

SINGLE-TENANT | 220,000 SF | CLASS A INDUSTRIAL | INVESTMENT GRADE CREDIT
MARK-TO-MARKET SPREAD



DENVER, COLORADO

1953

N. GUN CLUB RD

EXECUTIVE SUMMARY



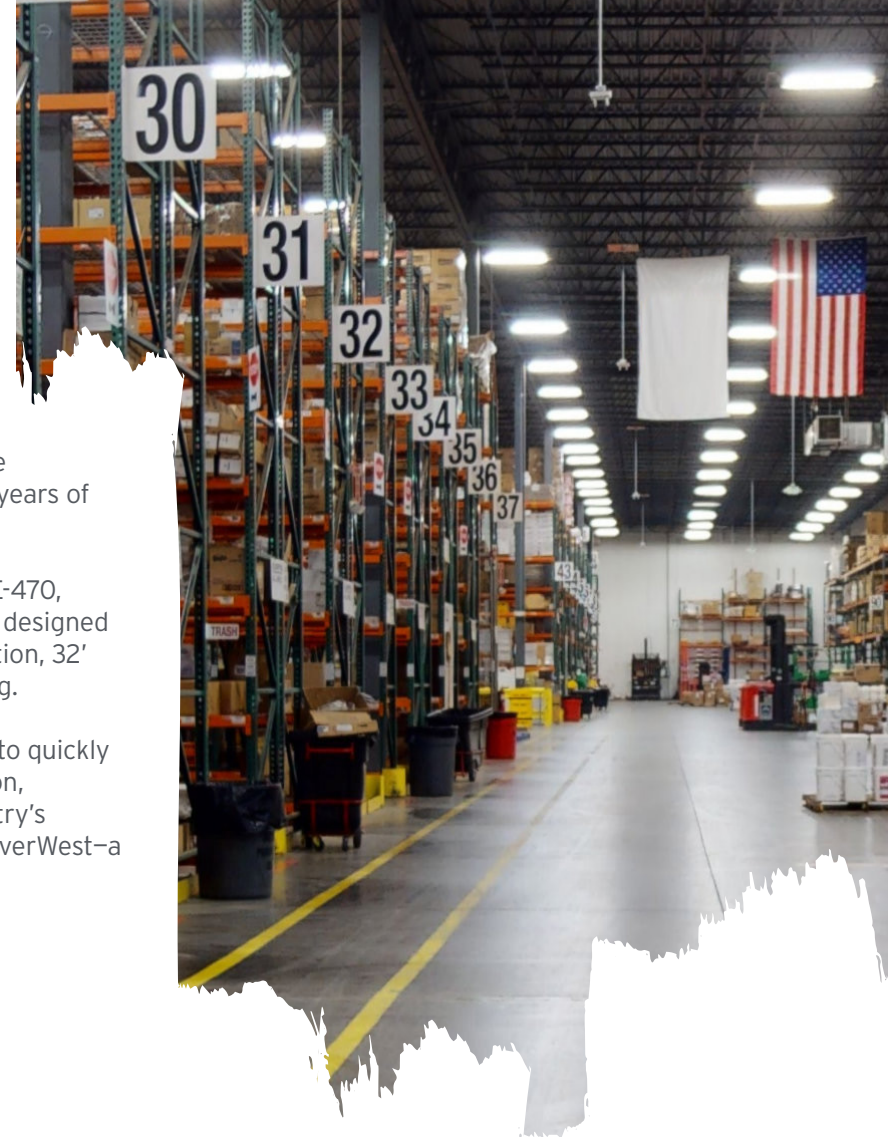
Executive Summary



JLL has been retained as exclusive agent and advisor for the disposition of the 100% fee simple interest in 1953 N. Gun Club Road, (“The Property”). As a distribution center for Home Depot, the Property is situated within Denver’s I-70 East Industrial submarket within Prologis Park 70, one of Denver’s premiere industrial parks. Delivered in 2012, the building sits on 17.22 acres, and totals 220,000 square feet that can be expanded by an additional 60,000 SF in the future. The Property benefits from its location in the established I-70 East submarket, the largest and most institutionally-owned submarket in the Rocky Mountain region that boasts 19 years of consecutive positive annual net absorption.

