

SOUTHERN PLAINS TRAVEL CENTER



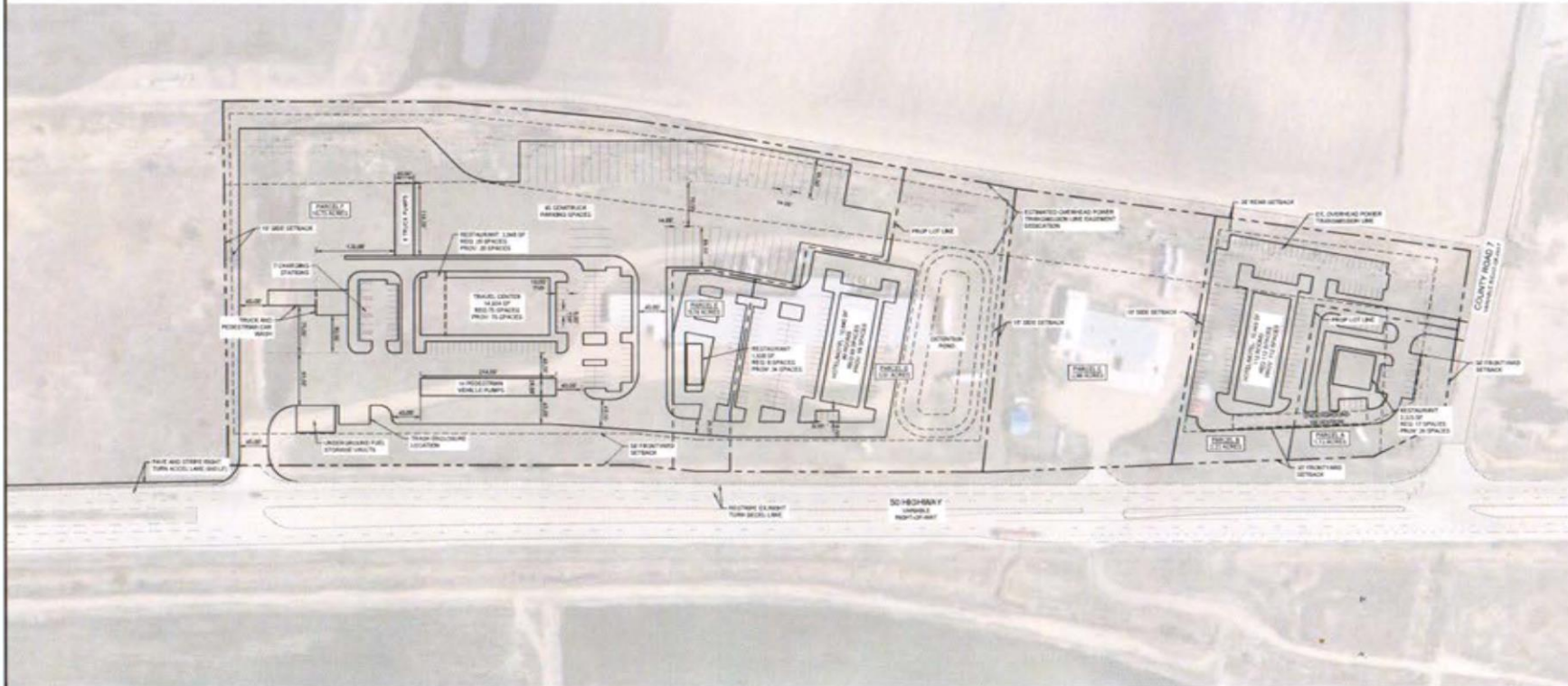
WINPRO, LLC

WINPRO is pleased to present *The Southern Plains Travel Center.*

The Southern Plains Travel Center will be a 21 acre Gateway development introducing the commercial and transient traveler to Lamar, Colorado.







LAMAR TRAVEL CENTER - CONCEPTUAL LAYOUT						
	PARCEL A	PARCEL B	PARCEL C	PARCEL D	PARCEL E	PARCEL F
AREA	1.12 AC	2.32 AC	2.89 AC	3.81 AC	0.76 AC	20.07 AC
USE	RESTAURANT	HOTEL/MOTEL	SEPARATE OWNER HOTEL/MOTEL	HOTEL/MOTEL	RESTAURANT	TRAVEL CENTER / RESTAURANT
BLDG SF	3,305 SF	30,440 SF	--	30,440 SF	1,800 SF	14,500 SF / 3,000 SF
PARK BY ZONE	1.5P / 200 SP	1.5P / 510	--	1.5P / 510	1.5P / 200 SP	1.5P / 200 SP
REQ. PARKING	17 SPACES	152 SPACES	--	82 SPACES	9 SPACES	90 SPACES
PROV. PARKING	26 SPACES	152 SPACES	--	90 SPACES	26 SPACES	96 SPACES
TRUCK PARKING	--	--	--	--	--	85 SPACES



LAMAR TRAVEL CENTER
CONCEPTUAL LAYOUT
07/05/2023



As planned, the project will consist of:

1. A 10.72 acre Travel Center providing 64 Semi-Truck Parking Spaces
2. 14,924sf Convenience Store/ 3,940sf restaurant providing seated service
3. 14 Pedestrian Vehicle Fuel Pumps
4. 7 EV Charging Stations, and
5. A Truck Wash



In Conjunction with the Travel Center, the Concept Plan contemplates Quick Service Restaurants (QSR's).

