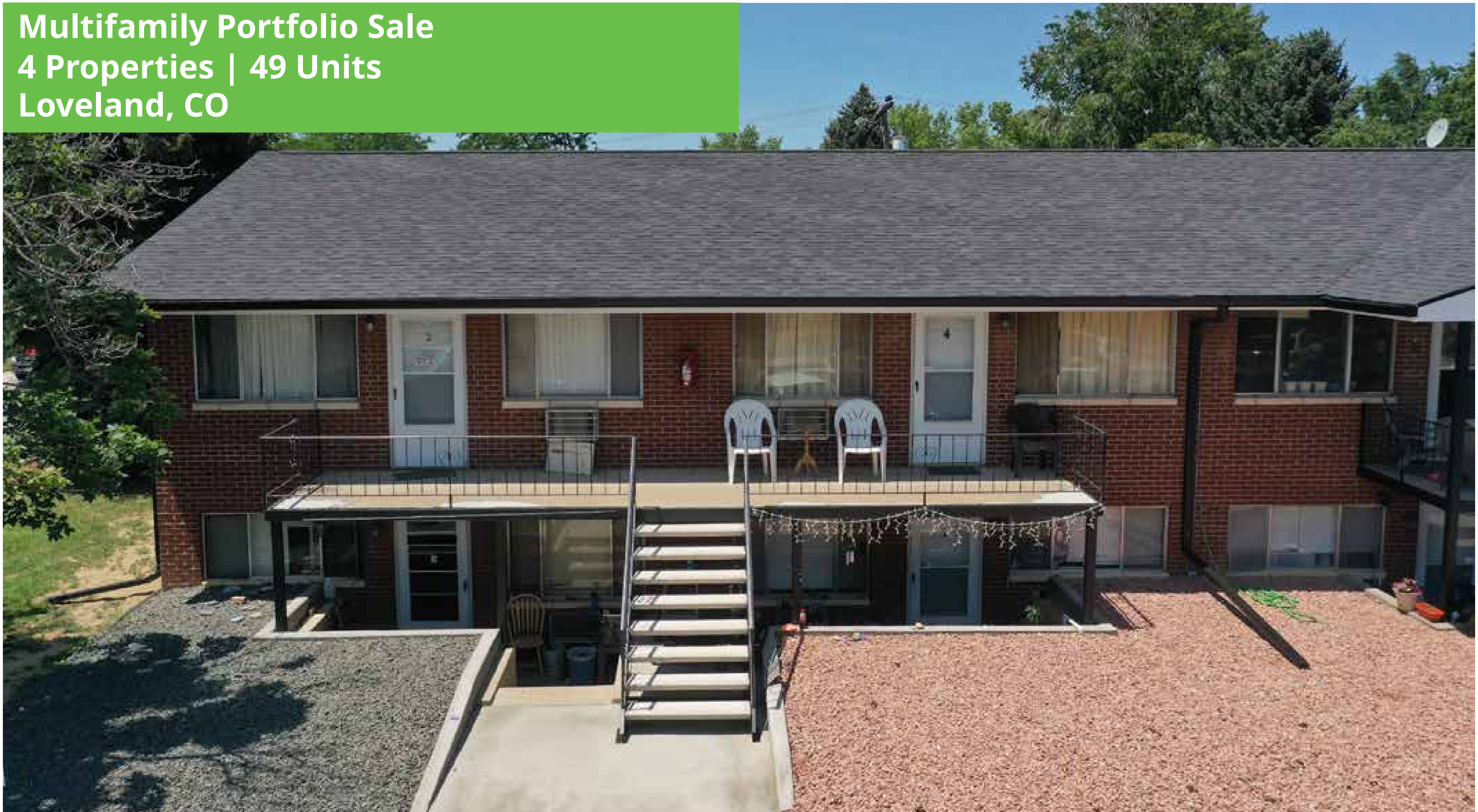
Multifamily Portfolio Sale
4 Properties | 49 Units
Loveland, CO



