

THE GOLD CAMP RANCH, PIKES PEAK AREA, COLORADO

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EXECUTIVE SUMMARY

- ✓ Best combination of ranch price, location (5 mi. E of Cripple Creek, 11 mi. WSW of Colorado Springs and 56 mi. S of Denver) and owner financing in Colorado!
- ✓ REDUCED \$200K to \$699K
- ✓ NOW with potential 20% owner 2nd loan at 5% interest
- ✓ Still with 5% Buyer Broker Commission

The Gold Camp Ranch is a 118+ acre STAR land & ranch LISTING in Teller County, Colorado. It features a Lodge, Main Compound with 4 small cabins, two more cabin groups, one in front of Lake Lisa and one in front of Cow Mountain, Lake Jacobs, a 1+ acre lake with a Quonset Hut, an 850'+ est. elevation range, a beautiful half-mile winding drive surrounded by Pike National Forest on the famous Gold Camp Ranch Road.

You enter the Gold Camp Ranch and follow a hard packed rock lined half-mile driveway

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flanked by towering Aspens and Pines and a meandering wet weather creek. As you make the final turn north, you complete the 300' est. climb leading to the Main Compound, you see the drive to the glistening 1+ acre Lake Jordan on your left.

The Camp House and most outbuildings follow a natural rustic Colorado theme with unfinished pine exteriors and preformed metal roofs. Other than the Quonset Hut built in 2001 and one small cabin built in 1963, all improvements were built by the current owner in 2000.

The Main Compound has Cow Mountain as a backdrop. Immediately over the Cow Mountain ridge is the stunning Bison Reservoir. The Main Compound is built around the 1,247 SF one-story Lodge. It has a porch across the entire front providing a natural family gathering area. It has a large circular drive with a full size flag pole in the center. Four smaller camp houses each capable of sleeping 6 complete the Main Compound.

The Pristine Lake Jordan and its two little sisters are spring fed with crystal clear water year round. Adjacent to Lake Jordan is a 1,305 SF Quonset Hut.

To the west of The Main Compound are the Lake Lisa Cabins at the intersection of Gary Drive and Robinson Way. If you continue on Gary Drive, you arrive at the Barn. If you turn right on Robinson Way, you enter the Cow Mountain Cabins cul-de-sac.

Potential 20% of sale price 2nd mortgage, 5% interest, 40-year amortization, 7-year balloon, \$578 monthly P&I.

Teller County is a very well educated, young, high net worth and high income population. It has very high projected population and very high projected increases in home values. If you want to be in the Country but near Colorado Springs or Denver, this is THE County to live in.

Compared to all Benchmarks*, Teller County has the highest%: \$100K-\$150K household net worth, \$1K-\$1.5K mortgages, residents in agriculture/mining, residents in services and residents attaining at least an associate's degree. It has the 2nd lowest %: under \$20K household income and home values under \$60K.

Compared to Rural Benchmarks*, Teller County has the highest % growth in population and median home values. It has the highest %: \$100K+ household net worth, at least a master's degree, \$3K+ mortgage and \$150K+ home values

***Benchmarks.** Rural Benchmarks: Jefferson, Douglas, Elbert, Lincoln, Crowley and Park Counties. **All Benchmarks:** Rural Benchmarks, City of Colorado Springs, the Colorado Springs CBSA, Colorado and the US.

Lisa Robinson, Owner Broker of Nextage Pikes Peak Properties is the broker of record and client manager. CBC Southwest Partners is the listing manager. We are honored that Lisa selected us to manage this listing. She is our 1st Nextage strategic partner. The Gold Camp Ranch is our 1st listing in Colorado.