Moreover, this state-of-the-art building is located at the Northeast corner of Interstate 70 and E-470, which offers direct access to Denver International Airport. This high-visibility Class A asset was designed for single tenant use with multi-tenant flexibility. The Property offers energy-efficient construction, 32’ minimum clear height, ESFR fire protection, secured fencing, trailer parking, ample auto parking.

At 220,000 square feet, the cross-dock distribution center has enough scale to allow investors to quickly increase their market footprint. Given the Property’s institutional quality, prime logistics location, investment grade tenancy, and rents that are 36% below market, it represents one of the country’s strongest mark-to-market opportunities at the time of the offering. The Property is owned by EverWest—a leading national full-service, development and investment real estate firm.



Property Highlights

220,000 SF

17.22 Acres

100% Occupancy

2.9 Years Term Remaining

32' Clear Height

I-1 Zoning (Adams County)

ESFR Sprinkler

10,000 SF Office (4.5%)

60,000 SF Potential Addition

Dock Configuration:
Cross-Dock

15 Trailer Spaces

24 Potential Additional
Trailer Spaces

80 Car Parks

2012 Year Built

Investment Highlights



Immense mark-to-market opportunity



Investment grade tenant



Best-in-class logistics location



Premier industrial submarket



Proximity to institutional ownership and brand-name tenants



Mission-critical asset



Investment Highlights

Immense Mark-to-Market Opportunity

1953 N. Gun Club Road presents investors the opportunity to increase the asset's NOI by more than 75% from Year 1 to stabilization in Year 5 after the in-place lease rolls to market.

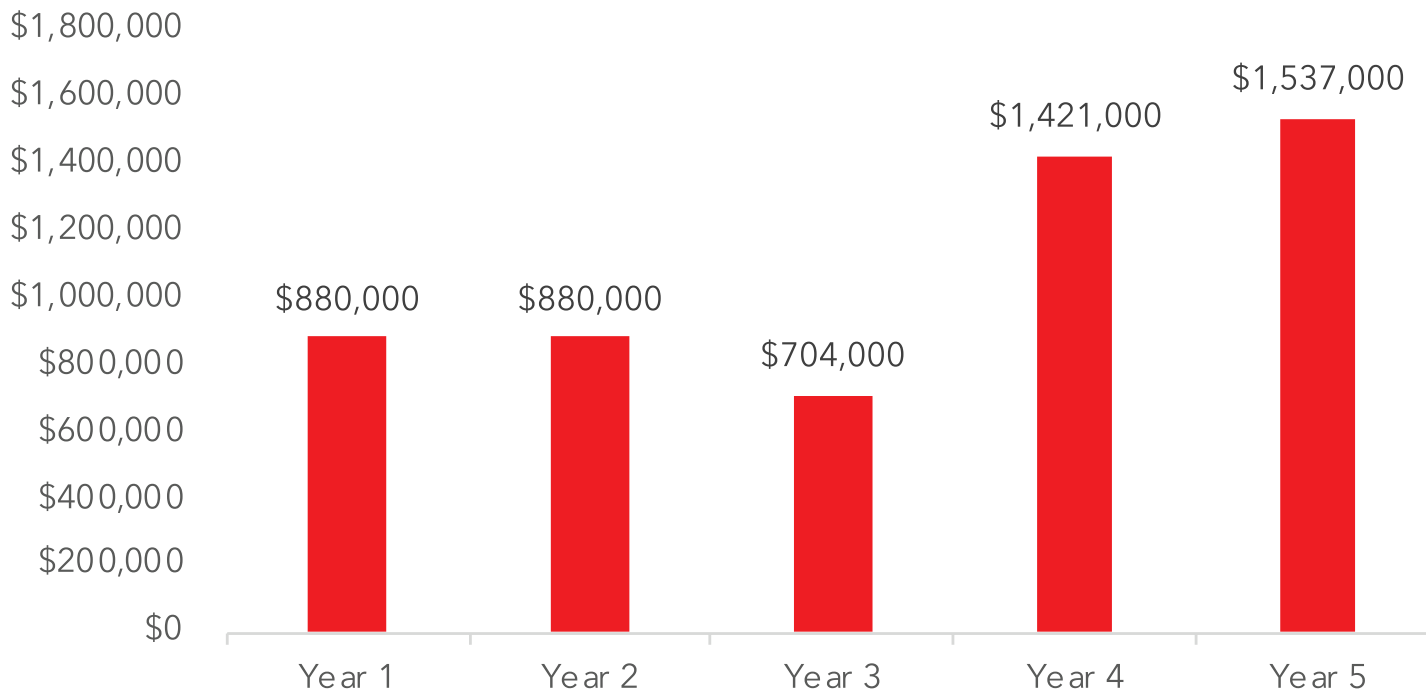
Since the original lease was executed in 2012, rents in the I-70 East submarket have increased more than **76%**. With construction costs continuing to rise, rent growth across Denver is expected to accelerate in the near term.

