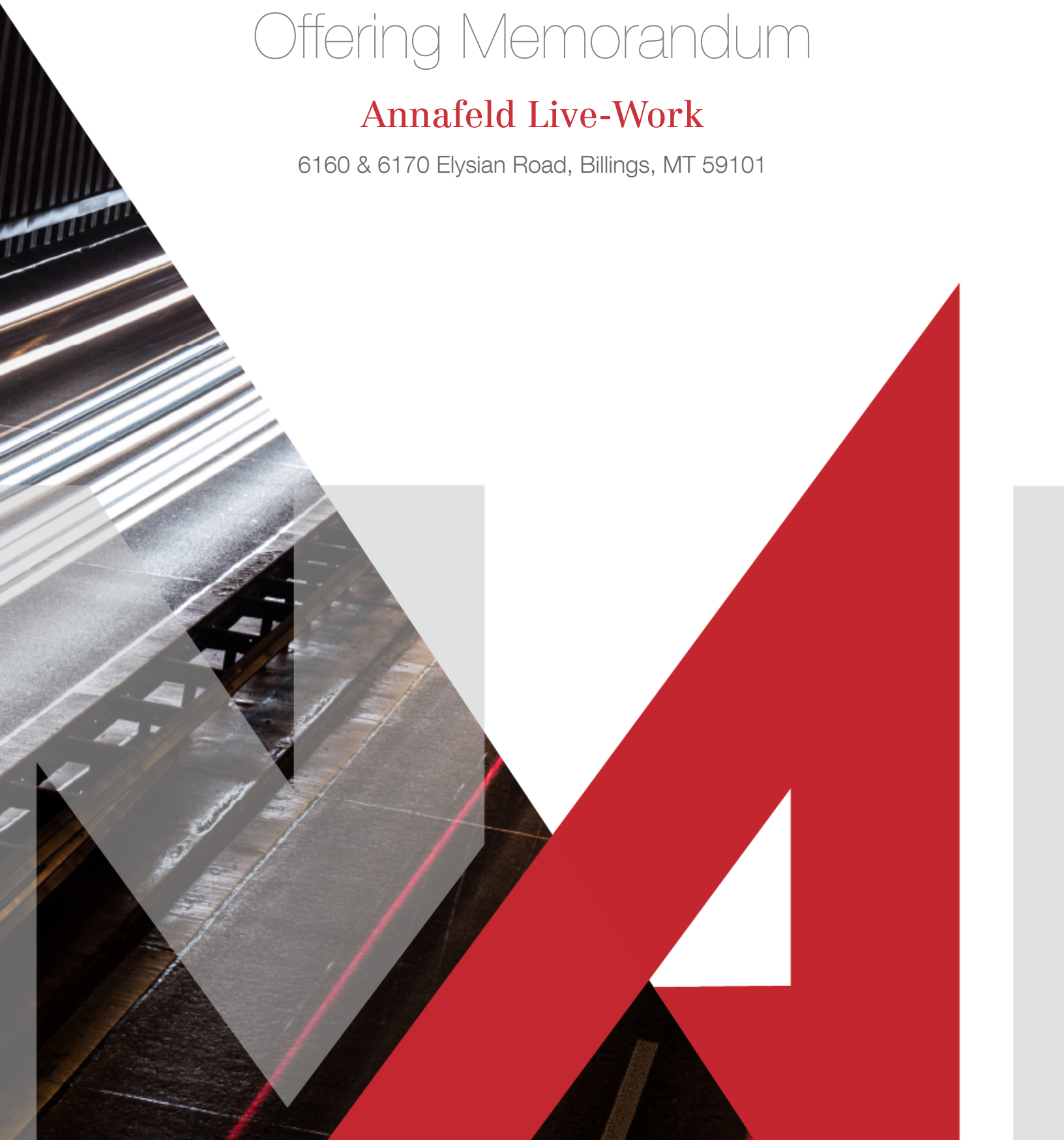


Offering Memorandum

Annafeld Live-Work

6160 & 6170 Elysian Road, Billings, MT 59101



The information contained in the following Investment Summary is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Business Properties Brokerage and should not be made available to any other person or entity without the written consent of Broker. This Investment Summary has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