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HIGHLIGHTS

- (1) Reduced \$200K, 5% buyer broker commission, 20% potential owner second at 5% interest
- (2) 118+ acres, elevations estimated from 9,698'-10,543', 88% estimated wooded, wet weather creek, stunning vistas
- (3) Almost one-mile of interior roads including a tree lined curving entry drive climbing 300' from Gold Camp Road to the Main Compound
- (4) 7,890 SF of improvements including a rustic 1,242 SF lodge, many small cabins, barn and Quonset Hut
- (5) 5 mi. E of Cripple Creek, 11 mi. WSW of Colorado Springs and 56 mi. S of Denver
- (6) Stunning demographics confirming Teller County is THE rural county to live in the greater Denver-Colorado Springs area

KEY LINKS

Social Media Links

- (7) You Tube video: <http://bit.ly/CO-Gold-Camp-Ranch-You-Tube-video>
- (8) Facebook photo album: <http://on.fb.me/CO-Gold-Camp-Ranch-Facebook-photo-album>
- (9) Word Press flyer: <http://bit.ly/CO-Gold-Camp-Ranch-Word-Press-flyer>

New Plans

- (10) New Plans interactive site: <http://bit.ly/CO-Gold-Camp-Ranch-New-Plans-Interactive>
- (11) New Plans photo gallery: <http://bit.ly/CO-Gold-Camp-Ranch-New-Plans-Photo-Gallery>
- (12) New Plans listing: <http://bit.ly/CO-Gold-Camp-Ranch-New-Plans-listing>

Custom Packs & URLs

- (13) Gold Camp Ranch pictures pack: <http://bit.ly/CO-Gold-Camp-Ranch-pictures-pack>
- (14) Gold Camp Ranch graphics pack: <http://bit.ly/CO-Gold-Camp-Ranch-graphics-pack>

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- (15) Gold Camp Road pictures pack: <http://bit.ly/CO-Gold-Camp-Road-pictures-pack>
- (16) Gold Camp Ranch area pictures pack: <http://bit.ly/CO-Gold-Camp-Ranch-area-pictures-pack>
- (17) Teller County demographics pack: <http://bit.ly/CO-Teller-County-demographics-pack>
- (18) Gold Camp Ranch offering: <http://bit.ly/CO-Gold-Camp-Ranch-offering-pack>

We will make every effort to accommodate other languages based on availability of translation resources. The offering is available on request in 88 languages and dialects.

Key Listings

- (19) Land, Farm and Ranch listing: <http://landfarmandranch.com/property-listing/?listingId=337224>
- (20) Coldwell Banker Commercial Worldwide listing: <http://edg199914.local.cbcworldwide.com/cbclistings/4662424.html>
- (21) HAR listing: <http://www.har.com/46219846>
- (22) Commercial Gateway listing: <http://www.commgate.com/index.cfm?fuseaction=property.detailFS&ln=205159>
- (23) LoopNet listing: <http://www.loopnet.com/lid/17212404>
- (24) Lands of Colorado listing with full narrative: <http://www.landsofcolorado.com/listing/993968>
- (25) Lands of America listing with full narrative: <http://www.landsofamerica.com/listing/993968>
- (26) Country Homes of Colorado listing with full narrative: <http://www.countryhomesofcolorado.com/listing/993968>
- (27) Country Homes of America listing with full narrative: <http://www.countryhomesofamerica.com/listing/993968>

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If any link does not directly connect, just copy and paste the link into your web browser. Feel free to call or email us for technical assistance.

5% BUYER BROKER COMMISSION

A buyer broker does NOT have to accompany their buyer to any showings.

POTENTIAL 20% OWNER SECOND FINANCING

Depending on transaction terms, your qualifications and other factors, the owner may provide a 20% 2nd loan at 5% interest, 40-year amortization with a 7-year balloon.

Based on a sale price of \$598,400, THE 2nd loan would be \$111,812 with an estimated \$578 monthly payment and an \$111,812 balloon payment in 7 years.

All calculations based on Bank Rate Monitor on-line calculators.

CONTACT INFORMATION

Call 1.979.421.9996 to set up an appointment, request additional information or answer any questions.

