



## 2155 Analysis

Presented by:

**Ryan Springer**  
**NAI Landmark**

1811 W. Dickerson  
Bozeman, Montana 59715

Office: 406.556.5069

Mobile: 406.579.5586

Fax: 406.794.0402

[Ryan.Springer@NAILandmark.com](mailto:Ryan.Springer@NAILandmark.com)

[www.NAILandmark.com](http://www.NAILandmark.com)



Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

## CONFIDENTIALITY, REGISTRATION and NON-DISCLOSURE AGREEMENT

In consideration of the opportunity to review certain confidential documents and proprietary information of ("Seller") which are disclosed to the undersigned principal ("Principal") (and its procuring agent ("Agent"), if any) solely for the purpose of evaluating the suitability of an acquisition of one or more properties offered by Seller, the undersigned agree as follows:

All documents and information, whether written or oral, disclosed to Principal and Agent shall be deemed confidential and proprietary. Principal and Agent shall not disclose any confidential documents or proprietary information of Seller to anyone except the respective principals of Principal and Agent and their respective employees, agents, consultants, attorneys and accountants who have executed this agreement. Seller retains sole and exclusive ownership of the documents and information disclosed to Principal and Agent.

Principal and Agent shall return to NAI Landmark within ten (10) days after written request all documents and information disclosed under this offering which have not been destroyed (including all copies made by or at the direction of Principal or Agent) and shall certify in writing that all documents and information in the hands of Principal and Agent and their respective agents, employees, consultants, accountants and attorneys have been returned to NAI Landmark or destroyed.

Principal and Agent agree that Seller's remedy at law for any breach of any of the covenants and agreements set forth in this Agreement may be inadequate and that, in the event of any such breach or threatened breach, Seller shall, in addition to all other remedies which may be available to it at law, be entitled to equitable relief in the form of preliminary and permanent injunctions without the necessity of proving damages. Principal and Agent further agree that the terms of this Agreement shall in no way restrict or limit any other remedies Seller may have against Principal or Agent. Seller shall be entitled to recover the costs including reasonable attorney's fees, should Principal or Agent breach the terms this Agreement. This Agreement shall be interpreted, construed, and enforced in accordance with the laws of the State of Montana.

The obligations of this agreement shall continue for a period of three (3) years from the date of last disclosure to Principal or Agent and shall survive the acquisition of the Property by Principal and the destruction or return of documents to NAI Landmark in accordance with this agreement.

No contract or agreement providing for any transaction between Seller and Principal shall be deemed to exist unless and until a final definitive agreement has been executed and delivered. Principal and Agent hereby waive in advance any claims, including without limitation breach of contract, in connection with any transaction between Seller and Principal unless and until they have executed a final definitive agreement. Unless and until a final definitive agreement regarding a transaction between Seller and Principal has been executed and such a transaction by virtue of this Agreement except for the matters specifically agreed to herein. Principal and Agent further acknowledge and agree that: (i) Seller shall have no obligation to authorize or pursue any transaction with Principal; and (ii) Seller reserves the right, in its sole and absolute discretion, to reject all proposals and to terminate discussions and negotiations with Principal at any time.

By signing and returning this agreement, Agent and Principal agree to keep all documents and information disclosed to them in confidence, and to use such information solely for the purpose of evaluating a potential investment in the Property.

Principal agrees to return to NAI Landmark, within ten (10) days after written request, all documents and information disclosed under this agreement and all copies of such documents made by the undersigned and to certify in writing that all such documents and information have been returned to NAI Landmark.

Principal acknowledges that Principal is to be represented by the undersigned Agent and that any other real estate agent with regard to its interest in the Property does not represent it. Agent and Principal have read the foregoing, agreed to its content in its entirety.