With in-place rents 36% below market, the Property presents investors with one of the most compelling mark-to-market opportunities available across the entire country.

IN-PLACE RENT
\$4.00 NNN
NO ANNUAL BUMPS

MARKET RENT
\$6.25 NNN
3% ANNUAL BUMPS

NOI



75%
NOI INCREASE
FROM YEAR 1 TO YEAR 5

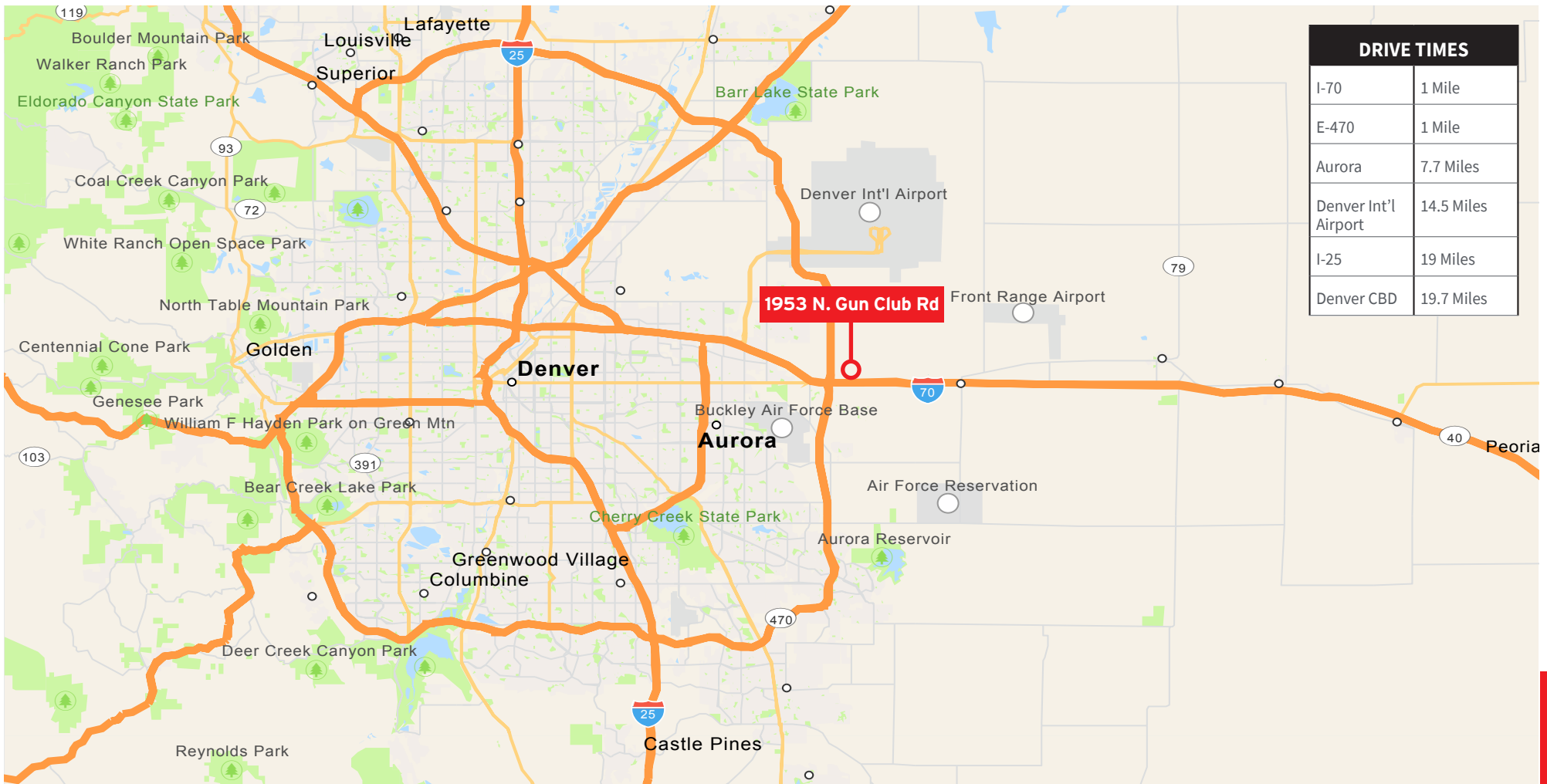
Investment Highlights

Best-in-class logistics location

1953 Gun Club Road is located within one of Denver's most established industrial parks, Prologis Park 70, and within the I-70 East corridor, Denver's core distribution submarket.

The Property is directly adjacent to both Interstate 70 & E-470, allowing for immediate connectivity to the entire Denver MSA, including Denver International Airport, just 14.5 miles away.

The I-70 East submarket is the preferred location for many of Colorado's premier tenants due to its proximity to the entire Front Range.