*Properties may be purchased individually or as a portfolio

REQUIRED
PROPERTIES

Significant Recent Capital Improvements
Estimated To Be Over $1,000,000

100% Leased

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REQUIRED
PROPERTIES

Portfolio Overview

Address	208 S Jefferson Ave Loveland, CO	4912 S Iowa Ave Loveland, CO	1428 S California Ave Loveland, CO	715-719 16th St SW Loveland, CO
Price	$1,100,000	$1,500,000	$2,025,000	$4,450,000
Cap Rate	6.31% (Current) 7.10% (Proforma)	6.16% (Current) 7.04% (Proforma)	5.90% (Current) 7.31% (Proforma)	5.91% (Current) 6.52% (Proforma)
Units	6 (1bd/1ba)	7 (2bd/1ba)	12 (1bd/1ba)	24 (2bd/1ba)
Price/Unit	$183,333	$214,286	$168,750	$185,417
Price/SF	$303	$278	$286	$228
Year Built	1972	1965	1978	1970
Year Remodeled	2024/2025	2024/2025	2024/2025	2024/2025
Building Size	3,672 SF	5,390 SF	7,076 SF	19,548 SF
Land Size	9,900 SF	25,121 SF	22,987 SF	50,311 SF
Parking	Surface, Off-Street	7 Garages	12 Garages	24 Garages
Gas/Electric	Master/Individual	Master/Individual	Master/Individual	Master/Individual
HVAC	Boiler	Individual Furnaces	Boiler	Boiler

Portfolio Pricing

Pricing Summary	
Sale Price	$9,075,000
Price/Unit	$185,204
Price/SF	$255

Financing Assumptions	
Loan Amount (70.00%)	$6,352,500
Down Payment	$2,722,500
Interest Rate	5.50%
Amortization	30

Financial Analysis	Current	Proforma
Net Operating Income	$544,389	$621,935
Cap Rate	**6.00%**	**6.85%**
Estimated Debt Service (I/O)	$349,388	$349,388
Before Tax Cash Flow (I/O)	$195,002	$272,548
Cash on Cash Return (I/O)	**7.16%**	**10.01%**
Estimated Debt Service (P&I)	$432,826	$432,826
Before Tax Cash Flow (P&I)	$111,563	$189,109
Cash on Cash Return (P&I)	4.10%	6.95%
Principal Reduction	$85,574	$85,574
Total Return	**7.24%**	**10.09%**
DSCR	1.26	1.44

Portfolio Capital Improvements

- **Roofs & Gutters (2024/2025):** New roofs and gutters at 1428 S California Ave and 715-719 16th St SW. New gutters at 4912 S Iowa Ave.
- **Siding (2025):** New siding at 1428 S California Ave.
- **Exterior Stairs, Landings & Railings (2025):** New and refurbished exterior stairs, landings and railings at 1428 S California Ave and 715-719 16th St SW .
- **Walkways (2025):** New and refurbished walkways at 1428 S California Ave and 715-719 16th St SW.
- **Landscaping (2024/2025):** New landscaping at 1428 S California Ave and 715-719 16th St SW.
- **Site Grading (2024/2025):** Site grading at 1428 S California Ave and 715-719 16th St SW.
- **Parking Lot**
- **Painting**
- **Garage Doors (2024/2025):** Select garage door replacement at 1428 S California Ave and 715-719 16th St SW.
- **Furnaces (2024):** New furnaces at 4912 S Iowa Ave.
- **Unit Remodels (2024/2025):** Significant number of units remodeled
- **Windows (2024/2025):** New windows at 4912 S Iowa Ave.

Total Capital Improvements Estimated To Be Over $1,000,000

715-719 16th St SW

- **Major Capital Improvements**
  - New roofs and gutters
  - Exterior paint
  - Exterior walkways, railings and landings
  - Landscaping and grading
  - Parking lot striping
  - Multiple unit interiors remodeled
  - New garage doors on select garages
- **24 Garages**
- **0.7 Mile Walk to King Soopers and Surrounding Restaurants**
- **0.3 Mile Walk to Walgreens**
- **Common Area Laundry**

715-719 S 16th St SW

			Current		Proforma	
Units	**Type**	**Avg Size**	**Rent**	**Rent/SF**	**Rent**	**Rent/SF**
24	2Bd/1Ba	800	$1,330	$1.66	$1,442	$1.80