**Principal:** \_\_\_\_\_

By: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Date: \_\_\_\_\_

**Agent:** \_\_\_\_\_

By: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Upon execution, please return via email or fax this form to  
NAI Landmark and we will forward to Listing Broker:

NAI Landmark  
1811 W. Dickerson #17  
Bozeman, MT 59718  
ATTN: Ryan Springer

Email: [ryan.springer@NAILandmark.com](mailto:ryan.springer@NAILandmark.com)

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

2155 Analysis



**Ryan Springer**  
406.556.5069  
Ryan.Springer@NAILandmark.com  
www.NAILandmark.com

Purchase Info		
Square Feet		26,022
Purchase Price		\$4,800,000
Income Analysis		
	Monthly	Annual
Net Operating Income	\$26,265	\$315,180
Cash Flow	\$3,490	\$41,875
Financial Metrics		
Cap Rate (Purchase Price) Cash		6.6%
on Cash Return (Year 1) Internal		3.2%



2155 Analysis Drive in Bozeman, Montana is a +/-26,022 square foot, two-story, single-tenant office building currently 100% occupied. Though the Tenant (Takeda Pharmaceuticals) renewed it's lease at the beginning of 2015 for five years, it recently (June) announced that it will be consolidating three sites around the country on the East Coast and subsequently leaving the property early. The lease terms provide that if they should terminate early, they will be required to pay the remaining balance of the BASE rent.

The property is located adjacent to the Montana State University campus on the east and the new Innovation Campus to the west. It is walking distance to restaurants and shopping and just minutes from Bozeman Yellowstone International Airport.

**STREET VIEW MAP**

**Takeda**  
2155 Analysis Drive, Bozeman, MT 59718, USA





Commercial Real Estate Services, Worldwide.