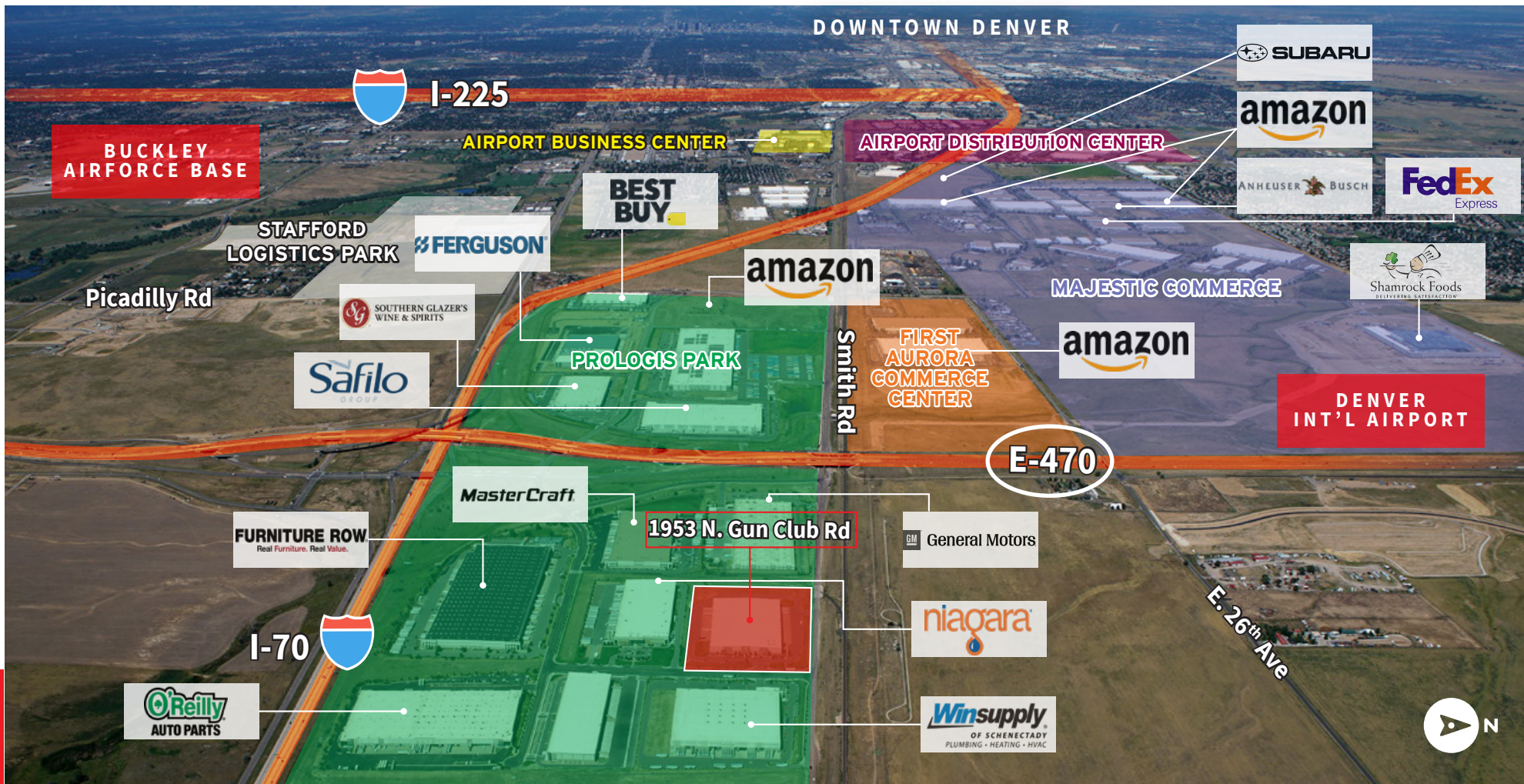
Investment Highlights

Proximity to national tenants and institutional ownership

National brand-name tenants including Amazon, Best Buy, O'Reilly Auto Parts, MasterCraft, General Motors, Furniture Row, and Subaru are all located within Prologis Park 70.

Other major industrial parks in close proximity to Prologis Park 70 include Majestic Commerce Center, Stafford Logistics Park, First Aurora Commerce Center and Airport Distribution Center.

Amazon's close to 4 million square feet across five distribution facilities within a 5-mile radius of the property further demonstrates the desirability of the submarket.



1953 N. GUN CLUB ROAD

Investment Highlights

