



Unlocking Value : In today's real estate market, many owners are looking for ways to cost effectively create value from aging properties. With abundant inventory in our market, these properties are attractively priced, but many investors are not aware of the options available when it comes to updating older construction trends such as exposed aggregate, unattractive brick, or metal features with 30 or 40 year old color schemes.

We provide solutions to many of the challenges that had owners seemingly stuck or limited by previous experiences and an assumed set of rules when it comes to what can be done with a property.

Property: The Meadows Shopping Center

Project: Dated, Boulder Colorado shopping center in need of an update to enhance the asset's performance and repairs to protect the owner's investment.

- 165,000 sf Retail Center– Built in 1982
- Aging and deteriorating stucco/paint finishes
- Fading and peeling roof and window metals in a dated color scheme

Process:

- Standing seam metal roof refinished, providing a cost effective alternative to replacement
- Stucco repaired and re-coat for a clean, modernized appearance
- Window mullions refinished to complete the design update and refresh store fronts

Materials:

- **Roof** - Corafion ADS fluoropolymer system, a cost effective, durable alternative to replacement
- **Window Mullions** – PPG Breakthrough, a fast drying ultra-durable water-borne Acrylic
- **Stucco** – Sto Corp elastomeric coatings, long lasting, updated color scheme

Results:

- Cost effective, turn-key property enhancement for a dated, under performing property
- Improved tenant and customer experience
- Significant savings over alternatives
- A stronger property for lease or sale positioning

BEFORE



AFTER