Ryan Springer

406.556.5069

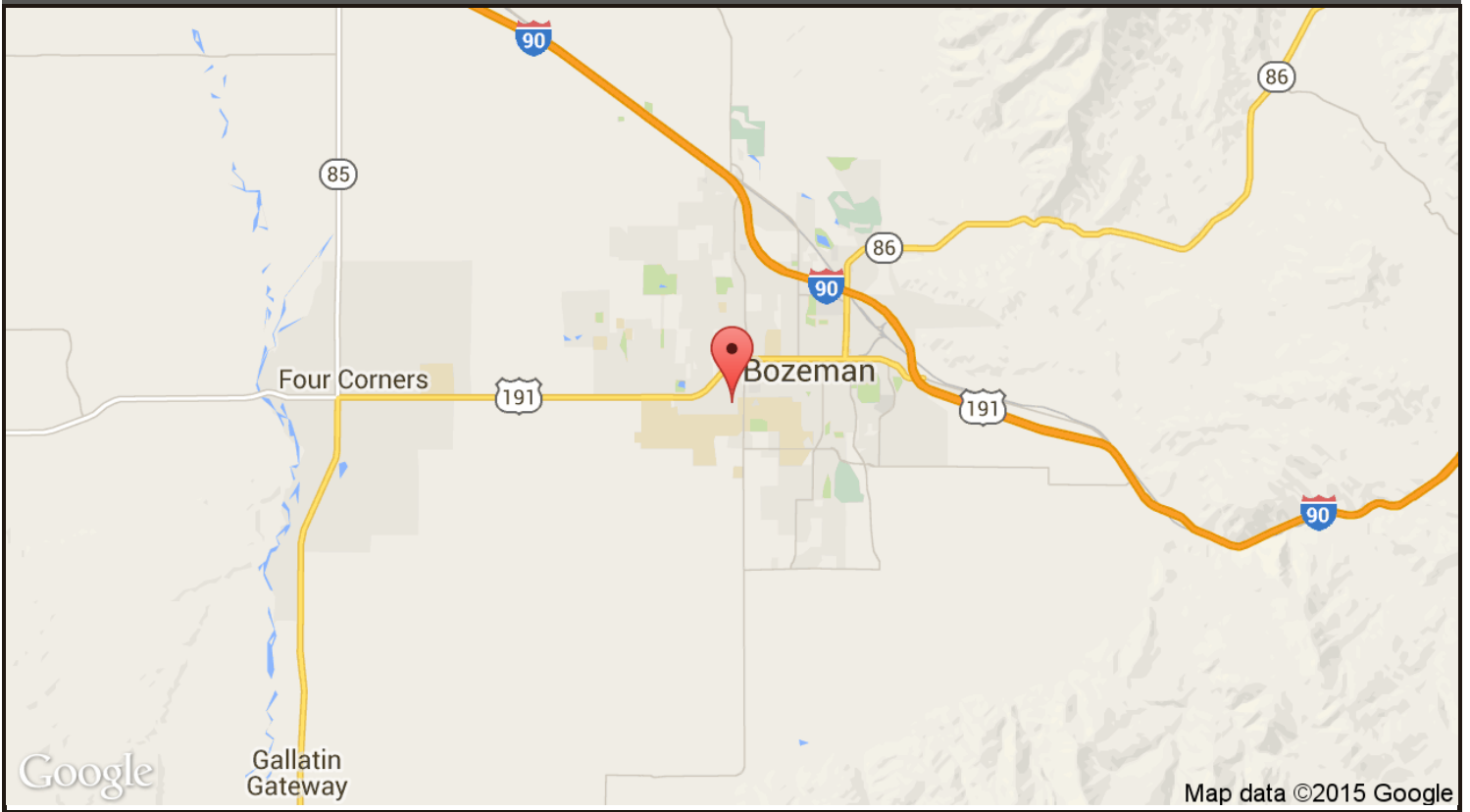
Ryan.Springer@NAILandmark.com

www.NAILandmark.com

AREA LOCATION MAP

