



## NEW MULTI-FAMILY INVESTMENT PROPERTY

612-628 15TH AVENUE  
LONGMONT, CO 80501

### PROPERTY HIGHLIGHTS

Looking for a low-maintenance investment property? This five-unit townhome building is currently under construction for delivery in Summer 2022. Each of these five gorgeous units offer 10-foot ceilings on the main floor, modern floor plans, eco-friendly landscaping, and garages. The building consists of three two-bedrooms units, and two three-bedroom units. Tired of looking at beat up rental units with un-ending maintenance needs? This is a rare opportunity to secure a top-notch investment property with huge appreciation upside in a great location in rapidly developing north Longmont. For more information, check our the web site at [www.longmonttownhomesforsale.com](http://www.longmonttownhomesforsale.com)

- Investment opportunity
- Capitalization Rate: 4.20%
- Proforma NOI = \$97,345 per year
- Near retail, medical care, and schools

<b>Building C</b>	6,472 RSF
<b>Available</b>	Summer 2022
<b>Sale Price</b>	\$2,320,000
<b>Parking</b>	One and two car garages

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### CONTACT US

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NEW MULTI-FAMILY INVESTMENT PROPERTY FOR SALE **Colorado Group**  
612-628 15TH AVENUE, LONGMONT, CO 80501

PROPERTY **PHOTOS**



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\* For a complete disclaimer, please see page one of this brochure.