For Sale

Live-Work Units

\$399,975 - \$499,975

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Section 1

PROPERTY INFORMATION

Executive Summary



SALE PRICE: \$499,975

BUILDING SIZES: 2,263 SF

CEILING HEIGHT: 12.0 FT

YEAR BUILT: 2023

ZONING: Planned Unit
Development

CROSS STREETS: St. George Boulevard

Property Overview

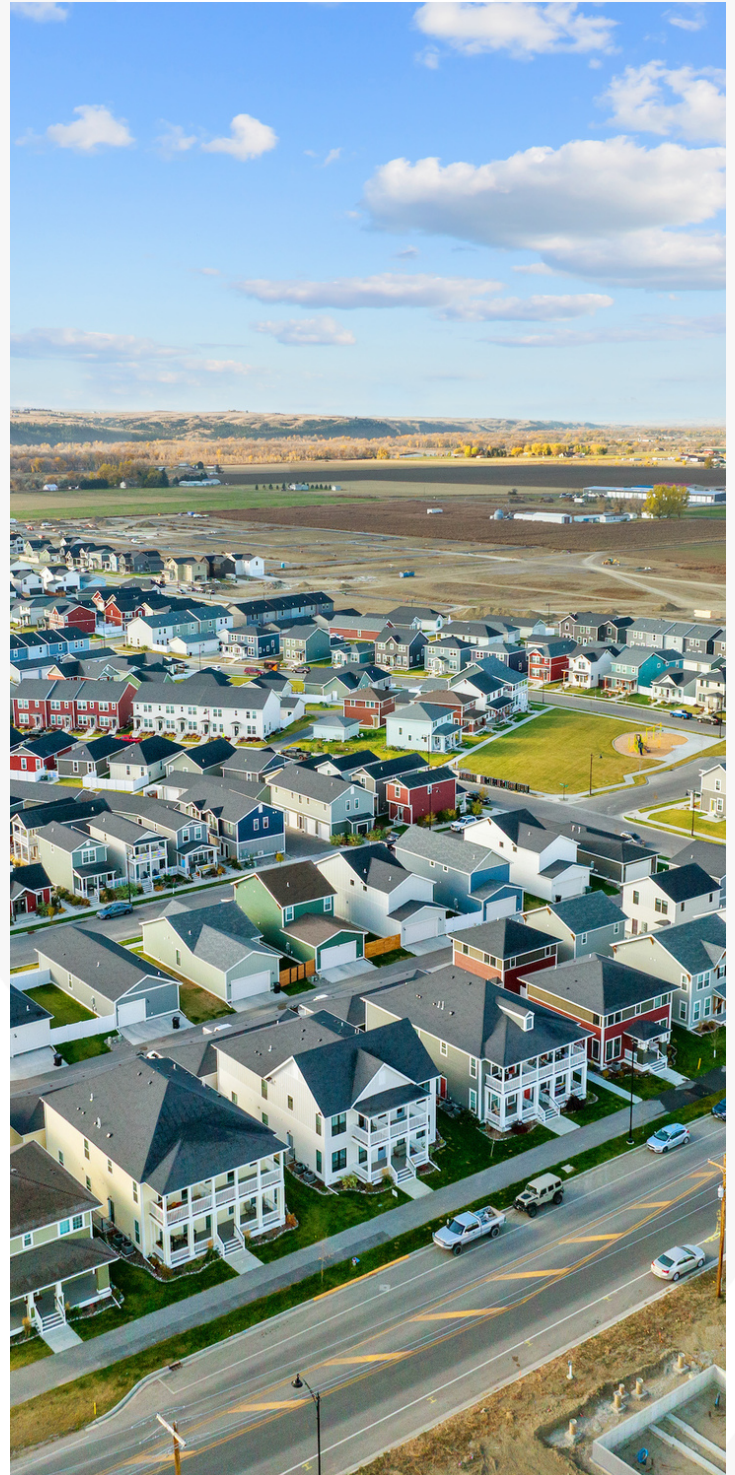
Perfectly positioned to a large walkable neighborhood spanning over 100 acres, these Live-Work units are set up for small business owners to live and work. Two units are 2-bed/2.5-bath with a garage and three units are 1-bed/2.5-bath. All five units have storefront retail positioning on Elysian Road just East of the popular Maple Moose Coffee shop. The beautiful living spaces will be finished with clean, modern lines and have expansive views of the Rims. The commercial spaces are fully finished and ready for owners to put their own finishing touches on them.

Location Overview

Annafeld is a large residential subdivision consisting of 1,200 single family homes, townhouses, apartments as well as retail locations. Situated on over 100 acres, the subdivision is home to thousands of residents ranging from young professionals to retirees. These live-work units have storefronts facing Elysian Road, street front parking and a shared parking lot in the rear. Bite-size retail locations provide excellent visibility to the entire neighborhood as well as a living quarters above, which can be accessed separately.

Property Details

PROPERTY NAME:	Annafeld Live-Work
PROPERTY ADDRESS:	6160 & 6170 Elysian Road Billings, MT 59101
PROPERTY TYPE:	Retail/Residence
BUILDING CLASS:	A
ZONING:	Planned Unit Development
YEAR BUILT:	2023
NUMBER OF STORIES:	2
FOUNDATION:	Standard slab on grade
WALLS:	Sheetrock
ROOF:	Asphalt with metal coping
LAND	Fee Simple Ownership
HOA	Yes





Live Work Units

6170 Elysian Road

Unit	Bed	Bath	Residential	Commercial	Garage	Total SF	Price
Unit 101-201	1	2	976 SF	752 SF	Available	1,728	\$ 399,975.00
Unit 102-202	1	2	976 SF	752 SF	Available	1,728	\$ 399,975.00
Unit 103-203	1	2	976 SF	752 SF	Available	1,728	\$ 399,975.00

6160 Elysian Road

Unit	Bed	Bath	Residential	Commercial	Garage	Total SF	Price
Unit 101-201	2	2	1,200 SF	533 SF	530 SF	2,263	\$ 499,975.00
Unit 102-202	2	2	1,200 SF	533 SF	530 SF	2,263	\$ 499,975.00

