

45 DENVER WAY

LONGMONT, COLORADO 80503



VIDEO

PROPERTY DESCRIPTION

Exciting investment opportunity in highly sought after Boulder County! Situated in northwest Longmont, this property consists of an approximately 6,804 square foot building with 12 units, ideal for any Multifamily/Low-Rise investor. This two story brick gem was built in 1969 and is zoned R-MF Residential Multi-Family per the City of Longmont. Each one bedroom/one bathroom unit is approximately 600 square feet and there is one assigned parking space per unit. Each unit is serviced by its own hot water heater and there is a common boiler to provide heat for the entire building. Air conditioning is through window air conditioners, owned by the individual tenants. Landlord pays gas and water, and Tenants are responsible for electricity, and any telecommunication/data or television services. A couple units have been completely renovated, while others present a value add opportunity. With its desirable location, just blocks away from McIntosh Lake and many other amenities, this property presents an enticing prospect for those seeking a lucrative investment in the ever-growing real estate market.

OFFERING SUMMARY

Sale Price:	\$2,000,000.00
Number of Units:	12
Building Size:	6,804 SF
Lot Size:	13,079 SF
County:	Boulder
Zoning:	R-MF
2023 Property Taxes:	\$11,470.44

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,068	24,718	40,921
Total Population	11,879	59,019	101,674
Average HH Income	\$127,992	\$109,435	\$122,158



RE/MAX
COMMERCIAL®

GARY MAGGI, Broker/Owner, CRS
RE/MAX Town & Country
340 Mountain Avenue
Berthoud, Colorado 80513
gary@berthoudrealestate.com
Office: 970-692-2002

KEITH KANEMOTO, SIOR
Broker Associate
303.772.2222
keith@kanemoto.com

RE/MAX ELEVATE

All information contained herein is deemed reliable but not guaranteed.
Each office independently owned and operated.

724 Main Street
Louisville, CO 80027

303.772.2222

KANEMOTO.COM

45 DENVER WAY

LONGMONT, CO 80503

Address:	Unit Description:	Estimated Unit Square Feet:	In-Place Rents:			Proforma:		
			Monthly Rent Per Unit:	Monthly Rent Per Square Foot:	Monthly Income:	Estimated Monthly Rent Per Unit:	Monthly Rent Per Square Foot:	Estimated Monthly Income:
Unit 1:	1 BD / 1 BA	600	Vacant	Vacant	Vacant	\$ 1,250.00	\$ 2.08	\$ 1,250.00
Unit 2:	1 BD / 1 BA	600	\$ 935.00	\$ 1.56	\$ 935.00	\$ 1,250.00	\$ 2.08	\$ 1,250.00
Unit 3:	1 BD / 1 BA	600	\$ 975.00	\$ 1.63	\$ 975.00	\$ 1,250.00	\$ 2.08	\$ 1,250.00
Unit 4:	1 BD / 1 BA	600	\$ 900.00	\$ 1.50	\$ 900.00	\$ 1,250.00	\$ 2.08	\$ 1,250.00
Unit 5:	1 BD / 1 BA	600	\$ 825.00	\$ 1.38	\$ 825.00	\$ 1,250.00	\$ 2.08	\$ 1,250.00
Unit 6:	1 BD / 1 BA	600	Vacant	Vacant	Vacant	\$ 1,250.00	\$ 2.08	\$ 1,250.00
Unit 7:	1 BD / 1 BA	600	\$ 1,100.00	\$ 1.83	\$ 1,100.00	\$ 1,250.00	\$ 2.08	\$ 1,250.00
Unit 8:	1 BD / 1 BA	600	\$ 875.00	\$ 1.46	\$ 875.00	\$ 1,250.00	\$ 2.08	\$ 1,250.00
Unit 9:	1 BD / 1 BA	600	\$ 1,100.00	\$ 1.83	\$ 1,100.00	\$ 1,250.00	\$ 2.08	\$ 1,250.00
Unit 10:	1 BD / 1 BA	600	\$ 825.00	\$ 1.38	\$ 825.00	\$ 1,250.00	\$ 2.08	\$ 1,250.00
Unit 11:	1 BD / 1 BA	600	\$ 875.00	\$ 1.46	\$ 875.00	\$ 1,250.00	\$ 2.08	\$ 1,250.00
Unit 12:	1 BD / 1 BA	600	\$ 950.00	\$ 1.58	\$ 950.00	\$ 1,250.00	\$ 2.08	\$ 1,250.00
Total:		7,200	\$ 9,360.00		\$ 935.00	\$ 15,000.00		\$ 15,000.00