Income				
Scheduled Gross Rent	$382,920		$415,296	
Vacancy	$11,488		$12,459	
Gross Rental Income	$371,432		$402,837	
RUBS	$29,952		$30,851	
Effective Gross Income	**$401,384**		**$433,688**	
Expenses	**Annual**	**$/Unit**	**Annual**	**$/Unit**
Property Taxes	$21,094	$879	$21,727	$905
Insurance	$18,000	$750	$18,540	$773
Gas & Electric	$18,530	$772	$19,085	$795
Water & Sewer	$13,577	$566	$13,985	$583
Trash	$6,390	$266	$6,582	$274
Landscaping & Snow Removal	$8,247	$344	$8,494	$354
Repairs & Maintenance	$24,000	$1,000	$24,720	$1,030
Property Management	$28,097	$1,171	$30,358	$1,265
Total Expenses	**$137,935**	**$5,747**	**$143,492**	**$5,979**
Net Operating Income	**$263,449**		**$290,196**	

Notes

1. Repairs & Maintenance estimated to be $1,000/unit/year
2. Insurance estimated to be $750/unit/year
3. Unit 9 pays $35/month pet rent included in scheduled gross rent
4. Management estimated to be 7% effective gross income
5. Unit size is an estimate

1428 S California Ave

1428 S California

- **Major Capital Improvements**
  - New roofs
  - New gutters
  - Exterior walkways, railings and landings
  - New siding
  - Exterior paint
  - Landscaping and grading
  - Parking lot striping
  - Multiple unit interiors remodeled
  - New garage doors on select garages
- **12 Garages**
- **0.7 Mile Walk to King Soopers and Surrounding Restaurants**
- **0.4 Mile Walk to Walgreens**
- **Common Area Laundry**

1428 S California Ave

			Current		Proforma	
Units	**Type**	**Avg Size**	**Rent**	**Rent/SF**	**Rent**	**Rent/SF**
12	1Bd/1Ba	536	$1,246	$2.32	$1,463	$2.73
Income						
Scheduled Gross Rent			$179,400		$210,614	
Vacancy			$5,382		$6,318	
Gross Rental Income			$174,018		$204,296	
RUBS			$10,800		$12,960	
Effective Gross Income			**$184,818**		**$217,256**	
Expenses			**Annual**	**$/Unit**	**Annual**	**$/Unit**
Property Taxes			$8,923	$744	$9,191	$766
Insurance			$9,000	$750	$9,270	$773
Gas & Electric			$5,632	$469	$5,801	$483
Water & Sewer			$4,797	$400	$4,941	$412
Trash			$1,844	$154	$1,899	$158
Landscaping & Snow Removal			$10,246	$854	$10,553	$879
Repairs & Maintenance			$12,000	$1,000	$12,360	$1,030
Property Management			$12,937	$1,078	$15,208	$1,267
Total Expenses			**$65,379**	**$5,448**	**$69,223**	**$5,769**
Net Operating Income			**$119,439**		**$148,033**	

Notes

1. Repairs & Maintenance estimated to be $1,000/unit/year
2. Insurance estimated to be $750/unit/year
3. 5 units pay $35/month pet rent and 1 unit pays $70/month pet rent included in scheduled gross rent
4. Management estimated to be 7% of effective gross income

4912 S Iowa Ave

- **Major Capital Improvements**
  - New windows throughout the building
  - New gutters
  - Exterior paint
  - 6 new furnaces
  - Multiple unit interiors remodeled
- **Side by Side, Single Story, Townhome Style Units**

- **Private Rear Patio for Each Unit**
- **Each Unit Features a Washer/Dryer Hookup**
- **7 Garage Spaces**
- **Dishwasher in 6 of 7 Units**
- **Large 25,121 SF Lot**