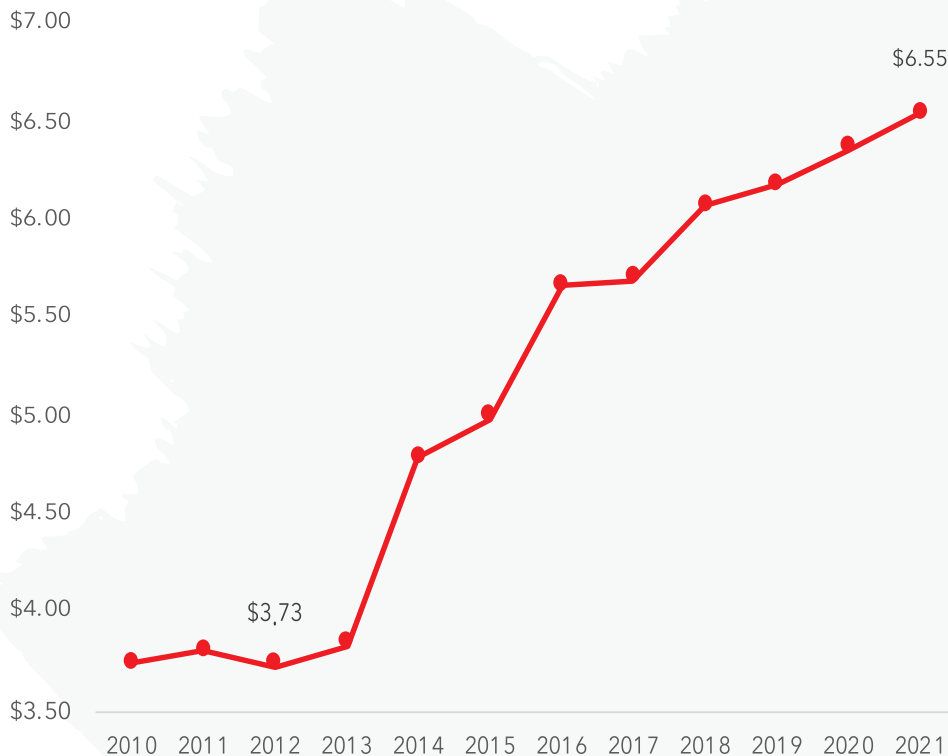
Premier Industrial Submarket - I-70 East

The I-70 East corridor is Denver's largest and most dominant distribution submarket and has outperformed the rest of the metro area in both net absorption and rent growth. The ease of access to I-70 East and E-470 provides access to the entire metropolitan area for users. As a result, the I-70 East submarket is known as one of the premier manufacturing and

distribution corridors due to its location and excellent highway access. As the long-term outlook for this submarket is incredibly favorable due to its unique ability to effectively access the entire Rocky Mountain Region, as well as the residential boom that is underway in close proximity.