PROPERTY

- (28) 118.68 acres spanning 5 tracts
- (29) 7,890 SF of improvements spanning 15 structures
 - (a) 1,242 SF Lodge with unfinished pine exterior, preformed metal roof
 - (b) 1,792 SF barn
 - (c) 11 cabins/utility sheds with 3,521 SF
 - (d) 1,305 SF Quonset Hut

NOTE: All improvements built in 2000 except one utility shed built in 1963 and the Quonset Hut built in 2001

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- (30) 3 ponds with the largest est. at 1.02 acres
- (31) 0.92 est. interior roads including a beautiful 0.57 mi. estimated entry drive
- (32) 88% estimated wooded
- (33) 9,698'-10,543' estimated elevation range
- (34) \$3,570 taxes in 2011
- (35) All owned and controlled mineral and water rights convey
- (36) Legal:
 - (a) **3.25 acres:** Account # R0001118, PIDN# 10025.00020020: 14-15-69 2500 PT BEAVER GULCH PLACER AS DESC IN BK 540 PG 123 SR. 3.25 acres
\$280.48 taxes in 2011
<http://www.co.teller.co.us/Data/sa.tc?R0001118>
 - (b) **27.08 acres:** Account # R0001126, PIDN # 10025.44020040: 14-15-69 2544 PT WILLOW GULCH PLACER SR
\$1,107.44 taxes in 2011
<http://www.co.teller.co.us/Data/sa.tc?R0001126>
 - (c) **40 acres:** Acres # R0001128, PIDN # 10025.44020060: 13-15-69 2544 PT WILLOW GULCH PLACER AS DESC B682 P91 SR LYING IN PT SW4NW4
\$1,241.16 taxes in 2011
<http://www.co.teller.co.us/Data/sa.tc?R0001128>
 - (d) **43.54 acres:** Account # R0001129; PIDN # 10025.44030020: 14-15-69 2544 PT WILLOW GULCH PLACER MS
\$488.72 taxes in 2011.
<http://www.co.teller.co.us/Data/sa.tc?R0001129>
 - (e) **4.81 acres.** Account # R0003429, PIDN # 10112.19020010: 14-15-69 11219 PT IRONSTONE SR
\$452.20 2010 taxes in 2011
<http://www.co.teller.co.us/Data/sa.tc?R0003429>

LOCATION

- (37) 0.87 mi. W and 2.74 mi. S of the Pike National Forest
- (38) 5 mi. E of Cripple Creek

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(39) 11 mi. WSW of Colorado Springs

(40) 56 mi. S of Denver

DEMOGRAPHICS & ECONOMETRICS

(41) **Summary:** Teller County is a very well educated, young, high net worth and high income population. It has very high projected population and very high projected increases in home values. If you want to be in the Country but near Colorado Springs or Denver, this is THE County to live in.

(42) **Benchmarks:**

(a) **Rural Benchmarks:** Jefferson, Douglas, Elbert, Lincoln, Crowley and Park Counties

(b) **Regional Benchmarks:** Rural Benchmarks, City of Colorado Springs and the Colorado Springs CBSA

(c) **All Benchmarks:** Rural Benchmarks, Regional Benchmarks, Colorado and the US

(43) **“Rural” defined:** There is no unanimous consent of defining a “Rural County”. There are federal definitions of rural “areas”. We assume a County with less than 40,000 est. population is “rural”. http://www.nal.usda.gov/ric/ricpubs/what_is_rural.shtml

(44) **Metro Counties (150,000+ est. population) in the Colorado Springs Region:**

(a) **El Paso County:** 615,884 est. population

(b) **Jefferson County:** 542,079

(c) **Pueblo County:** 160,630 est. population

(d) **Douglas County:** 299,923 est. population

(45) **Urban County (40,000-150,000 est. population) in Colorado Springs Region:**