4912 S Iowa Ave

			Current		Proforma	
Unit	**Type**	**Avg Size**	**Rent**	**Rent/SF**	**Rent**	**Rent/SF**
1	2Bd/1Ba	644	$1,545	$2.40	$1,591	$2.47
2	2Bd/1Ba	644	$1,250	$1.94	$1,591	$2.47
3	2Bd/1Ba	644	$1,580	$2.45	$1,591	$2.47
4	2Bd/1Ba	644	$1,250	$1.94	$1,591	$2.47
5	2Bd/1Ba	644	$1,450	$2.25	$1,591	$2.47
6	2Bd/1Ba	644	$1,450	$2.25	$1,591	$2.47
7	2Bd/1Ba	644	$1,425	$2.21	$1,591	$2.47

Income		
Scheduled Gross Rent	$119,400	$133,673
Vacancy	$3,582	$4,010
Gross Rental Income	$115,818	$129,663
RUBS	$7,308	$7,527
Effective Gross Income	**$123,126**	**$137,190**

Expenses	**Annual**	**$/Unit**	**Annual**	**$/Unit**
Property Taxes	$4,595	$656	$4,733	$676
Insurance	$5,250	$750	$5,408	$773
Gas & Electric	$3,311	$473	$3,411	$487
Water & Sewer	$2,484	$355	$2,558	$365
Trash	$1,873	$268	$1,930	$276
Landscaping & Snow Removal	$6,165	$881	$6,350	$907
Repairs & Maintenance	$7,000	$1,000	$7,210	$1,030
Total Expenses	**$30,679**	**$4,383**	**$31,599**	**$4,514**
Net Operating Income	**$92,447**		**$105,591**	

Notes
1. Repairs & Maintenance estimated to be $1,000/unit/year
2. Insurance estimated to be $750/unit/year
3. Unit 3 rent includes $35/month pet rent

208 S Jefferson Ave

- **Side by Side, Single Story, Townhome Style Units**
- **Located in Downtown Loveland Amongst a Multitude of Restaurants, Shops and Grocery Stores**
- **Common area laundry**
- **Noted as “Very Walkable” and “Very Bikeable” by walkscore.com**
- **Off-street Parking**
- **Easy to Manage: Exterior Walkup Units and Minimal Landscaping**

208 S Jefferson Ave

			Current		Proforma	
Unit	**Type**	**Avg Size**	**Rent**	**Rent/SF**	**Rent**	**Rent/SF**
1	1Bd/1Ba	471	$1,350	$2.87	$1,391	$2.95
2	1Bd/1Ba	471	$1,100	$2.34	$1,391	$2.95
3	1Bd/1Ba	471	$1,300	$2.76	$1,391	$2.95
4	1Bd/1Ba	471	$1,295	$2.75	$1,391	$2.95
5	1Bd/1Ba	471	$1,250	$2.65	$1,391	$2.95
6	1Bd/1Ba	471	$1,250	$2.65	$1,391	$2.95
Income						
Scheduled Gross Rent			$90,540		$100,116	
Vacancy			$2,716		$3,003	
Gross Rental Income			$87,824		$97,113	
RUBS			$7,920		$8,158	
Effective Gross Income			**$95,744**		**$105,270**	
Expenses			**Annual**	**$/Unit**	**Annual**	**$/Unit**
Property Taxes			$3,471	$578	$3,575	$596
Insurance			$4,500	$750	$4,635	$773
Gas & Electric			$3,382	$564	$3,484	$581
Water & Sewer			$3,466	$578	$3,570	$595
Trash			$1,586	$264	$1,633	$272
Landscaping & Snow Removal			$3,960	$660	$4,079	$680
Repairs & Maintenance			$6,000	$1,000	$6,180	$1,030
Total Expenses			**$26,364**	**$4,394**	**$27,155**	**$4,526**
Net Operating Income			**$69,379**		**$78,115**	