2023 Expenses:

Description:	Amount:	Comments:
Building Insurance:	\$ 4,869.66	
Property Taxes:	\$ 11,102.98	
Repairs:	\$ 16,979.30	
Office Supplies:	\$ 468.49	
Utilities:	\$ 7,921.90	
Capital Expenses:	\$ 52,195.06	New Roof, Sewer Line Repairs and Coating
Total:	\$ 93,537.39	
Total less capital expenses:	\$ 41,342.33	

Proforma Cash Flow:

Proforma Income:	\$ 180,000
2023 Expenses + 5% increase:	\$ 43,409
Estimated Net Operating Income:	\$ 136,591
Estimated Capitalization Rate:	6.83%

Actual 2023 Cash Flow:

Actual Income:	\$ 113,649
2023 Expenses less capital expenses:	\$ 41,342
Estimated Net Operating Income:	\$ 72,306
Estimated Capitalization Rate:	3.62%

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



RE/MAX
COMMERCIAL®

GARY MAGGI, Broker/Owner, CRS
RE/MAX Town & Country
340 Mountain Avenue
Berthoud, Colorado 80513
gary@berthoudrealestate.com
Office: 970-692-2002

KEITH KANEMOTO, SIOR
Broker Associate
303.772.2222
keith@kanemoto.com

RE/MAX ELEVATE

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated.

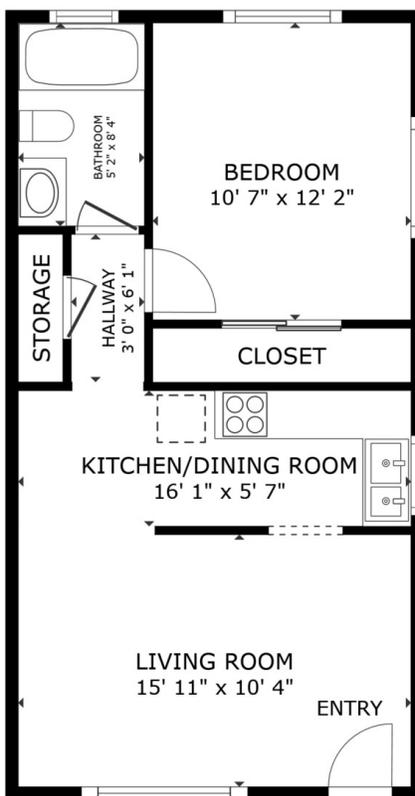
724 Main Street
Louisville, CO 80027

303.772.2222

KANEMOTO.COM

45 DENVER WAY

LONGMONT, COLORADO 80503



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GARY MAGGI, Broker/Owner, CRS
RE/MAX Town & Country
340 Mountain Avenue
Berthoud, Colorado 80513
gary@berthoudrealestate.com
Office: 970-692-2002

KEITH KANEMOTO, SIOR
Broker Associate
303.772.2222
keith@kanemoto.com

RE/MAX ELEVATE

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated.

724 Main Street
Louisville, CO 80027

303.772.2222

KANEMOTO.COM

FOR SALE

12-PLEX/MULTIFAMILY OPPORTUNITY IN BOULDER COUNTY!

PHOTOS

45 DENVER WAY

LONGMONT, CO 80503



RE/MAX
COMMERCIAL

GARY MAGGI, Broker/Owner, CRS
RE/MAX Town & Country
340 Mountain Avenue
Berthoud, Colorado 80513
gary@berthoudrealestate.com
Office: 970-692-2002

KEITH KANEMOTO, SIOR
Broker Associate
303.772.2222
keith@kanemoto.com

RE/MAX ELEVATE

All information contained herein is deemed reliable but not guaranteed.
Each office independently owned and operated.

