1,375              | \$185               |
| 105                               | Double           | 2,756              | \$185               |
| 203                               | Double           | 2,384              | \$190               |

| <b>Building 4 9364 Teddy Lane</b> |                  |                    |                     |
|-----------------------------------|------------------|--------------------|---------------------|
| <b>Unit Number</b>                | <b>Unit Type</b> | <b>Square Feet</b> | <b>Price per SF</b> |
| 101                               | Single           | 1,381              | \$185               |
| 202                               | Single           | 1,192              | \$190               |
| 203                               | single           | 1,192              | \$190               |

| <b>Building 5 9360 Teddy Lane</b> |                  |                    |                     |
|-----------------------------------|------------------|--------------------|---------------------|
| <b>Unit Number</b>                | <b>Unit Type</b> | <b>Square Feet</b> | <b>Price Per SF</b> |
| 101                               | Single           | 1,381              | \$210               |
| 102                               | Single           | 1,375              | \$210               |
| 103                               | Double           | 2,756              | \$210               |
| 202A*                             | Single           | 534                | \$210               |
| 203                               | Single           | 1,192              | \$210               |
| 204                               | Single           | 1,204              | \$210               |

\* can be combined with units 203 or 204

# VILLAGE SQUARE AT LONE TREE

## CORE AND SHELL SPECIFICATIONS

### Site

- Fully landscaped and irrigated
- Entrance monument signage
- Exterior unit signage
- Paved parking lot built to code
- Lighted and private suite entrances
- Centrally located mailboxes

### Structure

- Conventionally framed two-story wood structure, each unit having walkout access to grade
- Typical roof framing
- I-Joist floors on second floor and over crawl space on first floor
- Exterior walls, load bearing wood studs
- Lateral resistance, plywood shear walls

### Plumbing

- 3/4" domestic cold water line (approximately 50 psi) for extension by buyer's build-out contractor. Water for each owner will be sub-metered to meter water usage for each separate unit.
- 4" sanitary sewer line to each floor of each building, for extension by buyer's build-out contractor. Drain, waste and vent piping and connections to be completed by buyer's build-out contractor.
- Natural gas service to furnace. Additional gas lines for process equipment to be installed by buyer's build-out contractor.

### HVAC

- Furnace and air-conditioner condenser units will be installed for each unit. Ductwork and diffusers to be completed by buyer's build-out contractor.
- Each unit will have a separate furnace installed for it. Furnaces servicing lower levels will be in the crawlspace. Furnaces in the upper level will be in the attic. Mechanical systems will consist of split system furnace/condensing units provided for the various zones required.
- Ventilation will be provided by buyer's build-out contractor.

### Electrical

- 120/208V, 3Ø power will be installed to the building, for extension by the buyer's build-out contractor. It is anticipated that 100A, 3Ø capacity will be available to each separate 1200 to 1400 square foot unit.
- Telephone service is provided to each building, with conduit extended to each floor. Telephone wiring will be completed by buyer's build-out contractor.

### Insulation

- Insulation (R-11) and Vapor Barrier installed in the building crawl space. All additional interior insulation to be installed by buyer's build-out contractor.

# VILLAGE SQUARE AT LONE TREE

## **Project Name & Address**

Village Square Office Condominiums  
9360 - 9370 Teddy Lane, Lone Tree, CO 80246

## **Project Overview**

Village Square is a high quality commercial office condominium development geared toward professional and health care industries. Located in the heart of the Park Meadows Entertainment District off of Yosemite and C- 470. Village Square offers a unique park like setting in one of the fastest growing communities in the south metro area. Each unit has its own private entrance and exterior signage to create your business identity.

## **Project Size**

Approximately 56,670 square feet in five buildings. One twelve unit building consisting of 15,470 square feet and four eight unit buildings consisting of 10,300 square feet. Development sits on 7.09 acres.

## **Parking**

Village Square contains 182 standard parking spaces and 6 handicapped accessible spaces giving a generous parking ratio of 1 per 300 square feet.

## **Developer**

Lone Tree Office Venture II, LLC

## **Contractor**

## **Architect**

Exterior: PCS Group Inc.  
Interior: Davis Jones Architect

## **Owners Association**

The Owners Association budget is projected at \$2.75 per square foot. Village Square is a Common Interest Community with Declarations, Bylaws and Rules and Regulations. The owners association fees will include all common area needs such as property management, landscaping, snow removal, parking lot upkeep, exterior upkeep and annual inspections and preventative maintenance.

## **Operating Expenses**

Owners are responsible for their respective real estate property taxes, utilities, insurance, and janitorial within their units.