Takeda

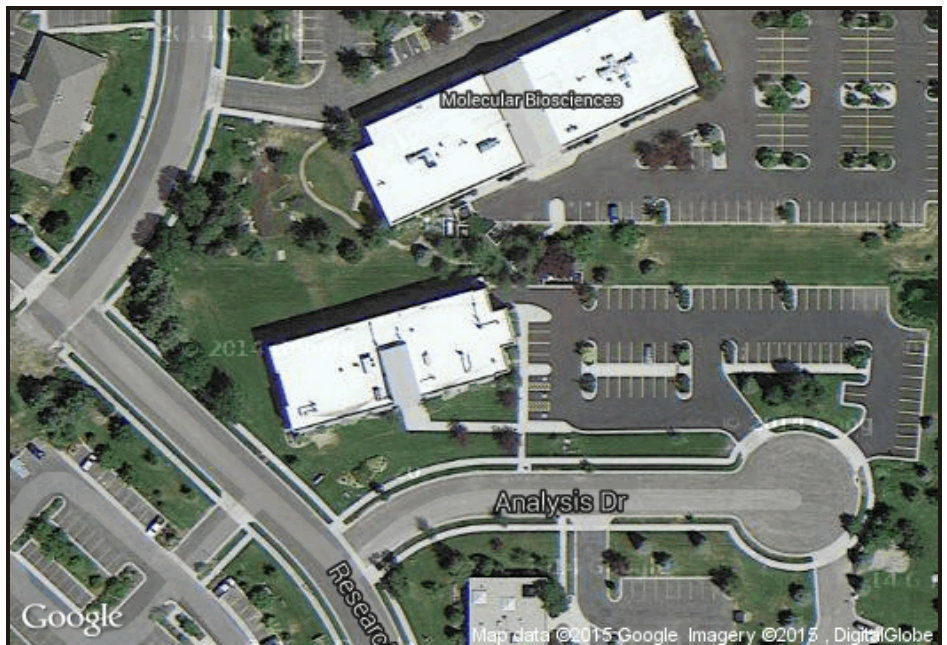
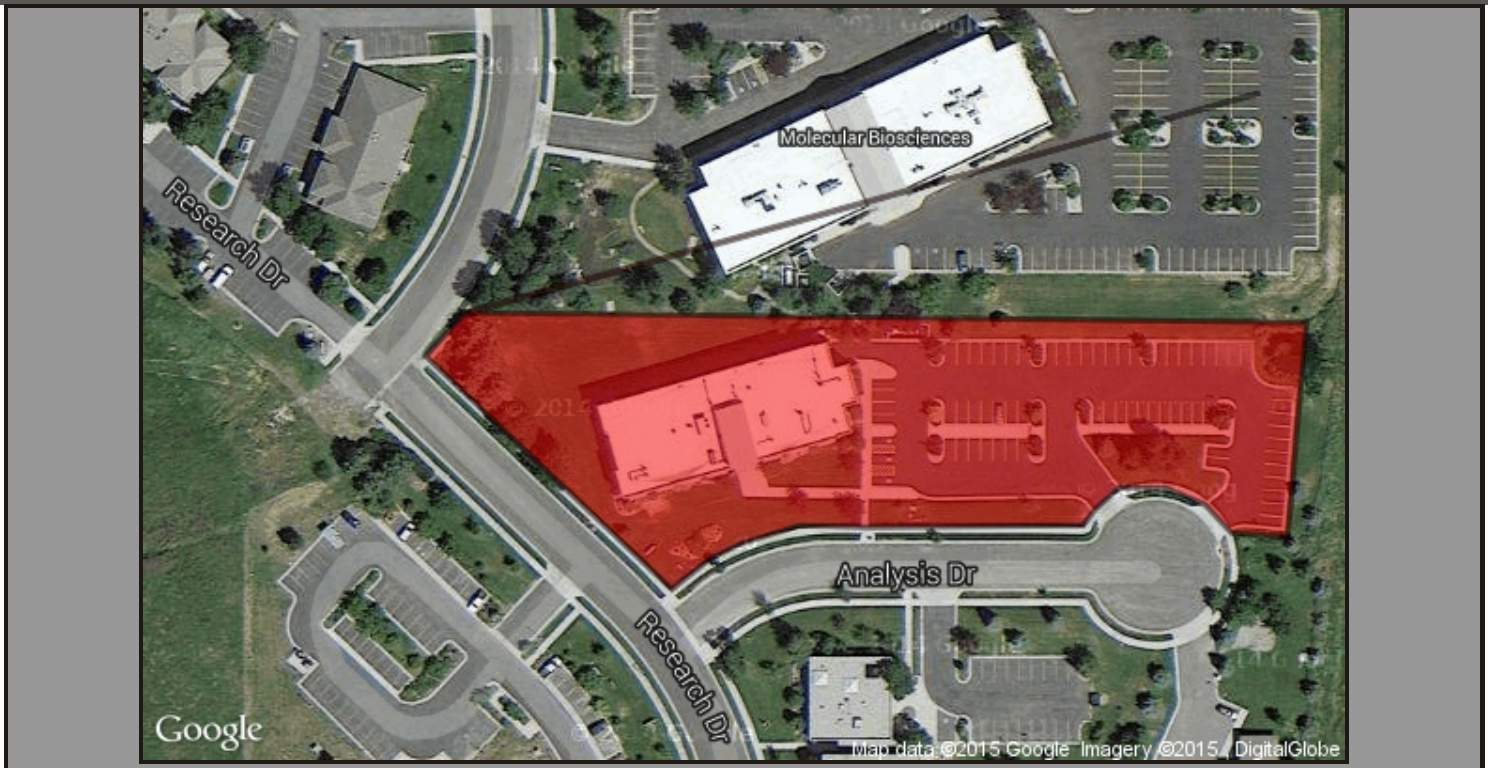
2155 Analysis Drive, Bozeman, MT 59718, USA



