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1:39 pm 2/22/22

Mary:

Here is the revised bid for Whitney VanZant. Please confirm receipt.

**Price Offered** \$500,000

**Current Occupancy:**

Leaseback option triple  
net lease for \$6,100 per  
month not to exceed 2  
years.

**Leasing Options:** Buyer to commence converting unused portions of building for restaurant/lodging use (future sales/employee/property tax revenue).

**Additional Terms:** NNN Lease to commence upon Closing. County can relocate Premises during the 2 year time period.

**Carol Ann Peterson CRS, C2EX, ABR, GRI, e-Pro**

**Broker Associate**

**Jim Smith Realty**

**970-264-3200 office**

**2020 - 21 Colorado Association of Realtors Mountain District Chair**