



MULTI-FAMILY FOR SALE IN DOWNTOWN LAFAYETTE

205 N. PUBLIC ROAD
LAFAYETTE, CO 80026

PROPERTY HIGHLIGHTS

Prime location in Lafayette, CO with frontage on Public Rd and alley access. Multifamily, consisting of 9 units with: 5 efficiencies, 3-one bedroom, 1-two bedroom. Continue current use as multifamily and improve rents, or possible redevelopment within the B1 zoning and Urban Renewal District. Current rental rates are significantly under market, cap rate is based on proforma using FMR data.

Sale Price	\$1,800,000
Site Size	11,562 SF
Building Size	4,230 SF
Expenses (Est)	\$11.50/RSF
Parking	1 per unit on-site
Zoning	B1

Unit	Bed	Rent (Actual)	Rent (FMR ProForma)
1	1	\$ 850.00	\$ 1,450.00
2	1	\$ 900.00	\$ 1,450.00
3	Ef.	\$ 800.00	\$ 1,285.00
4	1	\$ 900.00	\$ 1,450.00
5	Ef.	\$ 750.00	\$ 1,285.00
6	Ef.	\$ 600.00	\$ 1,285.00
7	Ef.	\$ 750.00	\$ 1,285.00
8	Ef.	\$ 650.00	\$ 1,285.00
9	2	\$ 1,000.00	\$ 1,750.00
		\$ 7,200.00	\$ 12,525.00

- 9 residential units
- Frontage on N. Public Rd
- Alley access
- Room for rental improvement
- Possible redevelopment opportunity
- Near parks, biking & walking paths
- Near restaurants
- Near recreation center

AGI	\$ 86,400.00	\$ 150,300.00
Property Tax	\$ 9,000.00	\$ 9,000.00
Insurance	\$ 3,500.00	\$ 3,500.00
Electricity	\$ 10,000.00	\$ 10,000.00
Trash	\$ 6,000.00	\$ 6,000.00
Water	\$ 6,000.00	\$ 6,000.00
Maintenance	\$ 6,000.00	\$ 6,000.00
Management	\$ -	\$ 12,000.00
NOI	\$ 45,900.00	\$ 97,800.00

ProForma pricing @ 5.4 Cap \$ 1,811,111.11

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only. Licensed in the State of Colorado.

CONTACT US

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Colorado
Group

PROPERTY PHOTOS



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

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PROPERTY FLOOR PLAN



PROPERTY LOCATION