## AERIAL ANNOTATION MAP

### Takeda

2155 Analysis Drive, Bozeman, MT 59718, USA



# Photos

2155 Analysis



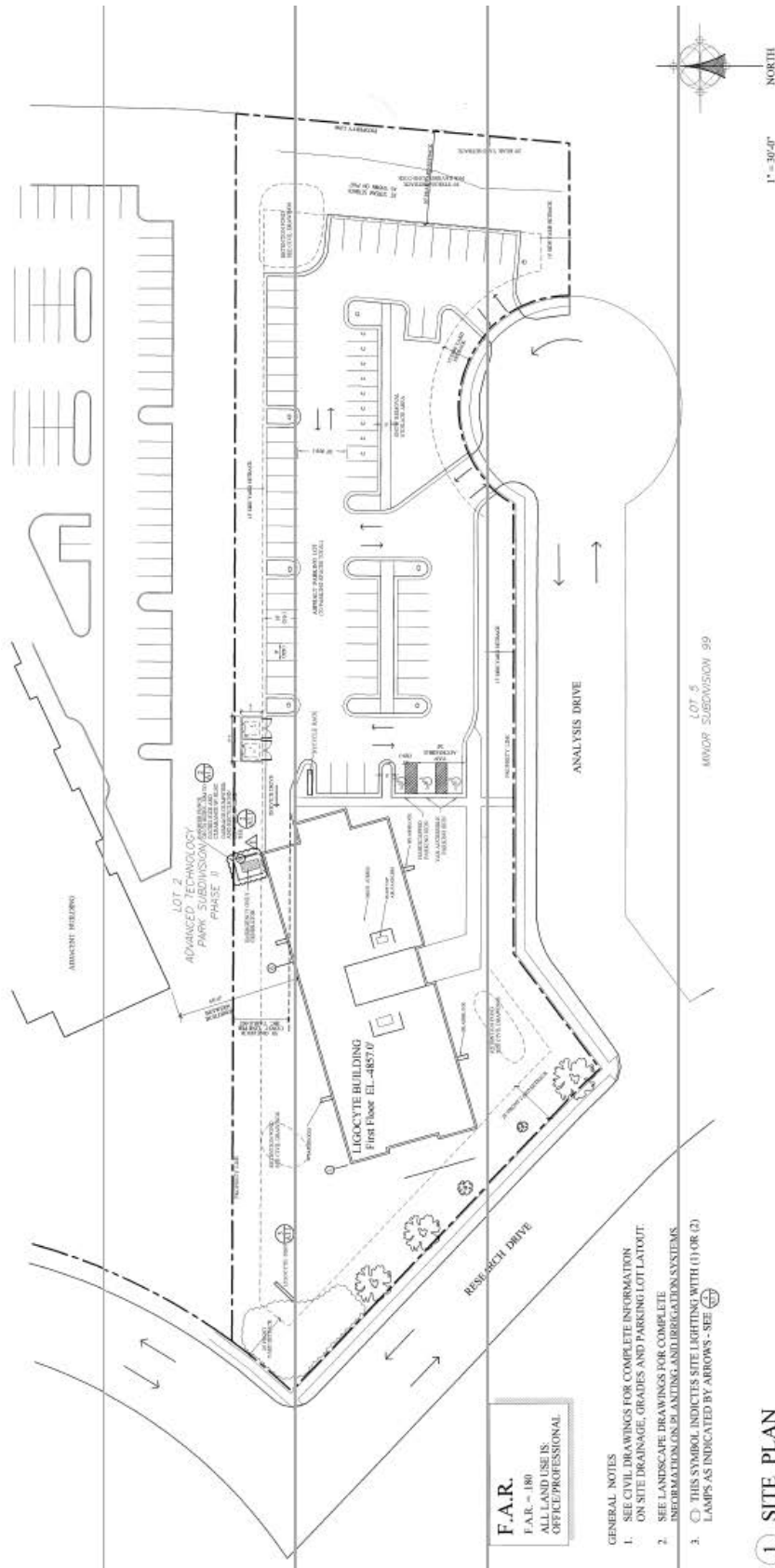
Commercial Real Estate Services, Worldwide.