HOA Fees*

1 Bedroom Units

Taxes	\$ 3,200.00
Insurance	\$ 1,200.00
Repairs & Maintenance	\$ 500.00
Water/Trash	\$ 720.00
Lawn & Snow	\$ 720.00
ANNUAL	\$ 6,340.00

Monthly	\$ 528.33
Upper portion - 42%	\$ 221.67
Lower portion - 56%	\$ 298.41

2 Bedroom Units

Taxes	\$ 4,000.00
Insurance	\$ 1,500.00
Repairs & Maintenance	\$ 500.00
Water/Trash	\$ 720.00
Lawn & Snow	\$ 720.00
ANNUAL	\$ 7,440.00

Monthly	\$ 620.00
Upper portion - 53%	\$ 328.77
Lower portion - 24%	\$ 146.03
Garage - 23%	\$ 145.21

*All fees are approximate

For Sale

Live-Work Units

\$399,975 - \$499,975



PROPERTY HIGHLIGHTS

- Retail Storefront
- Upstairs Apartment
- Elysian Frontage
- Adjacent to Annafeld Market
- Fully finished
- Sprinkled
- Private entrances
- Parking in front and rear of property

LIVE SPACE HIGHLIGHTS

- ADA Restrooms
- Walk In Closet
- Washer/Dryer Hookups
- Quartz countertops
- Stainless Steel Appliances
- LVP Flooring
- Balcony

COMMERCIAL HIGHLIGHTS

- 1 ADA Restroom
- Wet Bar
- 12' Ceilings
- Storefront Entrance
- Rear Entrance

Section 2

LOCATION INFORMATION

Location Maps



Aerial Map



Google

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

NAI Business Properties

3312 4th Avenue North
Billings, MT 59101

406 256 5000 tel

naibusinessproperties.com

in f

You
Tube

Section 3

FINANCIAL ANALYSIS

Annual Property Operating Data

Date: 15/May/23

Property Name

Annafeld Live Work

Location

6170 Elysian Road

Type of Property

Live-Work

Size of Property

1,728

Assessed/Appraised Values

Land	\$ 59,996.25	15.00%
Improvements	\$ 339,978.75	85.00%
Personal Property	\$ -	0.00%
Total	\$ 399,975.00	100.00%

Purchase Price	\$ 399,975.00
Plus Acquisition Costs	\$ -
Plus Loan Fees/Costs	\$ -
Less Mortgages	\$ 319,980.00
Equals Initial	\$ 79,995.00

Adjusted Basis as of

	Balance	Periodic PMT	PMT/Yr	Interest	Amort Period	Loan Term	% Down
1st	\$ 319,980.00	\$ (2,292.26)	12	7.15%	25	7	20.00%
2nd	\$ -	\$ -	0	0.00%	0	0	0.00%

\$/Sq Ft,
%/GOI or
\$/Unit

All Figures are Annual

Comments/Footnotes

1	Potential Rental Income	\$ 19.6		\$ 33,948.00	Based on market rent
2	Less: Vacancy & Cr. Losses		(3.0%)	\$ 1,018.44	
3	EFFECTIVE RENTAL INCOME			\$ 32,929.56	
4	Plus: Other Income (collectable)			\$ 3,550.00	Commercial Space CAM
5	GROSS OPERATING INCOME			\$ 36,479.56	
6	OPERATING EXPENSES				
7	Real Estate Taxes		\$ 3,200.00		Estimate
9	Property Insurance	3.3%	\$ 1,200.00		Estimate
10	Management	0.0%	\$ -		NA
14	Repairs and Maintenance	1.4%	\$ 500.00		Estimate
15	Utilities	0.0%			
16	Water/Trash	\$ 720	\$ 720.00		Estimate
17	Lawn Snow	\$ 720	\$ 720.00		Estimate
18		\$ -	\$ -		
20	Other Expenses	0.0%	\$ -		
21	Misc	0.0%	\$ -		
22	0	0.0%	\$ -		
23	0	0.0%	\$ -		
24	0	0.0%	\$ -		
25	0	0.0%	\$ -		
28	TOTAL OPERATING EXPENSES	17.4%		\$ 6,340.00	
29	NET OPERATING INCOME	82.6%		\$ 30,139.56	7.54% Assumed Cap Rate
30	Less: Annual Debt Service			\$ 27,507.15	18.65% Mortgage Constant
31	Less: Participation Payments			\$ -	
32	Less: Leasing Commissions			\$ -	
33	Less: Funded Reserves			\$ -	
34	CASH FLOW BEFORE TAXES			\$ 2,632.41	3.29% Assumed Cash on Cash

The Statements an figures herein, while not guaranteed, are secured from sources we believe authoritative.