(a) **Fremont:** 48,013 est. population

(46) **Rural Counties (less than 40,000 est. population) in Colorado Springs Region:**

(a) **Teller:** 22,898 est. population

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- (b) **Elbert:**23,736 est. population
- (c) **Lincoln:**5,437 est. population
- (d) **Crowley:** 6,682 est. population
- (e) **Park:** 17,302 est. population

NOTE: All above “est. population” projections are 2010 estimates from CCIM

(47) **Baseline:** Teller County

(48) **Compared to all Benchmarks, Teller County has:**

- (a) **Highest%:**
 - \$100K-\$150K household net worth
 - \$1K-\$1.5K mortgages
 - Residents in agriculture/mining
 - Residents in services
 - Associate’s degree attained
- (b) **2nd lowest %:**
 - Under \$20K household income
 - Home values under \$60K
 - Population 85+

(49) **Compared to Regional Benchmarks, Teller County has 2nd highest:**

- (a) Avg. mortgage
- (b) Median mortgage

(50) **Compared to Rural Benchmarks, Teller County has:**

- (f) **Highest % growth in:**
 - Population
 - Median home values
- (g) **Highest %:**
 - \$100K+ household net worth
 - At least a master’s degree attained
 - \$3K+ mortgage

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- \$150K+ home values
 - Associate's degree highest attained
 - Residents in agriculture
 - Residents in services
- (a) **2nd highest avg.:**
- Mortgage
 - Rent with utilities
 - Rent without utilities
- (b) **2nd highest % growth in:**
- Household income
 - Per person income
- (c) **2nd highest %:**
- \$500K-\$999K household net worth
 - \$250K+ household income
 - \$500K+ household income
 - \$200K-\$299K home values
 - 35-64 years old
 - 40-64 years old
 - Bachelor's degree highest attained
- (d) **2nd lowest %:**
- Under \$20K household income
 - Under \$20K home values
 - \$20K-\$59K home values
 - Vacant homes for sale
 - Vacant homes for legal and other reasons
 - 85 or older

CCIM REPORTS AND LISTING ANALYSIS

- (51) **CCIM reports analyzed for listing.** There are 2,138 underlying CCIM PDF sets. All are available on the property website or on request.
- (52) **CCIM posted reports.** For your convenience, the following CCIM reports are available on the CBC, Commercial Gateway, Lands of Colorado, Lands of America, LoopNet and any other property websites that allow unlimited PDF files:
- (a) Community summary pack
 - (b) Demographic pack

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- (c) Education pack
 - (d) Employment pack
 - (e) Executive summary pack
 - (f) Graphic profile pack
 - (g) Household growth pack
 - (h) Income pack
 - (i) Lifestyle pack
 - (j) Market profile pack
 - (k) Population growth pack
 - (l) Site map pack
 - (m) Tapestry segmentation pack
- (53) **Published sources.** All analysis is based on defined and published sources. Unless otherwise noted, all demographic and econometric data is from the Certified Commercial Investment Member (CCIM) Institute in collaboration with ESRI.
- (54) **Proprietary estimates and projections.** Unless otherwise noted, annual % change estimates and regression projections are from CBC Southwest Partners proprietary models.

DIRECTIONS

FROM THE FAMOUS MILLIE KATHLEEN GOLD MINE AT CRIPPLE CREEK, IT IS 3.9 MI. EAST

- (1) Travel east on SR 66 2.1 mi.
- (2) Turn south (left) in CR 8 for 1.8 mi.
- (3) The property is on your left with a CBC sign

FROM COLORADO SPRINGS AT I25 AND US26, IT IS 43.6 MI. WEST

- (1) Travel northwest on US 24 for 25 mi.
- (2) At Wheatland Park, turn west (left) on SR67 for 13.4 mi. continue south at Divide
- (3) Turn south (left) in CR 8 for 1.8 mi.
- (4) The property is on your left with a CBC sign

DISCLOSURES & COPYRIGHTS

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