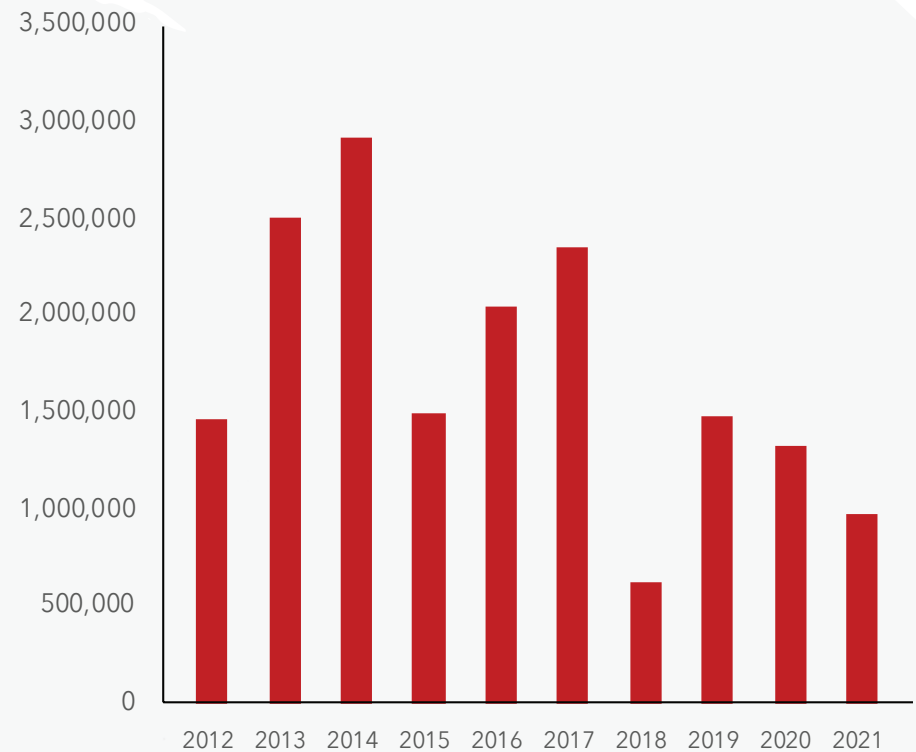
Rents have increased 76% since 2010.

Total Rent Avg p.s.f



Net absorption has averaged 1.7M SF per year since 2012.