Annual Property Operating Data

Date: 15/May/23

Property Name

Annafeld Live Work

Location

6160 Elysian Road

Type of Property

Live-Work

Size of Property

2,263

Assessed/Appraised Values

Land	\$ 74,996.25	15.00%
Improvements	\$ 424,978.75	85.00%
Personal Property	\$ -	0.00%
Total	\$ 499,975.00	100.00%

Purchase Price	\$ 499,975.00
Plus Acquisition Costs	\$ -
Plus Loan Fees/Costs	\$ -
Less Mortgages	\$ 399,980.00
Equals Initial	\$ 99,995.00

Adjusted Basis as of

	Balance	Periodic PMT	PMT/Yr	Interest	Amort Period	Loan Term	% Down
1st	\$ 399,980.00	\$ (2,865.36)	12	7.15%	25	7	20.00%
2nd	\$ -	\$ -	0	0.00%	0	0	0.00%

\$/Sq Ft,
%/GOI or
\$/Unit

All Figures are Annual

Comments/Footnotes

1	Potential Rental Income	\$ 16.7		\$ 37,860.00	Based on market rent
2	Less: Vacancy & Cr. Losses		(3.0%)	\$ 1,135.80	
3	EFFECTIVE RENTAL INCOME			\$ 36,724.20	
4	Plus: Other Income (collectable)			\$ 1,785.00	Commercial Space CAM
5	GROSS OPERATING INCOME			\$ 38,509.20	
6	OPERATING EXPENSES				
7	Real Estate Taxes		\$ 4,000.00		Estimate
9	Property Insurance	3.9%	\$ 1,500.00		Estimate
10	Management	0.0%	\$ -		NA
14	Repairs and Maintenance	1.3%	\$ 500.00		Estimate
15	Utilities	0.0%			
16	Water/Trash	\$ 720	\$ 720.00		Estimate
17	Lawn Snow	\$ 720	\$ 720.00		Estimate
18		\$ -	\$ -		
20	Other Expenses	0.0%	\$ -		
21	Misc	0.0%	\$ -		
22	0	0.0%	\$ -		
23	0	0.0%	\$ -		
24	0	0.0%	\$ -		
25	0	0.0%	\$ -		
28	TOTAL OPERATING EXPENSES	19.3%		\$ 7,440.00	
29	NET OPERATING INCOME	80.7%		\$ 31,069.20	6.21% Assumed Cap Rate
30	Less: Annual Debt Service			\$ 34,384.37	18.65% Mortgage Constant
31	Less: Participation Payments			\$ -	
32	Less: Leasing Commissions			\$ -	
33	Less: Funded Reserves			\$ -	
34	CASH FLOW BEFORE TAXES			\$ (3,315.17)	-3.32% Assumed Cash on Cash

The Statements an figures herein, while not guaranteed, are secured from sources we believe authoritative.