Ryan Springer

406.556.5069

Ryan.Springer@NAILandmark.com

www.NAILandmark.com



1 SITE PLAN

2155 Analysis

**NAI** Landmark  
Commercial Real Estate Services, Worldwide.

**Ryan Springer**  
406.556.5069  
Ryan.Springer@NAILandmark.com  
www.NAILandmark.com





# Property Record Card

## Summary

### Primary Information

**Property Category:** RP **Subcategory:** Real Property  
**Geocode:** 06-0798-14-1-01-45-0000 **Assessment Code:** 00RGG27047  
**Primary Owner:** **PropertyAddress:** 2155 ANALYSIS DR  
 BES PROPERTIES LLC BOZEMAN, MT 59715  
 2155 ANALYSIS DR **COS Parcel:**  
 BOZEMAN, MT 59718-6831

*NOTE: See the Owner tab for all owner information*

**Certificate of Survey:**  
**Subdivision:** MINOR SUB 099B

**Legal Description:**  
 MINOR SUB 99B, S14, T02 S, R05 E, BLOCK 1, Lot 1A, ACRES 1.899, IN ADVANCED TECH  
 PK PH 2 IN NE4

**Last Modified:** 6/26/2015 10:44:24 PM

### General Property Information

**Neighborhood:** 101.A **Property Type:** CU - Commercial Urban  
**Living Units:** 0 **Levy District:** 06-0350-7C  
**Zoning:** **Ownership %:** 100  
**Linked Property:**

No linked properties exist for this property

**Exemptions:**  
 No exemptions exist for this property

**Condo Ownership:**  
**General:** 0 **Limited:** 0

### Property Factors

**Topography:** 1 **Fronting:** 6 - Cul-De-Sac  
**Utilities:** 1 **Parking Type:** 1 - Off Street  
**Access:** 1, 6 **Parking Quantity:** 2 - Adequate  
**Location:** 3 - Business Cluster **Parking Proximity:** 3 - On Site

### Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	1.899	00.00

**Deed Information:**

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
12/18/2003	2135	639D			

**Owners**

Party #1

**Default Information:** [BES PROPERTIES LLC](#)  
[2155 ANALYSIS DR](#)

**Ownership %:** 100  
**Primary Owner:** "Yes"  
**Interest Type:** Conversion  
**Last Modified:** 4/30/2014 3:12:03 PM

Other Names

Other Addresses

**Name** **Type**

**Appraisals**

**Appraisal History**

Tax Year	Land Value	Building Value	Total Value	Method
2014	916073	2385200	3301273	COST
2013	916073	2385200	3301273	COST

**Market Land**

Market Land Item #1

**Method:** Sqft **Type:** 1 - Primary Site  
**Width:** **Depth:**  
**Square Feet:** 82,703 **Acres:**

Valuation

**Class Code:** 2207 **Value:**

**Dwellings**

**Existing Dwellings**

No dwellings exist for this parcel

**Other Buildings/Improvements**

Outbuilding/Yard Improvement #1

**Type:** Commercial **Description:** CPA1 - Paving, asphalt  
**Quantity:** 1 **Year Built:** 2004 **Grade:**  
**Condition:** **Functional:** 3-Normal **Class Code:** 3507

Dimensions

**Width/Diameter:** **Length:** **Size/Area:** 23300  
**Height:** **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #2

**Type:** Commercial      **Description:** CLT4 - Light, incandescent, pole & bracket  
**Quantity:** 6      **Year Built:** 2004      **Grade:**  
**Condition:**      **Functional:** 3-Normal      **Class Code:** 3507

Dimensions

**Width/Diameter:**      **Length:**      **Size/Area:**  
**Height:**      **Bushels:**      **Circumference:**

Outbuilding/Yard Improvement #3

**Type:** Commercial      **Description:** CRF3 - Fence, stockade (commercial)  
**Quantity:** 1      **Year Built:** 2005      **Grade:**  
**Condition:**      **Functional:** 3-Normal      **Class Code:** 3507

Dimensions

**Width/Diameter:**      **Length:** 80      **Size/Area:**  
**Height:** 7      **Bushels:**      **Circumference:**

**Commercial**

Existing Commercial Buildings

Building Number	Building Name	Structure Type	Units/Bldg	YearBuilt	
1	TAKEDA VACCINES INC	353 - Office Building, Low Rise (1 to 4 stories)	1	2004	<a href="#">View</a>

