

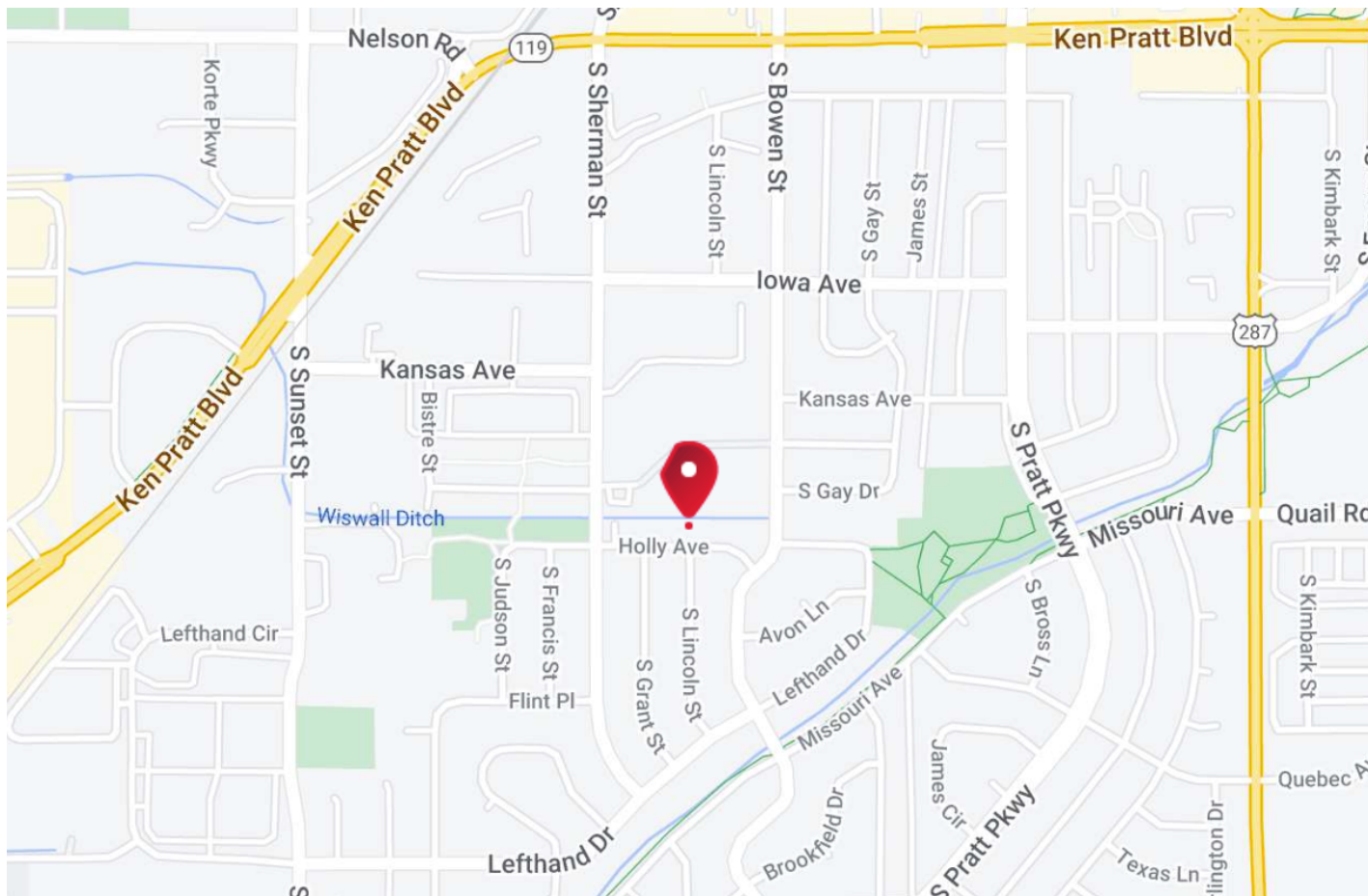


1300 - 1304 HOLLY AVENUE
LONGMONT, COLORADO 80501

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Property Summary

| | |
|----------------------|------------|
| Sale Price: | \$690,000 |
| Number of Units: | 3 |
| Building SF: | 3,204 |
| Lot Size: | 0.24 Acres |
| County: | Boulder |
| Zoning: | R-MN |
| 2024 Property Taxes: | \$4,110.22 |

Property Overview

Introducing an exciting and RARE investment opportunity in Boulder County! 1300 - 1304 Holly Avenue features a 3,204 square foot building with 2, two story units and 1, one-story unit, that are approximately 1,068 square feet each. Originally constructed in 1977, each unit consists of two bedrooms, two bathrooms, and there are three parking spaces in the rear with carports and storage. Landlord pays, water, sewer, and trash and Tenant pays electric and any telecommunications/data or television services. All Leases are MTM and fully leased at below market lease rates this property promises room for future growth. With a great location in the Longmont area, this property is positioned for success in a thriving market. Don't miss out on this promising venture with endless possibilities!

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| Address: | Unit Description: | Estimated Unit Square Feet: | In-Place Rents: | | |
|------------|-------------------|-----------------------------|------------------------|-------------------------------|----------------|
| | | | Monthly Rent Per Unit: | Monthly Rent Per Square Foot: | Annual Income: |
| 1300 Holly | 2 BD / 2 BA | 1,068 | \$ 1,550.00 | \$ 1.45 | \$ 18,600.00 |
| 1302 Holly | 2 BD / 2 BA | 1,068 | \$ 1,550.00 | \$ 1.45 | \$ 18,600.00 |
| 1304 Holly | 2 BD / 2 BA | 1,068 | \$ 1,550.00 | \$ 1.45 | \$ 18,600.00 |
| Total: | | 3,204 | \$ 4,650.00 | | \$ 55,800.00 |

| 2024 Expenses: | | | |
|------------------------------|--------------|---------------|--|
| Description: | Amount: | Comments: | |
| Building Insurance: | \$ 5,321.97 | | |
| Property Taxes: | \$ 4,110.22 | | |
| Repairs: | \$ 36,023.69 | New Roof 2024 | |
| Management: | \$ 2,250.00 | | |
| Landscaping: | \$ 2,870.00 | | |
| Utilities: | \$ 4,057.26 | | |
| Capital Expenses: | \$ - | | |
| Total: | \$ 54,633.14 | | |
| Total less capital expenses: | \$ 54,633.14 | | |

Information herein deemed reliable, but not guaranteed. For reference only.

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