1. 4,955sf of QSR providing both sit-down and Drive Thru Service
2. Potential users include Taco Bell, Popeyes Chicken, What-a-Burger, Wendy's and Starbucks
3. QSR's will provide both Seated and Drive Thru Services
4. 2 Hotels with approximately 100 rooms each.
Wyndam Hotels have expressed an interest in providing a Microtel and/or a LaQuinta Branded Product.







The Southern Plains Travel Center will provide Significant Economic Impact To Prowers County.

- 50 Plus Jobs Created

Upon Stabilization (2027)

Travel Center:

- Sales Revenue: \$5.9m. Growing to \$7.6m.
- Cumulative Value: \$20m. Growing to \$26m.
- Assessed Value: \$2.5m. Growing to \$7.5m.
- Taxable Lodging Sales: \$4m. Growing to \$5.1m.

**Lamar Travel Center Metropolitan District
Assessed Value**

	Vacant and Improved Land ¹		Commercial					Total	
	Cumulative Statutory Value	Assessed Value in Actual Collection Year 2 Year Lag 29.00%	Commercial SF Delivered	Hotel Rooms Delivered	Biennial Reassessment 2.00%	Cumulative Statutory Actual Value	Assessment Rate	Assessed Value in Collection Year 2 Year Lag	Assessed Value in Collection Year 2 Year Lag
2024	695,460	0	-	-	-	0	27.900%	0	0
2025	1,178,875	0	18,864	-	-	7,235,566	29.000%	0	0
2026	0	201,683	4,955	211	144,711	19,890,593	29.000%	0	201,683
2027	0	341,874	-	-	-	19,890,593	29.000%	2,098,314	2,440,188
2028	0	0	-	-	397,812	20,288,405	29.000%	5,768,272	5,768,272
2029	0	0	-	-	-	20,288,405	29.000%	5,768,272	5,768,272
2030	0	0	-	-	405,768	20,694,173	29.000%	5,883,637	5,883,637
2031	0	0	-	-	-	20,694,173	29.000%	5,883,637	5,883,637
2032	0	0	-	-	413,883	21,108,056	29.000%	6,001,310	6,001,310
2033	0	0	-	-	-	21,108,056	29.000%	6,001,310	6,001,310
2034	0	0	-	-	422,161	21,530,218	29.000%	6,121,336	6,121,336
2035	0	0	-	-	-	21,530,218	29.000%	6,121,336	6,121,336
2036	0	0	-	-	430,604	21,960,822	29.000%	6,243,763	6,243,763
2037	0	0	-	-	-	21,960,822	29.000%	6,243,763	6,243,763
2038	0	0	-	-	439,216	22,400,038	29.000%	6,368,638	6,368,638
2039	0	0	-	-	-	22,400,038	29.000%	6,368,638	6,368,638
2040	0	0	-	-	448,001	22,848,039	29.000%	6,496,011	6,496,011
2041	0	0	-	-	-	22,848,039	29.000%	6,496,011	6,496,011
2042	0	0	-	-	456,961	23,305,000	29.000%	6,625,931	6,625,931
2043	0	0	-	-	-	23,305,000	29.000%	6,625,931	6,625,931
2044	0	0	-	-	466,100	23,771,100	29.000%	6,758,450	6,758,450
2045	0	0	-	-	-	23,771,100	29.000%	6,758,450	6,758,450
2046	0	0	-	-	475,422	24,246,522	29.000%	6,893,619	6,893,619
2047	0	0	-	-	-	24,246,522	29.000%	6,893,619	6,893,619
2048	0	0	-	-	484,930	24,731,452	29.000%	7,031,491	7,031,491
2049	0	0	-	-	-	24,731,452	29.000%	7,031,491	7,031,491
2050	0	0	-	-	494,629	25,226,081	29.000%	7,172,121	7,172,121
2051	0	0	-	-	-	25,226,081	29.000%	7,172,121	7,172,121
2052	0	0	-	-	504,522	25,730,603	29.000%	7,315,564	7,315,564
2053	0	0	-	-	-	25,730,603	29.000%	7,315,564	7,315,564
2054	0	0	-	-	514,612	26,245,215	29.000%	7,461,875	7,461,875
2055	0	0	-	-	-	26,245,215	29.000%	7,461,875	7,461,875
	1. Vacant land value calculated in year prior to construction as 10% build-out market value								
Total			23,819	211	6,499,333				

