



FDIC PROPERTY FOR SALE



1544 Oakridge Drive

Fort Collins, Colorado 80525

Price: \$1,450,000



DISCLAIMER

This package is merely a bulletin and is solely intended to provide interested parties with preliminary information only. The delivery of this bulletin to any person shall not create any agency relationship between such person and the Federal Deposit Insurance Corporation (FDIC), in its various capacities, or subsidiaries (Seller). The information included in this package is believed to be correct, but it is not guaranteed and is not necessarily correct. Some of the information furnished is from outside sources deemed to be reliable, but is not certified as accurate by the FDIC. All of the information contained herein is subject to corrections, errors and omissions, and changes in price prior to the sale of the real estate, etc. All purchase offers must be based on purchaser's own investigation of any property made available for purchase and not on any representations made by any party. Any purchase offer (Bid) is subject to approval by the appropriate FDIC authority. Seller makes no representation nor warranty, express or implied, with respect to the property made available for purchase; the property is being sold AS-IS, WHERE-IS, WITH ALL FAULTS, if any.

This Statement shall not constitute an offer to sell or a solicitation of an offer to buy the property referenced herein. In addition and without limitation of the foregoing, there shall not be any sale of the property in any state in which such offer, solicitation, or sale would be unlawful prior to registration or qualification under the applicable security laws of that state.

SELLER RESERVES THE RIGHT TO EITHER ACCEPT OR REJECT ANY AND ALL OFFERS.



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Executive Summary

Cushman & Wakefield, Inc. and Chrisland Commercial Real Estate, as exclusive advisors, are pleased to offer for sale 1544 Oakridge Drive (the "Property"), a 7,264-square foot restaurant retail building located in Fort Collins, Colorado. The Property was constructed in 2002 on an approximately 1.28 acre site and previously served as a restaurant facility. Located on the highly popular Harmony Corridor in desirable southeast Fort Collins, near many hotels, major employers, retailers, and high income residential areas; this property is ideally suited for restaurant, retail, medical, or dental user.

INVESTMENT HIGHLIGHTS

- **Prime Location** – Along the highly desirable Harmony Corridor, within Fort Collins, Colorado (Ranked as the 8th best place to live in the nation in 2010 by Money Magazine).
- **Area Retailers:** Safeway, Sam's Club, Kohl's, Walgreens, Super Wal-Mart, Super Target, Lowes, Staples, Sports Authority, Office Depot, Toys R Us, Babies R Us, Verizon Wireless, AT&T Wireless, The UPS Store, Fedex Kinkos and Ace Hardware.
- **Demographics:**

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2010 Population:	12,331	70,366	135,718
2015 Projected Population:	13,861	76,624	145,559
2010 Est. Average Household Income:	\$88,416	\$82,438	\$72,934
2010 Est. Median Household Income:	\$70,083	\$65,303	\$56,649

(Source: Nielsen Pop-Facts: Demographic Quick Facts Report July 23, 2010)

- **Traffic Counts:** Harmony Rd.: 43,000 vpd (source: www.fcgov.com)



OFFERING PROCEDURES

Cushman & Wakefield, Inc. (“C&W”) and Chrisland Commercial Real Estate, Inc. are contacting prospective purchasers in order to solicit their interest in the acquisition of the Property. The Property is being offered on a strict “as-is” basis with the selection of the buyer being influenced by the level of physical and economic due diligence initially undertaken by prospective purchasers. In this regard, detailed property information, title reports and other relevant documentation are available for review on the on-line due diligence library and documentation center. To obtain access to the due diligence materials, please execute the online confidentiality agreement provided on the Property website.

BIDDER INSTRUCTIONS

The Terms and Conditions and Bidder Instructions Statement (Statement) is described herein is for 1544 Oakridge Drive, Fort Collins, Colorado 80525. The Property is owned by the Federal Deposit Insurance Corporation (Seller) in its various capacities. The sale is being conducted by the Seller in cooperation with Cushman & Wakefield, Inc., (Contractor) and Chrisland Commercial Real Estate, Inc. (Subcontractor) assisting Seller. Submittal of purchase offers (Bids) should be directed to:

RYAN J. SCHAEFER

President
Chrisland Commercial Real Estate, Inc.
4745 Wheaton Drive, Suite 120
Fort Collins, CO 80525
(970) 663-3150
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The terms and conditions of the sale are as follows:

1. **Procedure.** A purchaser’s (Bidder) offer must be submitted on the Purchase and Sale Agreement form (the Form) furnished by Seller and the Bid must be acknowledged by Seller by signing the Form and its attachments, including the Purchaser Eligibility Certification, to become a binding agreement (the Contract). The Form and certain other information regarding the Property are available to investors in packages that can be obtained primarily through Cushman & Wakefield and Chrisland Commercial Real Estate. The Contract supersedes this Statement and serves as the governing document for the sale of the Property. NEITHER SELLER, ITS EMPLOYEES, NOR THE CONTRACTORS, MAKE ANY REPRESENTATION OR WARRANTY REGARDING THE ACCURACY OR COMPLETENESS OF ANY INFORMATION CONCERNING THE PROPERTY, INCLUDING THAT CONTAINED IN THE DUE DILIGENCE PACKAGE.
2. **Changes to Contract Documents.** All of the terms and conditions related to the purchase and sale of any property, or group of properties, are set forth in the Form. NO CHANGES WILL BE MADE TO THE FORM, INCLUDING ITS EXHIBITS. Should the Bidder make changes, alterations, deletions or additions to the Form, Seller may consider the bid to be Non-conforming and may remove it from any further consideration. The Form must be submitted in its entirety,



together with ALL exhibits, and must be signed and dated by Bidder, as applicable. Any deviations from these instructions may result in the Seller considering the bid to be Non-conforming. Provided, however, Seller reserves the right to modify or amend the Form, to complete blank sections, to attach appropriate exhibits, and to comply with the laws of the State wherein the property is located as such may be enacted or amended from time to time.

3. **Reserve Prices.** Some properties are offered subject to a reserve price, which is a confidential minimum price established by Seller. Offers below the reserve price will not be accepted. NOTWITHSTANDING, SELLER RESERVES THE RIGHT TO EITHER ACCEPT OR REJECT ANY AND ALL OFFERS.
4. **Due Diligence.** Bidder must conduct and rely upon its own investigation of the property. Bidder will be deemed to represent, warrant and agree that (i) it has examined the Property, is familiar with the physical condition thereof, and has considered it to be acceptable; (ii) neither Seller, its affiliate, officer, employee, nor the Contractor has made any expressed or implied representation, warranty, promise or guarantee whatsoever to Bidder, and in particular, with respect to the physical condition, operation, or any other matter or thing affecting or related to the property; and (iii) Bidder has not relied upon any representation, warranty, guarantee, or promise, or upon any statement made or any information provided concerning the Property including, but not limited to, due diligence packages, provided or made available by Seller or Contractor, and has determined to make its bid after having made and relied solely on its own independent investigation, inspection, analysis and evaluation of the Property, and the facts and circumstances related thereto. Without limiting the generality of the foregoing, Seller is and shall be under no obligation to disclose to Bidder, and shall have no liability for its failure to disclose to Bidder information known and related to the Property.
5. **Notification.** Once all Bids have been reviewed by Seller, the winning Bidder will be notified by telephone within fifteen (15) business days. Written confirmation and delivery of a fully executed Contract will follow thereafter.
6. **Closing.** Closing will take place within forty-five (45) days after the effective date of the Contract.
7. **Closing Cost.** Refer to the Form terms and conditions.
8. **Contractor's Commission.** Seller has listed the property with a Contractor and will pay a commission exclusively and entirely to the Contractor pursuant to the terms of the separate agreement between the Seller and the Contractor, but only if and when a commission is payable according to said separate agreement.
9. **Cooperating Broker Commission.** Since the Property is listed, Seller shall not pay a cooperating broker commission. Bidder may elect to pay a broker representing them in the Bid.

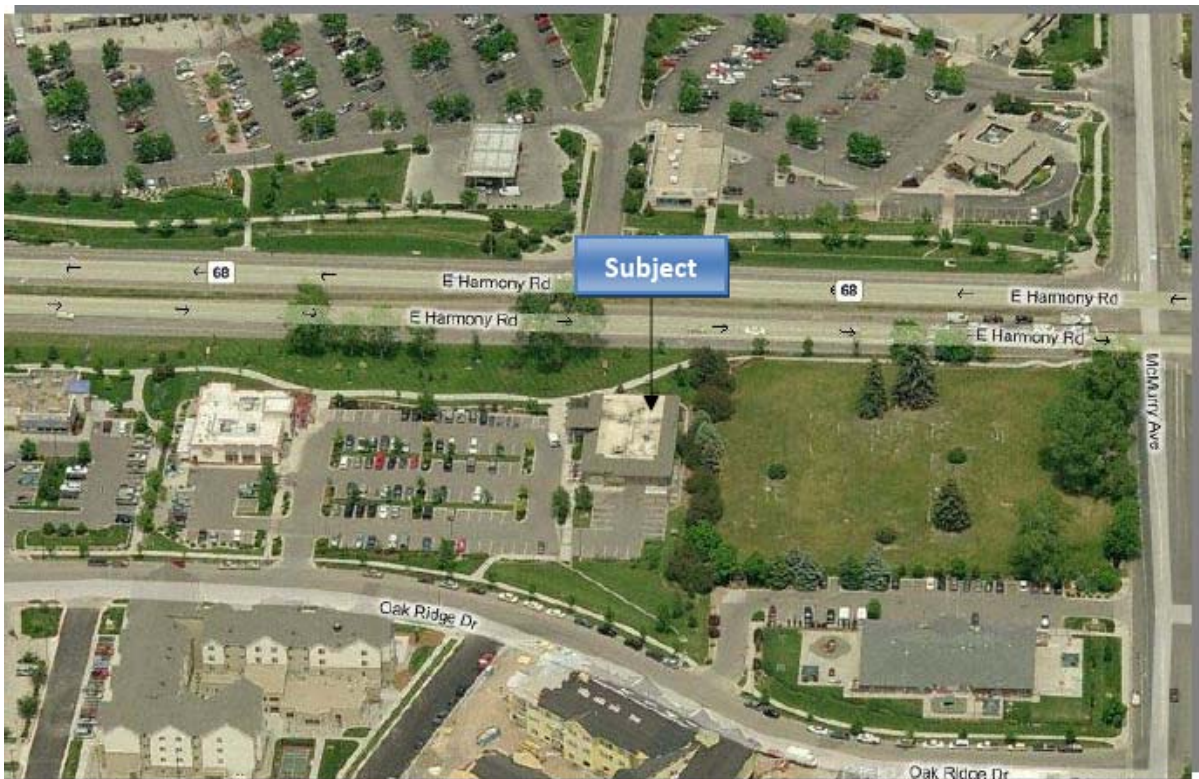
All bids will be analyzed based on the net return to FDIC.