Section 4

DEMOGRAPHICS

0 - 1 miles

1 - 3 miles

3 - 5 miles

Key Facts



\$328,272

Median Home Value

\$64,965

Median HH Income

5.1

Home Value to
Income Ratio

39.9

Median Age

747

Households

Key Facts



\$225,662

Median Home Value

\$56,423

Median HH Income

4.0

Home Value to
Income Ratio

39.1

Median Age

15,824

Households

Key Facts



\$290,863

Median Home Value

\$58,424

Median HH Income

5.0

Home Value to
Income Ratio

41.6

Median Age

22,885

Households

Education



4%

No HS Diploma



32%

HS Graduate



30%

Some College



34%

Degree or Higher

Education



5%

No HS Diploma



34%

HS Graduate



32%

Some College



29%

Degree or Higher

Education



5%

No HS Diploma



27%

HS Graduate



26%

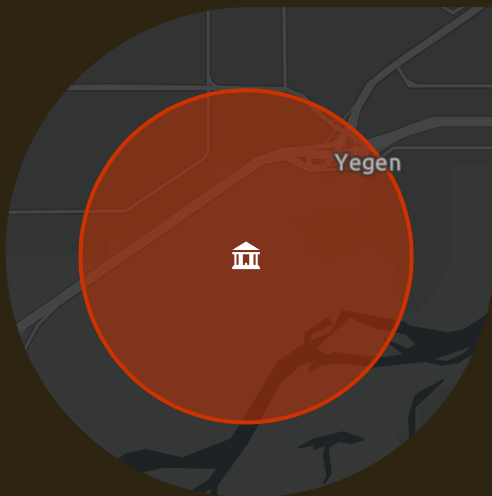
Some College



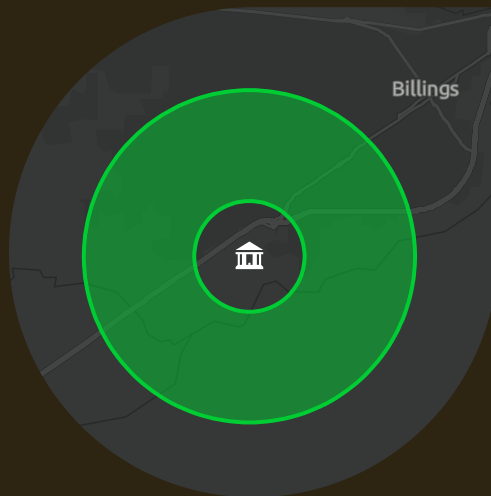
43%

Degree or Higher

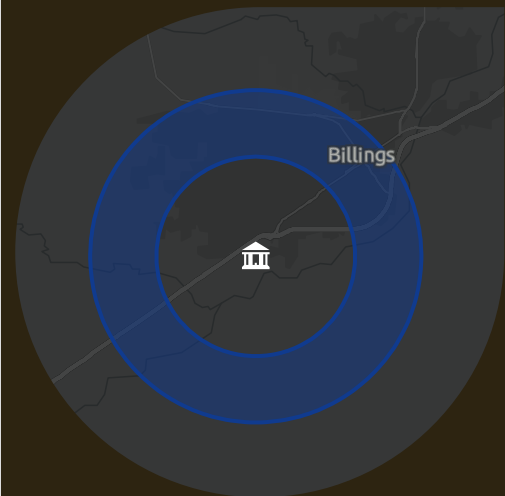
Annafeld Live-Work



Annafeld Live-Work

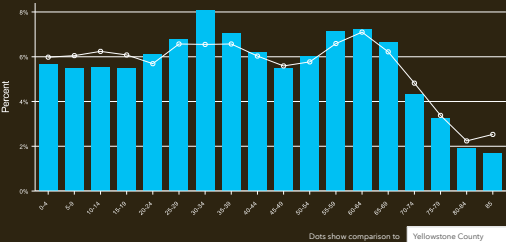


Annafeld Live-Work



Tapestry LifeMode				
	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	0	0.00%	9.9%	0
Upscale Avenues (L2)	0	0.00%	5.7%	0
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	0	0.00%	7.5%	0
GenXurban (L5)	0	0.00%	11.4%	0
Cozy Country Living (L6)	389	52.07%	12.0%	435
Ethnic Enclaves (L7)	0	0.00%	7.1%	0
Middle Ground (L8)	354	47.39%	10.9%	435
Senior Styles (L9)	0	0.00%	5.8%	0
Rustic Outposts (L10)	3	0.40%	8.2%	5
Midtown Singles (L11)	0	0.00%	6.2%	0
Hometown (L12)	0	0.00%	6.1%	0
Next Wave (L13)	0	0.00%	3.9%	0
Scholars and Patriots (L14)	0	0.00%	1.6%	0

Age Profile

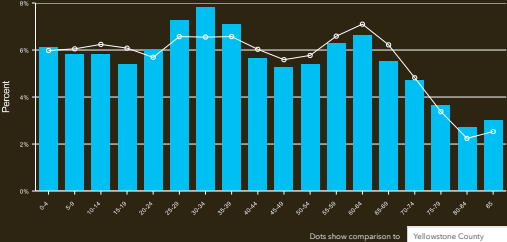


Households By Income				
The largest group: \$50,000 - \$74,999 (21.4%)				
The smallest group: \$25,000 - \$34,999 (6.7%)				
Indicator ▲	Value	Diff		
<\$15,000	7.0%	+0.8%		
\$15,000 - \$24,999	10.7%	-0.5%		
\$25,000 - \$34,999	6.7%	-0.2%		
\$35,000 - \$49,999	10.8%	-1.6%		
\$50,000 - \$74,999	21.4%	+1.6%		
\$75,000 - \$99,999	12.3%	-0.1%		
\$100,000 - \$149,999	15.7%	+0.3%		
\$150,000 - \$199,999	7.9%	0		
\$200,000+	7.5%	+0.9%		

Bars show deviation from: Yellowstone County

Tapestry LifeMode				
	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	0	0.00%	9.9%	0
Upscale Avenues (L2)	0	0.00%	5.7%	0
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	0	0.00%	7.5%	0
GenXurban (L5)	6,556	41.43%	11.4%	365
Cozy Country Living (L6)	1,307	8.26%	12.0%	69
Ethnic Enclaves (L7)	0	0.00%	7.1%	0
Middle Ground (L8)	5,216	32.96%	10.9%	303
Senior Styles (L9)	0	0.00%	5.8%	0
Rustic Outposts (L10)	1,545	9.76%	8.2%	118
Midtown Singles (L11)	1,163	7.35%	6.2%	119
Hometown (L12)	36	0.23%	6.1%	4
Next Wave (L13)	0	0.00%	3.9%	0
Scholars and Patriots (L14)	0	0.00%	1.6%	0

Age Profile

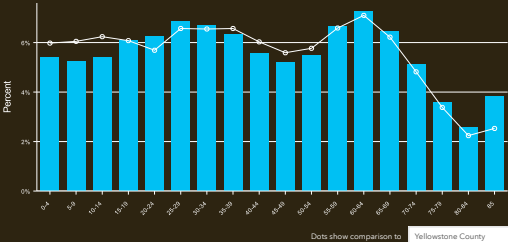


Households By Income				
The largest group: \$50,000 - \$74,999 (24.5%)				
The smallest group: \$200,000+ (2.9%)				
Indicator ▲	Value	Diff		
<\$15,000	6.9%	+0.7%		
\$15,000 - \$24,999	12.1%	+0.9%		
\$25,000 - \$34,999	8.1%	+1.2%		
\$35,000 - \$49,999	14.1%	+1.5%		
\$50,000 - \$74,999	24.5%	+3.7%		
\$75,000 - \$99,999	13.1%	+0.7%		
\$100,000 - \$149,999	13.2%	-2.2%		
\$150,000 - \$199,999	5.1%	-2.8%		
\$200,000+	2.9%	-3.7%		