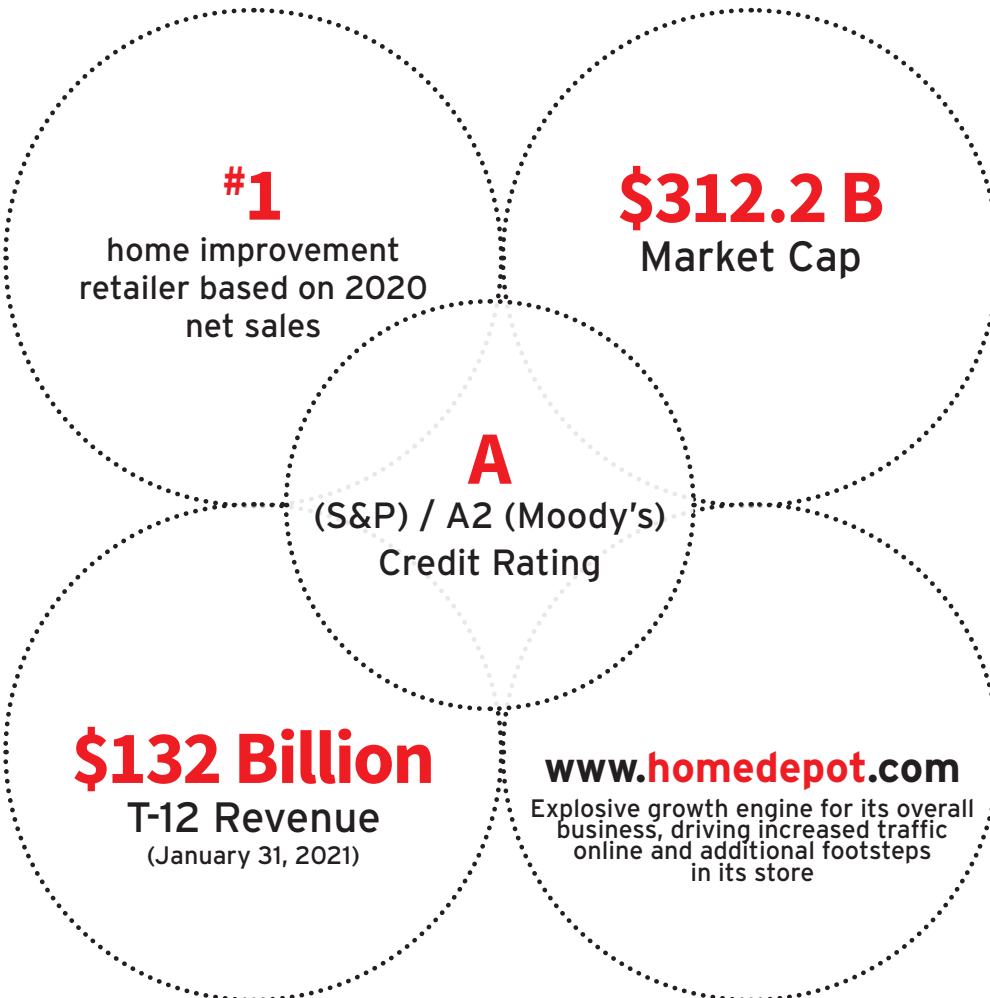
Annual Net Absorption p.s.f



Investment Highlights

Investment Grade Tenant

As the country's number one home improvement retailer Home Depot (NYSE: HD) maintains an S&P A and a Moody's A2 credit rating.



Ticker	NYSE: HD
Stock Price	\$314.45
Market Cap	\$312 B
Revenue	\$132 B



\$20.8B
EBITDA FY 2020

20%
REVENUE GROWTH YOY

500K
GLOBAL
EMPLOYEES

2.2K+
STORES (NORTH AMERICA)