Property Description

PROPERTY TYPE:	Retail - Restaurant
RENTABLE AREA:	7,264
GROSS AREA:	7,264
NO. STORIES:	1
YEAR BUILT:	2002
OCCUPANCY:	0%

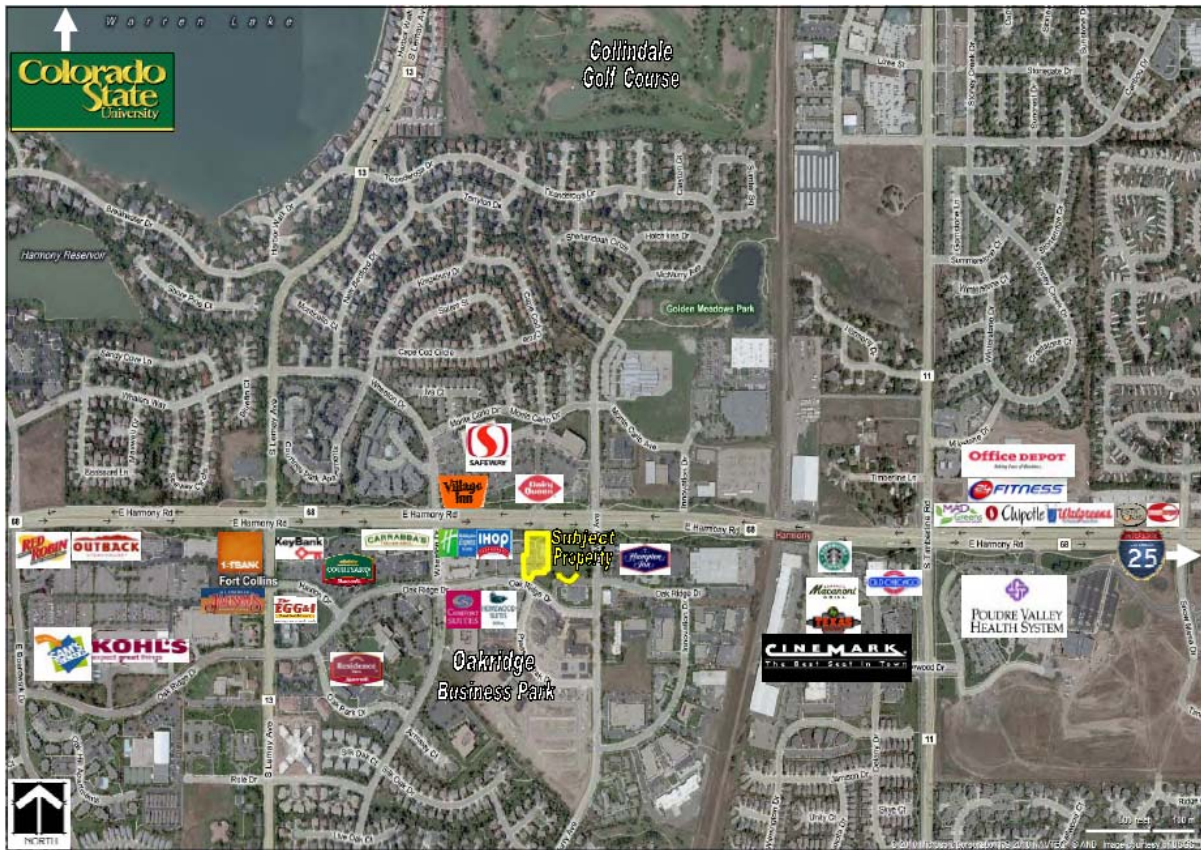
AERIAL MAP





PROPERTY LOCATION

PROPERTY LOCATION MAP





CONSTRUCTION DETAIL

FOUNDATION:	Assumed slab-on-grade with footing reinforcement under load bearing structure.
FRAMING:	Assumed wood stud framing.
ROOF:	Composite Shingles
EXTERIOR WALLS:	Masonry
EXTERIOR DOORS:	Metal and aluminum with glass
EXTERIOR WINDOWS:	Metal framed