Bars show deviation from: Yellowstone County

Tapestry LifeMode				
	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	2,895	12.65%	9.9%	128
Upscale Avenues (L2)	0	0.00%	5.7%	0
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	64	0.28%	7.5%	4
GenXurban (L5)	2,570	11.23%	11.4%	99
Cozy Country Living (L6)	2,955	12.91%	12.0%	108
Ethnic Enclaves (L7)	0	0.00%	7.1%	0
Middle Ground (L8)	6,160	26.92%	10.9%	247
Senior Styles (L9)	3,217	14.06%	5.8%	243
Rustic Outposts (L10)	425	1.86%	8.2%	23
Midtown Singles (L11)	4,134	18.06%	6.2%	291
Hometown (L12)	466	2.04%	6.1%	33
Next Wave (L13)	0	0.00%	3.9%	0
Scholars and Patriots (L14)	0	0.00%	1.6%	0




Age Profile






Households By Income				
The largest group: \$50,000 - \$74,999 (19.9%)				
The smallest group: \$200,000+ (7.3%)				
Indicator ▲	Value	Diff		
<\$15,000	8.1%	+1.3%		
\$15,000 - \$24,999	13.2%	+2.0%		
\$25,000 - \$34,999	7.6%	+0.7%		
\$35,000 - \$49,999	12.5%	-0.1%		
\$50,000 - \$74,999	19.9%	-0.9%		
\$75,000 - \$99,999	9.8%	-2.6%		
\$100,000 - \$149,999	14.0%	-1.4%		
\$150,000 - \$199,999	7.6%	-0.3%		
\$200,000+	7.3%	+0.7%		

Bars show deviation from: Yellowstone County




Tapestry Segments

 <div>6C</div>	The Great Outdoors 389 households	52.1% of Households	▼
 <div>8B</div>	Emerald City 354 households	47.4% of Households	▼
 <div>10D</div>	Down the Road 3 households	0.4% of Households	▼

Tapestry Segments

 <div>8F</div>	Old and Newcomers 3,418 households	21.6% of Households	▼
 <div>5B</div>	In Style 2,588 households	16.4% of Households	▼
 <div>5D</div>	Rustbelt Traditions 1,901 households	12.0% of Households	▼

Tapestry Segments

 <div>8F</div>	Old and Newcomers 5,061 households	22.1% of Households	▼
 <div>11D</div>	Set to Impress 4,134 households	18.1% of Households	▼
 <div>6A</div>	Green Acres 2,436 households	10.6% of Households	▼