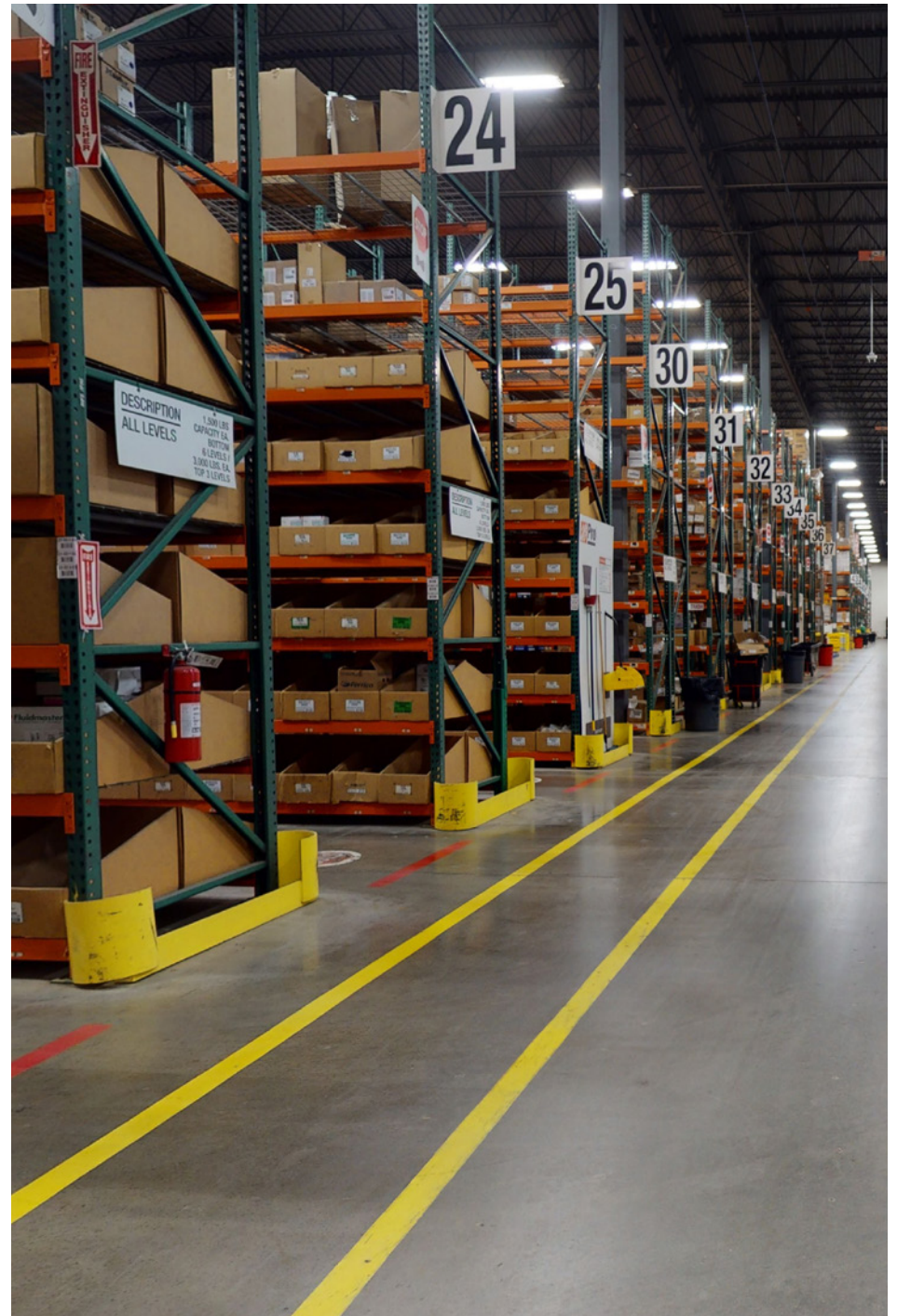
Investment Highlights

Mission-Critical Location

1953 N Gun Club Road is a mission-critical location for Home Depot. Originally constructed in 2012 as a build-to-suit, Home Depot, currently operates its Home Depot Pro business line out of this location. Operating in the maintenance, repair, and operations industry, the Property is strategically located for the company, as it in close proximity to its most critical customers, which include Denver International Airport, Denver Public Schools, Aurora Public Schools, and Denver Health.

While Home Depot currently has eight distribution facilities across the Front Range (totaling approximately 900K square feet), 1953 N Gun Club is a highly functional, cross-dock facility with 32' clear height, allowing Home Depot to execute its intricate distribution strategy to residential contractors, government facilities and other 'Pro' customers throughout the Denver metro area.

Key Home Depot Pro Customers:



EXECUTIVE SUMMARY



1953 N. GUN CLUB ROAD



Contacts

INDUSTRIAL CAPITAL MARKETS

Investment Sales Advisory

Trent Agnew

Co-Head & Sr. Managing Director
Industrial Capital Markets
+1 713 852 3431
trent.agnew@am.jll.com

Carmon Hicks

Managing Director
JLL Capital Markets
+1 303 217 7975
carmon.hicks@am.jll.com

Larry Thiel

Managing Director
JLL Capital Markets
+1 303 515 8032
larry.thiel@am.jll.com

Debt & Finance

Eric Tupler

Senior Managing Director
Denver & Salt Lake City Office Co-Head
+1 303 515 8001
eric.tupler@am.jll.com

Analytical Support

Rob Key

Associate
JLL Capital Markets
+1 303 515 8048
robert.key@am.jll.com

Elizabeth Edwards

Analyst
JLL Capital Markets
+1 303 515 1507
elizabeth.edwards@am.jll.com

Marketing

Ryan Burke

Designer
JLL Capital Markets
+1 312 646 8961
ryan.burke@am.jll.com

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