

FOR IMMEDIATE RELEASE

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Connexion Asset Group Purchases 19,000 SF Truck Terminal in Commerce City, CO

Lakewood, CO (October 2013) – Connexion Asset Group (CAG), a Lakewood based real estate investment company, is pleased to announce the purchase of a 19,000 SF truck terminal building in Commerce City, Colorado at 5555 E 58th Street.

5555 E 58th sits on an 8.5-acre site and is currently vacant. CAG, along with its partner Streech Properties, plans to either redevelop the site into a 120,000 SF Class A warehouse/distribution facility, or continue to operate the asset as a truck terminal. The site’s central location with access to major highways in the region make it ideal for either use. Denver’s economy continues to outperform the national average as the recovery continues. Strong in-migration and above average job growth are projected to continue to support strong long-term growth.

“The optionality of this deal has great appeal to us,” CEO Ed Anderson said. “When we initially looked at this deal, it seemed like a great location to build a Class A warehouse to capitalize on increasing demand in the Denver market. The more we researched, the more we saw demand for truck terminal facilities vastly outstripping supply. As value oriented investors, we love the options this site presents us going forward, and we’ll proceed driven by where the value proposition leads us.”

Projected Economics of Investment (Truck Terminal Scenario):

Purchase Price of Transaction:	\$1,850,000
Initial Equity Requirement:	\$750,000
Average Leveraged Cash/Cash:	18.63%
Leveraged 3 Year Gross Investment IRR:	56.67%



Connexion Asset Group is a full service real estate investment firm comprised of individuals with broad backgrounds and long histories in the commercial real estate arena. Connexion’s team has established investment relationships with national and international clients. The team members have extensive records of accomplishment in commercial real estate investment and development projects throughout the U.S.