**Lamar Travel Center Metropolitan District
Revenue**

	Total Assessed Value in Collection Year	District Mill Levy Revenue			Sales Tax Revenue		Lodging Tax Revenue		Expense			Total Revenue Available for Debt Service
		Debt Mill Levy 51.438 Cap 30.000 Target	Debt Mill Levy Collections 99.50%	Specific Ownership Taxes 6.00%	Taxable Retail Sales	Add-On PIF 1.00%	Taxable Lodging Sales	Add-On PIF 1.00%	County Treasurer Fee 3.00%	PIF Collection Fee 0.50%	Annual Trustee Fee	
2024	0	0.000	0	0	0	0	0	0	0	0	0	0
2025	0	0.000	0	0	0	0	0	0	0	0	0	0
2026	201,683	30.000	6,020	361	3,861,795	38,618	2,777,202	27,772	(181)	0	(4,000)	68,591
2027	2,440,188	30.000	72,840	4,370	5,350,939	53,509	3,365,969	33,660	(2,185)	(436)	(4,000)	157,758
2028	5,768,272	30.000	172,183	10,331	5,860,127	58,601	3,966,233	39,662	(5,165)	(491)	(4,000)	271,121
2029	5,768,272	30.000	172,183	10,331	5,918,729	59,187	4,005,896	40,059	(5,165)	(496)	(4,000)	272,098
2030	5,883,637	30.000	175,627	10,538	5,977,916	59,779	4,045,955	40,460	(5,269)	(501)	(4,000)	276,633
2031	5,883,637	30.000	175,627	10,538	6,037,695	60,377	4,086,414	40,864	(5,269)	(506)	(4,000)	277,630
2032	6,001,310	30.000	179,139	10,748	6,098,072	60,981	4,127,278	41,273	(5,374)	(511)	(4,000)	282,256
2033	6,001,310	30.000	179,139	10,748	6,159,053	61,591	4,168,551	41,686	(5,374)	(516)	(4,000)	283,273
2034	6,121,336	30.000	182,722	10,963	6,220,643	62,206	4,210,237	42,102	(5,482)	(522)	(4,000)	287,991
2035	6,121,336	30.000	182,722	10,963	6,282,850	62,828	4,252,339	42,523	(5,482)	(527)	(4,000)	289,029
2036	6,243,763	30.000	186,376	11,183	6,345,678	63,457	4,294,862	42,949	(5,591)	(532)	(4,000)	293,841
2037	6,243,763	30.000	186,376	11,183	6,409,135	64,091	4,337,811	43,378	(5,591)	(537)	(4,000)	294,900
2038	6,368,638	30.000	190,104	11,406	6,473,226	64,732	4,381,189	43,812	(5,703)	(543)	(4,000)	299,808
2039	6,368,638	30.000	190,104	11,406	6,537,958	65,380	4,425,001	44,250	(5,703)	(548)	(4,000)	300,888
2040	6,496,011	30.000	193,906	11,634	6,603,338	66,033	4,469,251	44,693	(5,817)	(554)	(4,000)	305,895
2041	6,496,011	30.000	193,906	11,634	6,669,371	66,694	4,513,944	45,139	(5,817)	(559)	(4,000)	306,997
2042	6,625,931	30.000	197,784	11,867	6,736,065	67,361	4,559,083	45,591	(5,934)	(565)	(4,000)	312,104
2043	6,625,931	30.000	197,784	11,867	6,803,426	68,034	4,604,674	46,047	(5,934)	(570)	(4,000)	313,228
2044	6,758,450	30.000	201,740	12,104	6,871,460	68,715	4,650,721	46,507	(6,052)	(576)	(4,000)	318,438
2045	6,758,450	30.000	201,740	12,104	6,940,175	69,402	4,697,228	46,972	(6,052)	(582)	(4,000)	319,584
2046	6,893,619	30.000	205,775	12,346	7,009,576	70,096	4,744,200	47,442	(6,173)	(588)	(4,000)	324,898
2047	6,893,619	30.000	205,775	12,346	7,079,672	70,797	4,791,642	47,916	(6,173)	(594)	(4,000)	326,067
2048	7,031,491	30.000	209,890	12,593	7,150,469	71,505	4,839,559	48,396	(6,297)	(600)	(4,000)	331,487
2049	7,031,491	30.000	209,890	12,593	7,221,974	72,220	4,887,954	48,880	(6,297)	(605)	(4,000)	332,680
2050	7,172,121	30.000	214,088	12,845	7,294,193	72,942	4,936,834	49,368	(6,423)	(612)	(4,000)	338,209
2051	7,172,121	30.000	214,088	12,845	7,367,135	73,671	4,986,202	49,862	(6,423)	(618)	(4,000)	339,426
2052	7,315,564	30.000	218,370	13,102	7,440,807	74,408	5,036,064	50,361	(6,551)	(624)	(4,000)	345,066
2053	7,315,564	30.000	218,370	13,102	7,515,215	75,152	5,086,425	50,864	(6,551)	(630)	(4,000)	346,307
2054	7,461,875	30.000	222,737	13,364	7,590,367	75,904	5,137,289	51,373	(6,682)	(636)	(4,000)	352,059
2055	7,461,875	30.000	222,737	13,364	7,666,270	76,663	5,188,662	51,887	(6,682)	(643)	(4,000)	353,326
Total			5,579,738	334,784		1,974,933		1,335,747	(167,392)		(120,000)	8,921,589





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