

Village Center

56 Talisman Drive, Pagosa Springs, CO 81147

Presented by
Snowy Creek Investments, LLC



Price: \$1,950,000

Building Overview: The Village Center structure is a two story building with a footprint measuring 200' by 70' and a total enclosed space of ~23,000 square feet with ~15,500 square feet on the main level and ~7,500 square feet on the upper level. The primary structure has rubber membrane roofing with a surrounding porch roofed with an attractive composition shingle roof. The building framework is constructed of oversized timber framework on a concrete reinforced slab. The building is structured into 12 structural bays each running 18' wide X 71' deep. There are two sets of common restrooms located at the center and north end of the building. The heating system uses a redundant set of natural gas central boilers to provide heating using hot water radiators. The cooling system uses a central swamp cooler. There is a fire sprinkler system installed throughout the building.

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Price:	\$1,950,000
Gross Leasable Area:	18,300 SF
Building Size:	18,300 SF
Price/SF:	\$106.56
Property Type:	Retail
Property Sub-type:	Regional Center/Mall
Property Use Type:	Investment
Commission Split:	6%
Cap Rate:	7.50%
Occupancy:	95%
Building Class:	B
Tenancy:	Multiple
Lot Size:	1.35 AC
APN / Parcel ID:	TBD

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Snowy Creek Investments, LLC

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Durango, CO 81301

Notes

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Covered Front Porch



View from S/W Corner

Financials, Debt and Unix Mix

Financial Summary

AnalysisType	Actual
Net Operating Income	\$154,000

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Property Photos



Overhead view looking West



Street view of building center

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Property Photos



Lots within Owner's Association

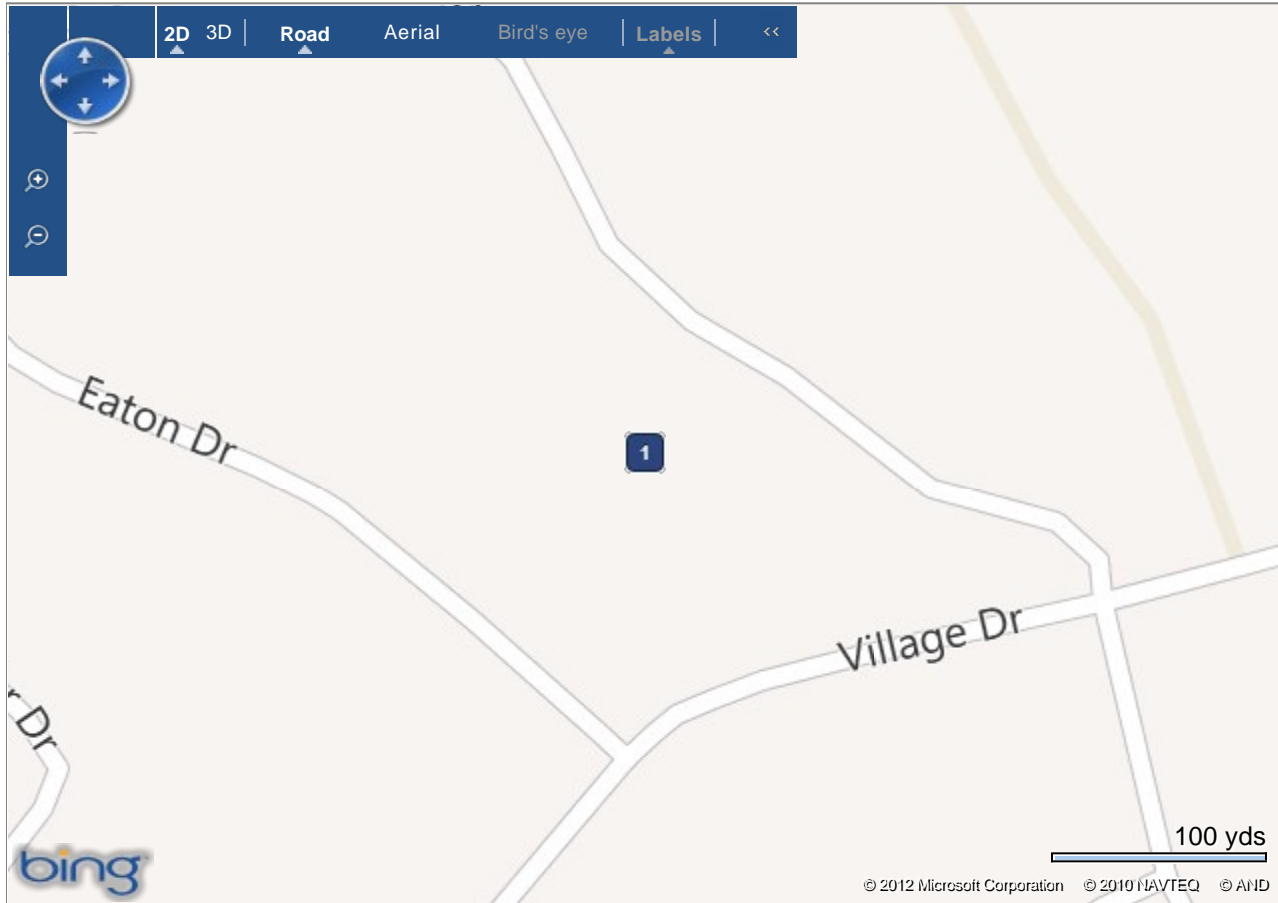


Village Center - Retail & Office Suites

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Location



Location Description

Site Overview: Situated on 1.3 acres (+/-), on the west side of Pagosa Springs, this complex has excellent access and high visibility to/from Highway 160. Immediate neighbors include a McDonald's restaurant, a Bank of America branch site, and the City Market grocery store and adjoining shopping outlet mall. The building is sited in the heart of Pagosa Springs' prime area for routine conveniences such as grocery shopping, banking, and gas stations. The building is well positioned to attract tenants because of its sought after location. For expansion or new construction, Owner is also selling a ½ vacant lot is located to the north of existing Village Center building.