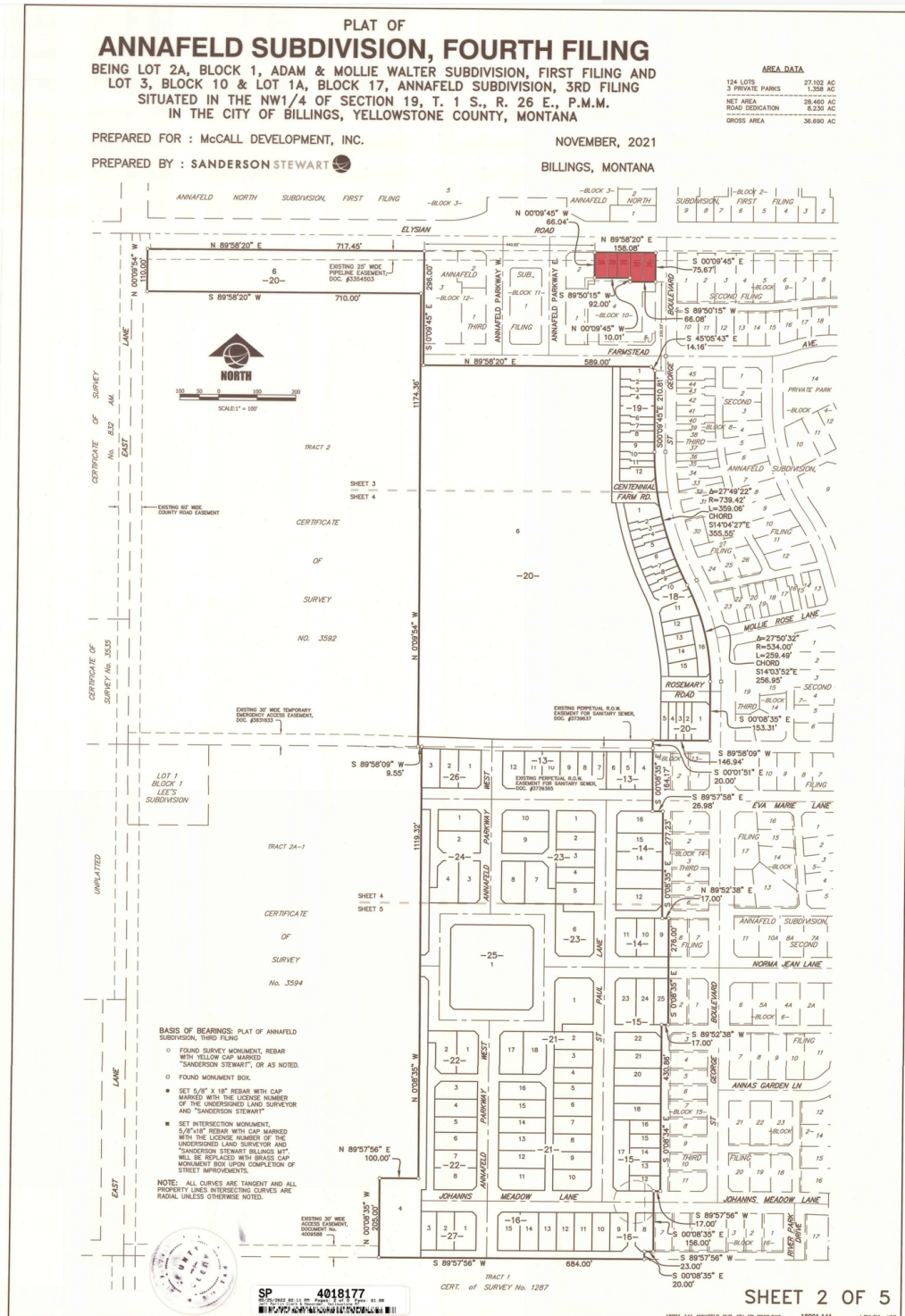
Section 5

ADDITIONAL INFORMATION

For Sale

Live - Work Units

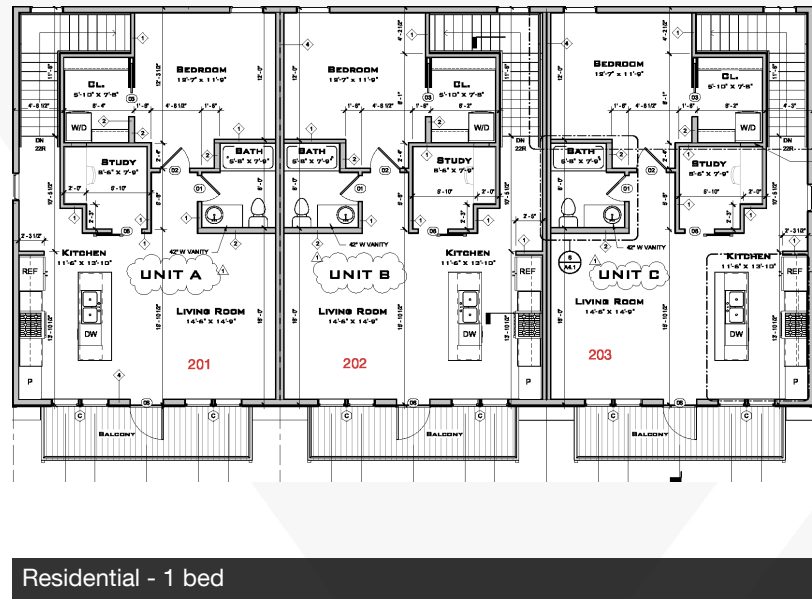
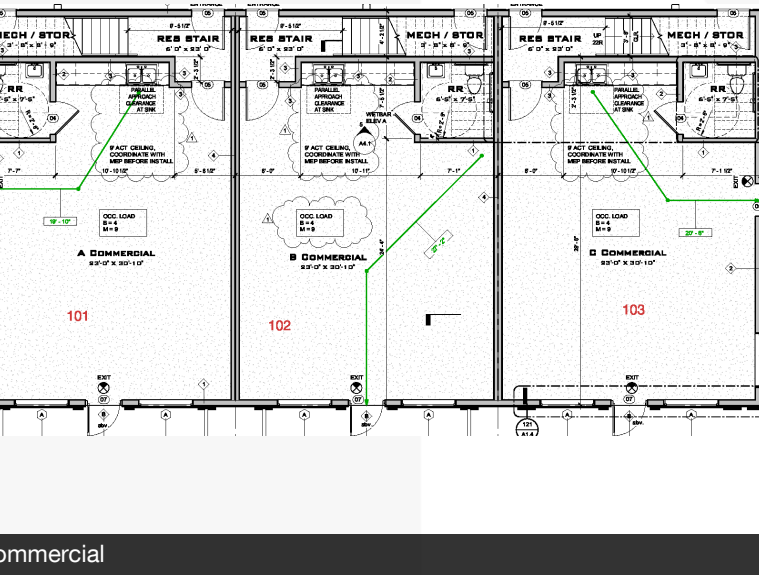
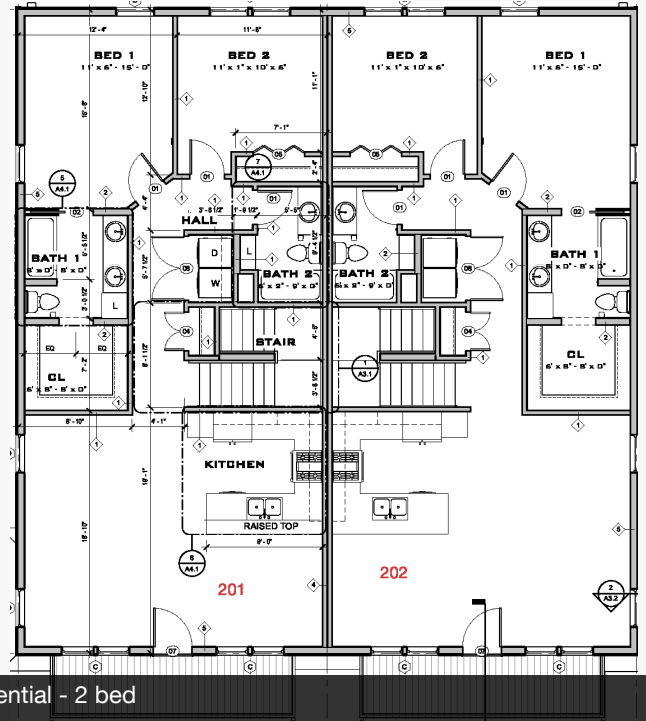
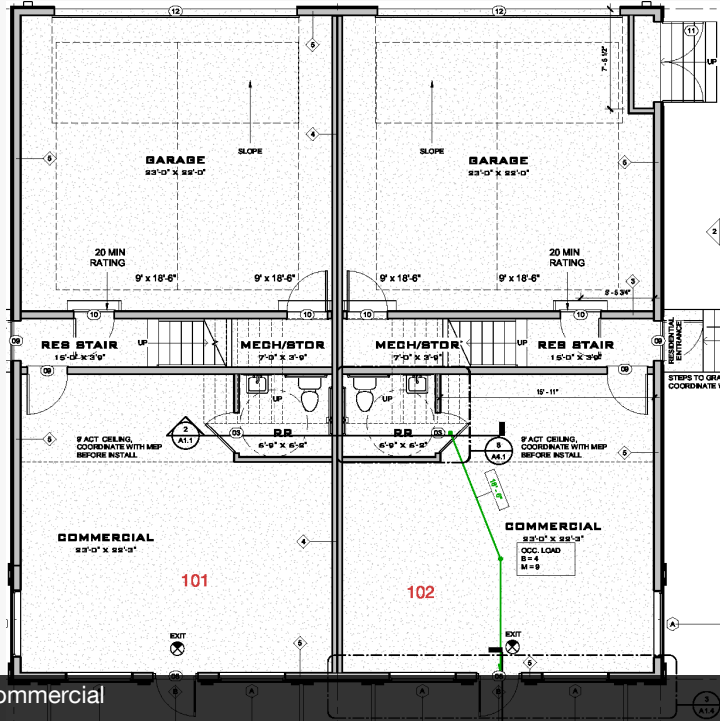
\$399,975 - \$499,975



