

BESPOKE HOLDINGS COMPANY

PRESS RELEASE



Bespoke Holdings Company announces the acquisition
of 1660-1760 County Road 27, Brighton, CO 80603

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Brighton, CO – January 12, 2024 – Bespoke Holdings Company is pleased to announce the second successful closing in Bespoke Industrial Income Plus Fund, II, LP.

Strategically positioned along two major thoroughfares, HWY 85 and HWY 76, in Brighton, Colorado, 1660 - 1760 County Road 27 offers convenient access just a short 30-minute drive from downtown Denver. The acquisition encompasses two adjoining properties, with a combined building SF of 40,040 and resides on 12 acres of land, featuring Industrial Outdoor Storage (IOS). Our business plan on the asset includes a rezoning, a light capital improvements program and identifying a long-term tenant for the current vacancy.

Anchored by Ranger Energy Services, a publicly traded natural gas service provider with a presence across 17 national locations and considering the substantial supply shortage of

Industrial Outdoor Storage product in the current market, our team is excited to provide investors with value-add returns with this purchase.

“We are really excited to acquire this asset. There is entitlement and lease up risk, but we are comfortable that the purchase price takes these into account and provides great upside potential if we can execute our business plan. Upon a successful rezone and lease up of the units, the projected refinance will deliver a substantial Cash-on-Cash yield to investors on the remaining capital invested.”

A big thanks to Jake Cook and Tom Myers who chose to send us this property and worked with us throughout the process. This is our first acquisition with Jake and Tom and excited for many more!”

– Blair Eklund, CEO Bespoke Holdings Company

“We are incredibly pleased to be part of the acquisition of these properties. Working hand in hand with Bespoke allowed us to build a great relationship with the seller.”

– Jake Cook, Ringsby Realty



About Bespoke Holdings Company

Bespoke Holdings Company offers tailor-made real estate investments founded on integrity and built for sound potential returns. The company is uniquely structured to be able to buy efficiently and intelligently by applying a rigorous, proprietary vetting process to every opportunity. Bespoke furthers the command of excellent real estate investing by co-investing in every asset and by offering proven, dedicated property management services committed to seeing every tenant and property succeed. Each member of the Bespoke community of investors, brokers, tenants, and employees is equally valued and cared for in this confident arrangement that breeds success for all stakeholders.

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If you would like more information about this topic, please contact Blair Eklund at 720-438-8870 or email at blair@bespokeholdingsco.com.