Notes

1. Repairs & Maintenance estimated to be $1,000/unit/year

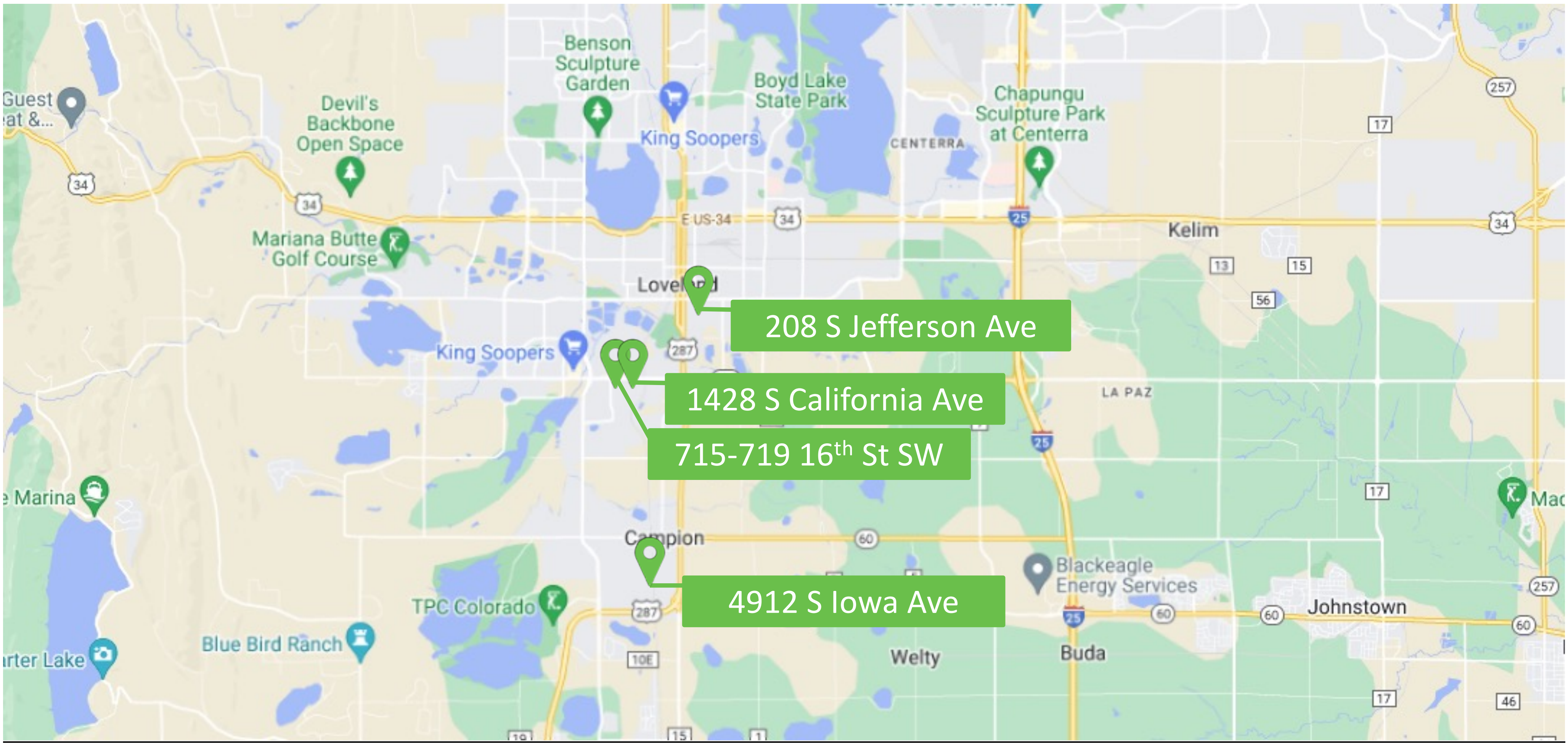
2. Insurance estimated to be $750/unit/year

Additional Photos

Additional Photos

Location Summary & Map

Loveland is a city where art and science meet and where innovation manifests itself in both the technology and the creative sectors. Situated in the center of Northern Colorado, the heart of Colorado's growing innovation cluster and one of the top regions for high-tech startup density, Loveland is proud of its entrepreneurial sprit and is committed to the success of existing and new businesses. As the second most populous city in Larimer County and the 14th most populous in Colorado, Loveland is a Home Rule Municipality. Located right off I-25 and U.S. Highway 34 just 45 minutes north of Denver, Loveland is the basecamp of Northern Colorado anchored by Northern Colorado's largest retail shopping center and near natural outdoor areas, nationally recognized art and sculpture parks, a growing craft beer and distillery market and more.
- Loveland Economic Development



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