

Goldstrike Business Park LLC.

5535 West 56th. Ave.
Arvada, CO 80002

Ph. 303.591.8864

Fx. 303.425.5040

email. info@GoldStrikeBusinessPark.com



If You Are A Business Owner, Ask Yourself These Questions:

- Could I save money if I were to own my own place of business?
- Would I save enough to justify owning my own business space?
- Would this be a superior location compared to where I am currently located?
- Would it help my business to grow?
- Would owning my own space be better than paying rent to my landlord?
- Would this control my expenses better?
- Would my customers and/or I save travel time?
- Can I benefit from the tax write-offs?
- Could I keep the unit if I sold my business and use it as an income property?
- Would owning my business space help me to sell my business later?
- Would I feel differently or better if I owned my own business space?
- Do I have \$15,000-\$20,000 for a down payment via a home equity loan, stocks, cash, bonds, 401K, etc.
- Is it in my own best interest to run my business and allow a management company to manage the amenities and project?
- Is it better for me to own some real estate as an investment or as an investor as opposed to owning all stocks or bonds?
- Is it time to buy now, considering the current interest rates?
- Would it help my business grow?

If you answered “**YES**” more than “**NO**” to the above questions, please sit down with us and we’ll help make your investments more profitable and your financial goals and dreams more attainable.

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**Isn't It Time You Owned Your
Own Business Space?**



Own vs. Lease

Example A	Lease	Own
Unit Square Footage		
Footprint	2500	2500
(25'x20) Tenant Finish by Owner	500	500
Total Square Footage	2500	2500
5 Year avg Annual Lease Rate (Year 1 \$9.00 NNN, 3% increase)	\$9.55	
Basic Unit Investment		\$287,500.00
Tenant Finish (500 SF x \$20.00/SF)		\$10,000.00
Total Unit Investment		\$297,500.00
Unit Building Down Payment 10%		\$29,750.00
Unit Building Loan Amount (90% LTV)		\$267,750.00
Annual NNN Lease Payment (5 year average 3% increase)	\$23,875.00	N/A
Annual Loan Payment (90% LTV @ 7.25% interest, 25 year amortization)	N/A	\$23,202.00
Lost Opportunity Cost of Down Payment (5% after tax)	N/A	\$1,487.00
Cash NNN Occupancy Cost	\$23,875.00	\$24,689.00
Cash NNN Occupancy Cost per Square Foot	\$9.55	\$9.88
Tax Deductible Items		
Annual NNN Lease (5 year average)	\$23,875.00	
Interest Payment (5 year average)		\$18,581.00
* Depreciation		\$7,115.00
Total Tax Deductible Items	\$23,875.00	\$25,696.00
Tax Savings on Deductible Items @ 30% (Federal and State)	\$7,162.00	\$7,709.00
** Annual Principal Reduction	N/A	\$4,621.00
Total Tax Savings and Principal Reduction	\$7,162.00	\$12,359.00
Net Occupancy Cost		
Cash Occupancy Cost Less Tax Savings and Principal Deduction	\$16,713.00	\$12,359.00
Cost to Lease	\$6.69	\$5.35
***Plus Annual Appreciation @ 2%/year	N/A	\$5,750.00
Net Occupancy Cost plus Appreciation	N/A	\$18,109.00
Cost of Leasing vs. Owning (per SF NNN)	\$6.69	\$3.05

*Depreciation is calculated at 85% of Value (\$277,500.00 divided by 39 years straight-line)

**Principal reduction is the difference between loan payment less interest

***Appreciation is an estimate of the % of increase in value the unit will appreciate per year.

Prices have almost doubled the last 10 years – we used only 2% increase



Why Industrial/Commercial Condominium Ownership?

FEE SIMPLE INTEREST AND OWNERSHIP IS LOGICAL FOR THE FOLLOWING REASONS:

- An owner/user may deduct the usual expenses associated with residential condominium ownership which include, but are not limited to, property taxes, condo fees, depreciation, loan costs, principal and interest expenses, insurance, repairs and maintenance, utilities, trash/snow removal, etc.
- An owner/user has the benefit of appreciation. With the recent downward spiral of the stock market, ownership becomes even more attractive.
- Landlord imposed rental rate increases are avoided with ownership.
- Pride of ownership. In the event the owner/user elects to sell his business, there is the additional asset of the real estate to include in the sale. In addition, the real estate allows for the appearance of reliability and permanency.
- Favorable commercial bank and guaranteed government financing is available to qualified businesses.
- The Project is located in the Denver Free Enterprise Zone and provides tax credits, i.e., investment tax credits, new jobs tax credits, agricultural processing jobs tax credits, health insurance jobs tax credits, research and development tax credits, job training tax credits, sales and use tax exemption, to name only a few

THE BUSINESS CONDO INVESTOR OWNER VS. THE SINGLE FAMILY RESIDENCE INVESTOR OWNER:

- The same priced unit vs. a single family investor residence will show a greater rate of return.
- The potential damage that can occur is reduced, due to the type of construction, i.e., concrete walls and floors, steel roof, no landscaping, no carpet, etc.
- Businesses are more stable as tenants, versus tenants of low-priced single-family residences.
- The industrial/commercial condominium has a property management association which advertises units for rent or for sale and maintains the building exterior and landscaping. The investor simply collects the rent check – ideal for retired or absentee owners.

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Features	Benefits
Poured-in-Place Concrete Tilt Panels, Painted, Contemporary Architectural Design.	More visually appealing to owners and customers. Less maintenance. Very attractive and secure.
Immediate access to interstate I-76. Within minutes of interstate I-70, I-25, and C-470	Reduced transit time and high visibility results in more productivity.
Central Denver Location	Reduced travel time for owner and customer. Location enhanced by development of light rail.
Condominium Ownership	Pride of ownership. Tax benefits. Typical economic incentives for real estate ownership. Build assets for business. Costs less to own vs. rent.
Fee Ownership	Permits customizing of interior space to meet owner's needs.
Zoned CC-A	Industrial and Commercial District.
Low Tax Rate	Lower cost increases profitability
Adjoining Areas	Services available from other suppliers to support owner's business or services
Office / Industrial "Flex" Space	Allows owner to vary size of office, retail, showroom and warehouse space under one roof.
Adequate Parking	Convenient for employees and customers.

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Features	Benefits
18' Ceilings	Tenants can add valuable additional space economically and conveniently.
Condo Association and Property Manager	Provides the business owner or the investor time to focus on their business.
Awnings	Aesthetically pleasing and provides shelter from inclement weather.
Attractive Landscaping	Pride of ownership
Door Panel Windows	Provides natural inside light; reduces utility bills; relaxing atmosphere.
Restrictive Covenants	Provides for uniformity and protects property values; keeps project running smoothly for everyone.
Arvada Enterprise Zone	<p>Potential State Income Tax Credits</p> <ul style="list-style-type: none">• 3% Investment tax credit for equipment purchased and used within the zone.• 3% Research & Development tax credit.• \$500/New full-time employee tax credit• \$200/New full-time employee/two-year health insurance tax credit• 10% Qualified Job Training tax credit• 12.5 - 25% Contributions tax credit