724 Main Street
Louisville, CO 80027

303.772.2222

KANEMOTO.COM

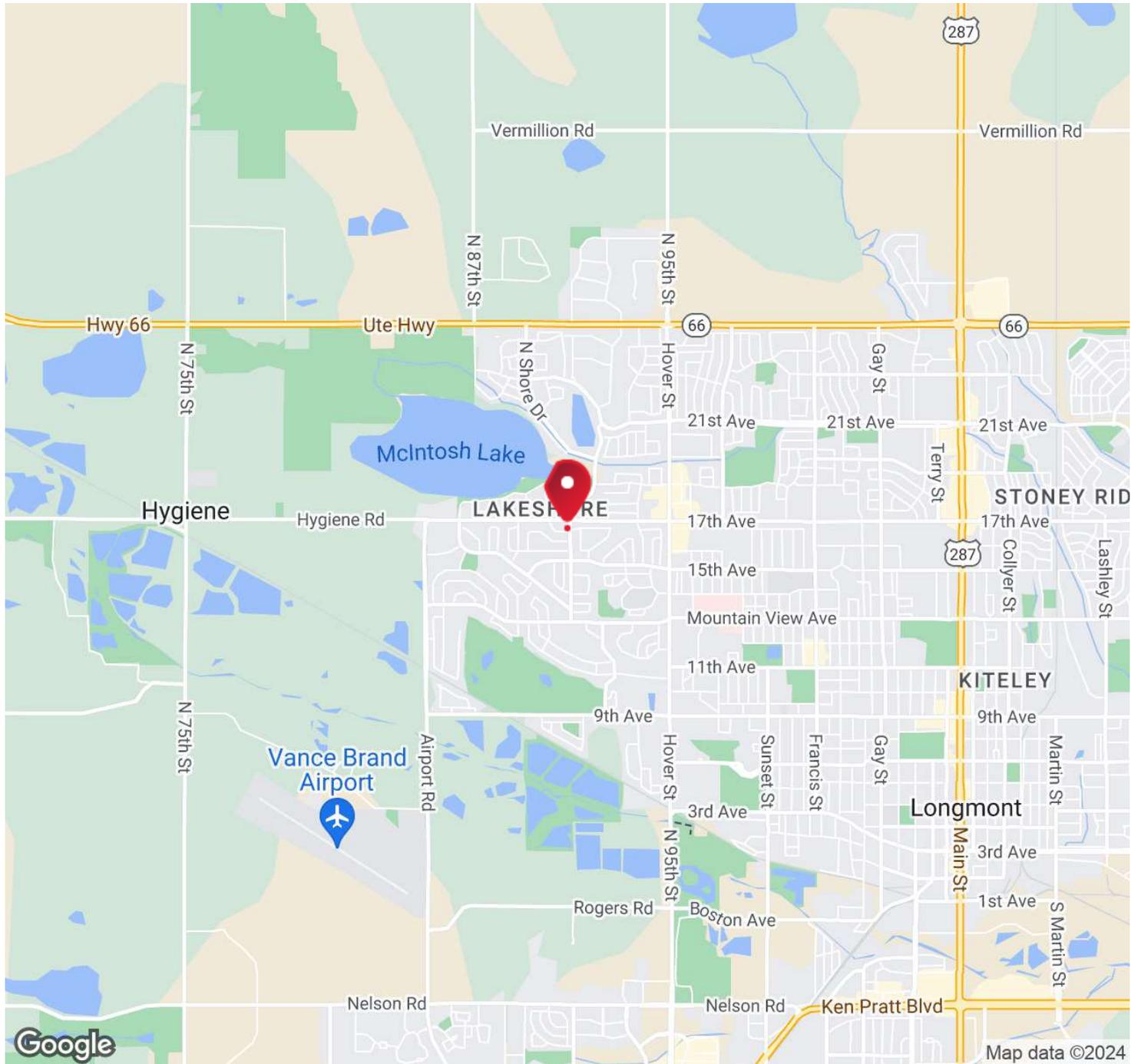
FOR SALE

12-PLEX/MULTIFAMILY OPPORTUNITY IN BOULDER COUNTY!

AERIAL MAP

45 DENVER WAY

LONGMONT, COLORADO 80503



GARY MAGGI, Broker/Owner, CRS
 RE/MAX Town & Country
 340 Mountain Avenue
 Berthoud, Colorado 80513
 gary@berthoudrealestate.com
 Office: 970-692-2002

KEITH KANEMOTO, SIOR
 Broker Associate
 303.772.2222
 keith@kanemoto.com

RE/MAX ELEVATE

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated.

724 Main Street
Louisville, CO 80027

303.772.2222

KANEMOTO.COM