PROPERTY FLOOR PLANS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

**THE ESCAPE**

3 2.5 1,301 SF



FIRST FLOOR PLAN



SECOND FLOOR PLAN

**THE VENTURE**

2 2.5 1,290 SF

PROPERTY **CASH FLOW PROFORMA**

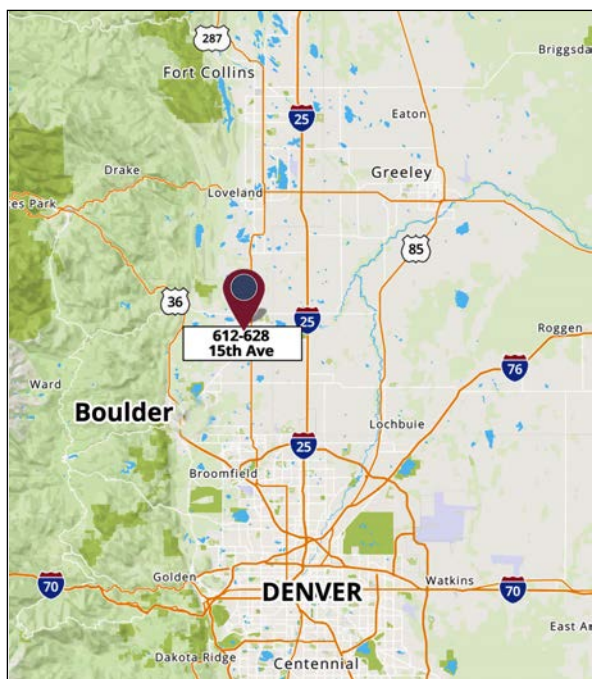
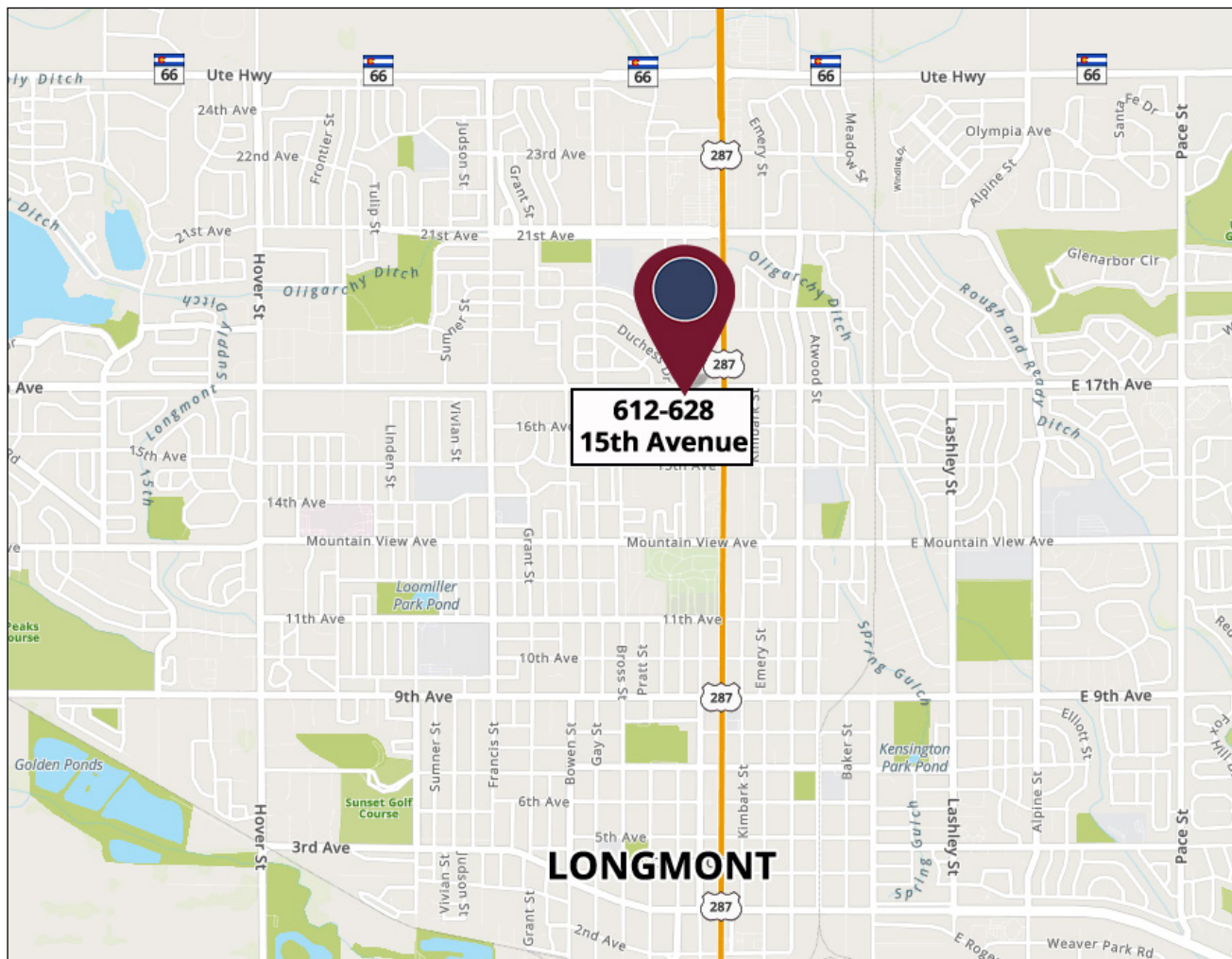
<b>PROFORMA INCOME</b>								
Building	Unit #	Bedrooms	Baths	Garage Units	Unit Size* (SF)	Rent Monthly (Est.)	Plus Optional Pet Fees/Month	Total Annual Revenue (+1 Pet)
C	11	3	2.5	2	1,301	\$2,395	\$35/\$70	\$29,160
	12	2	2.5	1	1,290	\$2,175	\$35/\$70	\$26,760
	13	2	2.5	1	1,290	\$2,175	\$35/\$70	\$26,760
	14	2	2.5	1	1,290	\$2,175	\$35/\$70	\$26,760
	15	3	2.5	2	1,301	\$2,395	\$35/\$70	\$29,160
* Not including patio, covered porch or garage							<b>TOTAL</b>	<b>\$138,600</b>

<b>PROFORMA EXPENSES</b>	
Property Taxes (\$2,825/Unit)	\$14,125
Insurance (\$900/Unit)	\$4,500
Maintenance	\$2,500
Mngt (5% of gross income)	\$6,930
HOA Dues (\$220/month/unit)	\$13,200
<b>TOTAL</b>	<b>\$41,255</b>
<b>Net Operating Income</b>	
	<b>\$97,345</b>
<b>CAP RATE</b>	<b>4.20%</b>

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## PROPERTY LOCATION



TRAVEL TIMES	
Denver	45 minutes
Boulder	25 minutes
Denver International Airport (DIA)	40 minutes
Loveland	25 minutes