INTERIOR FINISHES

FLOOR COVERING:	Commercial-grade carpet and tile, wood floors
WALLS:	Drywall and wood paneling
CEILINGS:	Acoustical tile and drywall
LIGHTING:	Recessed and flush-mounted fluorescent
RESTROOMS:	2 (1 men's and 1 women's)
VAULT:	N/A

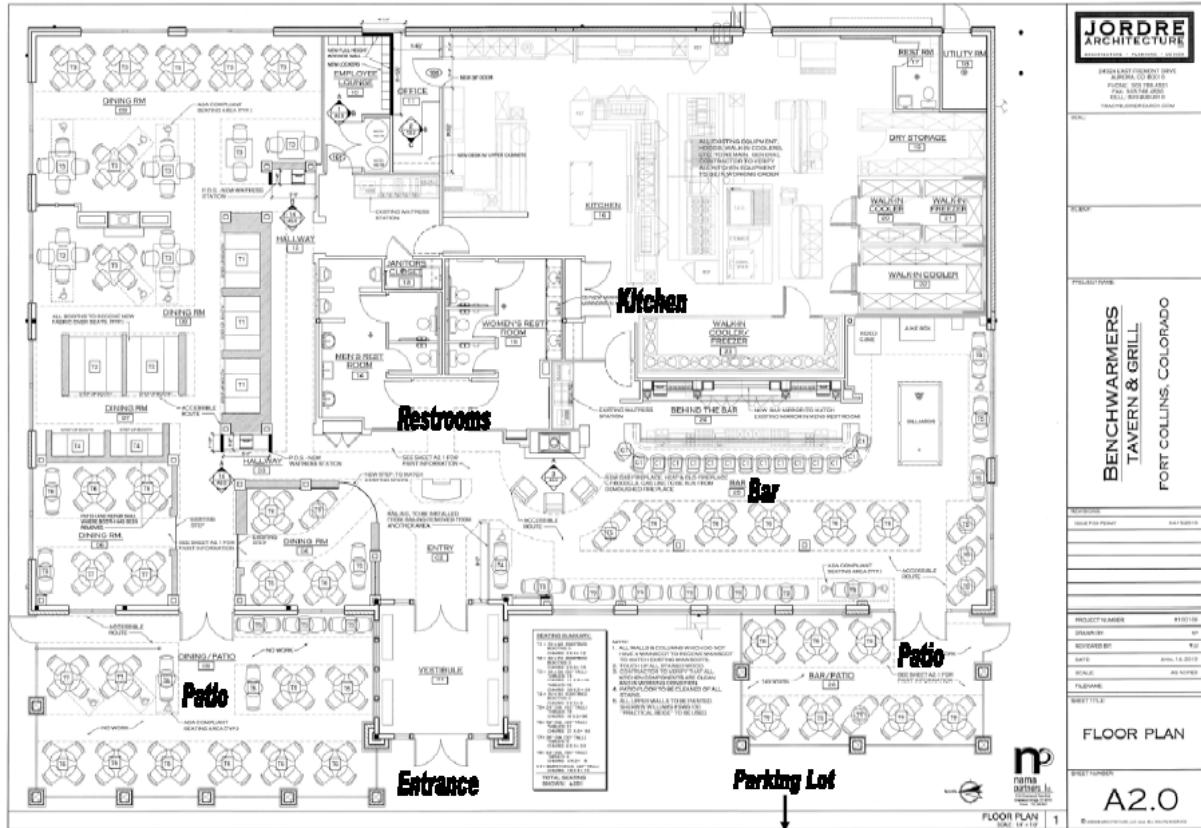
MECHANICAL DETAIL

HEATING & COOLING:	Roof-mounted central HVAC
ELECTRICAL:	Assumed to code for single-tenant restaurant use
ELEVATOR:	N/A
PLUMBING:	Unknown
FIRE PROTECTION:	Assumed to code and adequate for restaurant / retail use



FLOOR PLANS

FLOOR PLANS





PROPERTY PHOTOGRAPHS

PROPERTY PHOTOGRAPH #1





PROPERTY PHOTOGRAPH #2