General Building Information

**Building Number:** 1      **Building Name:** TAKEDA VACCINES INC      **Structure Type:** 353 - Office Building, Low Rise (1 to 4 stories)  
**Units/Building:** 1      **Identical Units:** 1  
**Grade:** G      **Year Built:** 2004      **Year Remodeled:** 0  
**Class Code:** 3507      **Effective Year:** 0      **Percent Complete:** 0

Interior/Exterior Data Section #1

**Level From:** 01      **Level To:** 01      **Use Type:** 053 - Office

Dimensions

**Area:** 10,041      **Use SK Area:** 0  
**Perimeter:** 469      **Wall Height:** 12

Features

**Exterior Wall Desc:** 07 - Metal, light      **Construction:** 4-Pre-engineered Steel      **Economic Life:** 45  
**% Interior Finished:** 100      **Partitions:** 2-Normal      **Heat Type:** 5-Heat Pump  
**AC Type:** 1-Central      **Plumbing:** 2-Normal  
**Physical Condition:** 3-Normal      **Functional Utility:** 3-Normal

Building Other Features

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP1 - Porch, open	1	10	20	0	00	0	0
SS1 - Sprinkler System - wet pipe	1	00	00	0	25,142	0	0
CF1 - Cooler, cooler, 32 to 60 degrees	1	00	00	0	256	0	0

Interior/Exterior Data Section #2

**Level From:** 01      **Level To:** 01      **Use Type:** 084 - Multi-Use Storage

Dimensions

**Area: 2,530**  
**Perimeter: 55**

**Use SK Area: 0**  
**Wall Height: 12**

Features

**Exterior Wall Desc: 07 - Metal, light**

**Construction: 4-Pre-engineered Steel**

**Economic Life: 45**

**% Interior Finished: 0**

**Partitions: 0-None**

**Heat Type: 5-Heat Pump**

**AC Type: 1-Central**

**Plumbing: 0-None**

**Physical Condition: 3-Normal**

**Functional Utility: 3-Normal**

Building Other Features

No other features exist for this interior/exterior detail

Interior/Exterior Data Section #3

**Level From: 02**

**Level To: 02**

**Use Type: 053 - Office**

Dimensions

**Area: 8,599**  
**Perimeter: 205**

**Use SK Area: 0**  
**Wall Height: 12**

Features

**Exterior Wall Desc: 07 - Metal, light**

**Construction: 4-Pre-engineered Steel**

**Economic Life: 45**

**% Interior Finished: 100**

**Partitions: 2-Normal**

**Heat Type: 5-Heat Pump**

**AC Type: 1-Central**

**Plumbing: 2-Normal**

**Physical Condition: 3-Normal**

**Functional Utility: 3-Normal**

Building Other Features

No other features exist for this interior/exterior detail

Interior/Exterior Data Section #4

**Level From: 02**

**Level To: 02**

**Use Type: 053 - Office**

Dimensions

**Area: 3,972**  
**Perimeter: 319**

**Use SK Area: 0**  
**Wall Height: 12**

Features

**Exterior Wall Desc: 07 - Metal, light**

**Construction: 4-Pre-engineered Steel**

**Economic Life: 45**

**% Interior Finished: 100**

**Partitions: 2-Normal**

**Heat Type: 5-Heat Pump**

**AC Type: 1-Central**

**Plumbing: 2-Normal**

**Physical Condition: 3-Normal**

**Functional Utility: 3-Normal**

Building Other Features

No other features exist for this interior/exterior detail

Interior/Exterior Data Section #5

**Level From: 03**

**Level To: 03**

**Use Type: 084 - Multi-Use Storage**

Dimensions

**Area: 880**  
**Perimeter: 128**

**Use SK Area: 0**  
**Wall Height: 8**

Features

**Exterior Wall Desc: 07 - Metal, light**

**Construction: 4-Pre-engineered Steel**

**Economic Life: 45**

**% Interior Finished: 0**

**Partitions: 0-None**

**Heat Type: 5-Heat Pump**

**AC Type: 0-None**

**Plumbing: 0-None**

**Physical Condition: 3-Normal**

**Functional Utility: 3-Normal**

Building Other Features