For Sale

Retail Property

8,650 SF | \$499,750



Section 6

ADVISOR PROFILES

For Sale

Live-Work Units

\$399,975 - \$499,975



HALEY VANNATTA, CCIM

Broker

hvannatta@naibusinessproperties.com

Direct: 406.294.6317 | Cell: 406.672.1443

MT #62446

PROFESSIONAL BACKGROUND

Haley's passion is to help move businesses forward by identifying opportunities to maximize their real estate assets and lease negotiations. Haley's 20-year career in marketing and advertising, with 13 years as a magazine publisher and business owner, gives her unique insight into the challenges and frustrations business owners face. She loves working with people to help them achieve their business goals. Haley has a proven track record of sales and leasing for both tenants/buyers and landlords/sellers.

EDUCATION

Northwest College in Powell WY, Ag-Business 1995-1997

Montana State University Billings, Bachelor of Science in Business Administration: 2000

MEMBERSHIPS

CCIM - Certified Commercial Investment Member

State of Montana Real Estate Licence #62446

NAI Business Properties

3312 4th Avenue North

Billings, MT 59101

406.256.5000

naibusinessproperties.com

For Sale

Live-Work Units

\$399,975 - \$499,975



MATT ROBERTSON, SIOR

Broker/Principal

mrobertson@naibusinessproperties.com

Direct: 406.294.6308 | Cell: 406.671.1158

PROFESSIONAL BACKGROUND

Matt's process driven approach and keen market insight has assisted clients' in consistently capturing unseen revenue for their assets. Investors, owners, and buyers appreciate Matt's passion for the industry and personal approach which has helped him develop long-term relationships as a trusted advisor and consultant. Matt joined NAI Business Properties in September 2009 and became an owner in June of 2012. Prior to joining NAI, Matt brokered commercial transactions since 2004. Matt has taken the lead in developing a strong presence in the office, industrial and investment market as well as pioneering a commercial management and valuation division.

EDUCATION

As a business finance major from Montana State University - Billings, Matt has excelled in investment and property analysis as well as market analytics.

MEMBERSHIPS

Montana Commercial Real Estate Supervising Broker (#14178)
SIOR - Society of Industrial and Office Realtors
NAI Global Top Producer

NAI Business Properties

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