

FOR SALE

8-PLEX/MULTIFAMILY OPPORTUNITY IN BOULDER COUNTY!

PROPERTY SUMMARY

3035 17TH AVENUE

LONGMONT, COLORADO 80503



VIDEO

PROPERTY DESCRIPTION

Presenting a gem of an opportunity for any Multifamily/Low-Rise investors, 3035 17th Avenue in Longmont, Colorado! Situated in Boulder County, this two story building totals 6,912 square feet and consists of 8, two bedroom, 1.5 bathroom units. Each unit has its own forced air and central air conditioning systems. Landlord pays for water and the tenants pay for all other utilities.

Constructed in 1975, this property is strategically located in the vibrant Longmont area, offering ample potential for growth. This property is an attractive option for investors seeking to make a mark in the ever growing real estate market.

OFFERING SUMMARY

Sale Price:	\$1,500,000
Number of Units:	8
Building Size:	6,912 SF
Lot Size:	11,659 SF
County:	Boulder
Zoning:	R-MF
2023 Property Taxes:	\$10,272.46

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,255	22,387	40,990
Total Population	9,981	53,089	101,851
Average HH Income	\$132,083	\$110,901	\$122,248



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

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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:	2 BD / 1.5 BA	874	\$ 1,325.00	Vacant	\$ 1,325.00	\$ 1,400.00	\$ 1.60	\$ 1,400.00
Unit 2:	2 BD / 1.5 BA	874	\$ 1,200.00	\$ 1.37	\$ 1,200.00	\$ 1,400.00	\$ 1.60	\$ 1,400.00
Unit 3:	2 BD / 1.5 BA	874	Vacant	\$ -	Vacant	\$ 1,400.00	\$ 1.60	\$ 1,400.00
Unit 4:	2 BD / 1.5 BA	874	\$ 1,150.00	\$ 1.32	\$ 1,150.00	\$ 1,400.00	\$ 1.60	\$ 1,400.00
Unit 5:	2 BD / 1.5 BA	874	\$ 1,150.00	\$ 1.32	\$ 1,150.00	\$ 1,400.00	\$ 1.60	\$ 1,400.00
Unit 6:	2 BD / 1.5 BA	874	\$ 1,150.00	\$ 1.32	\$ 1,150.00	\$ 1,400.00	\$ 1.60	\$ 1,400.00
Unit 7:	2 BD / 1.5 BA	874	\$ 1,250.00	\$ 1.43	\$ 1,250.00	\$ 1,400.00	\$ 1.60	\$ 1,400.00
Unit 8:	2 BD / 1.5 BA	874	\$ 1,200.00	\$ 1.37	\$ 1,200.00	\$ 1,400.00	\$ 1.60	\$ 1,400.00
Total:		6,992	\$ 8,425.00		\$ 8,425.00	\$ 11,200.00		\$ 11,200.00

2023 Expenses:

Description:	Amount:	Comments:
Building Insurance:	\$ 17,295.06	
Property Taxes:	\$ 10,093.62	
Repairs:	\$ 15,571.23	
Office Supplies:	\$ 609.25	
Utilities:	\$ 7,288.74	
Capital Expenses:	\$ -	
Total:	\$ 50,857.90	
Total less capital expenses:	\$ 50,857.90	

Proforma Cash Flow:

Proforma Income:	\$ 134,400
2023 Expenses + 5% increase:	\$ 53,401
Estimated Net Operating Income:	\$ 80,999
Estimated Capitalization Rate:	5.40%

Actual 2023 Cash Flow:

Actual Income:	\$ 105,605
2023 Expenses less capital expenses:	\$ 50,858
Estimated Net Operating Income:	\$ 54,747
Estimated Capitalization Rate:	3.65%

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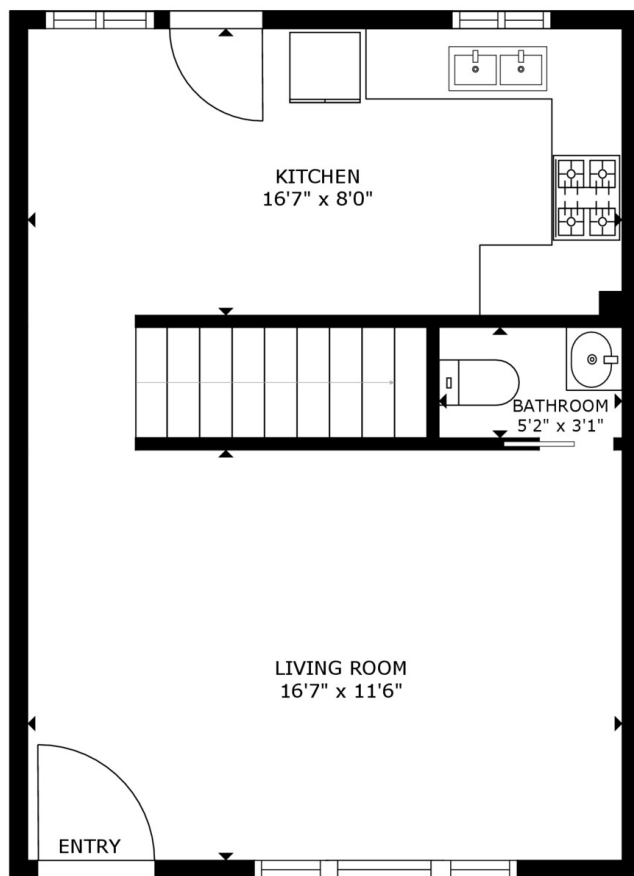
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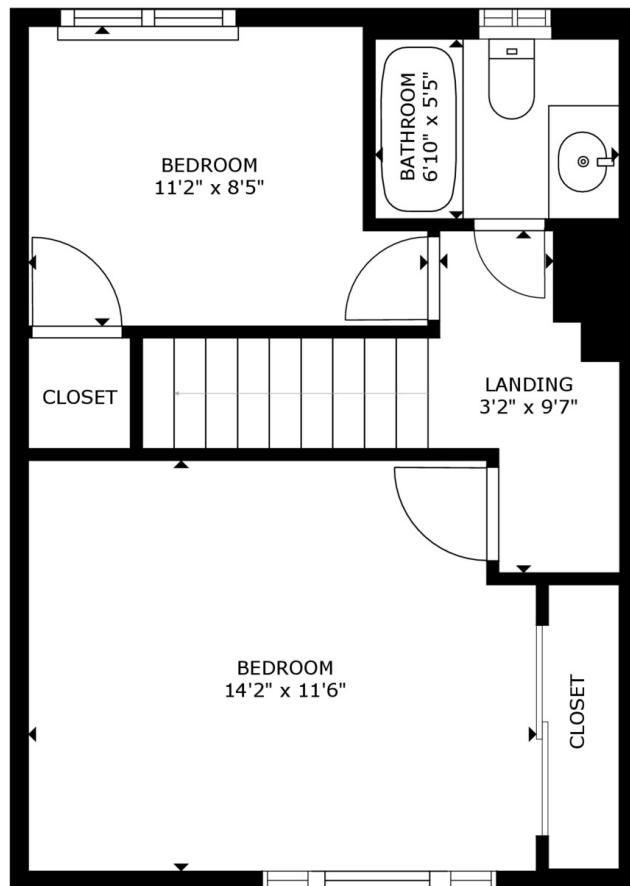
FLOOR PLANS

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FLOOR 1



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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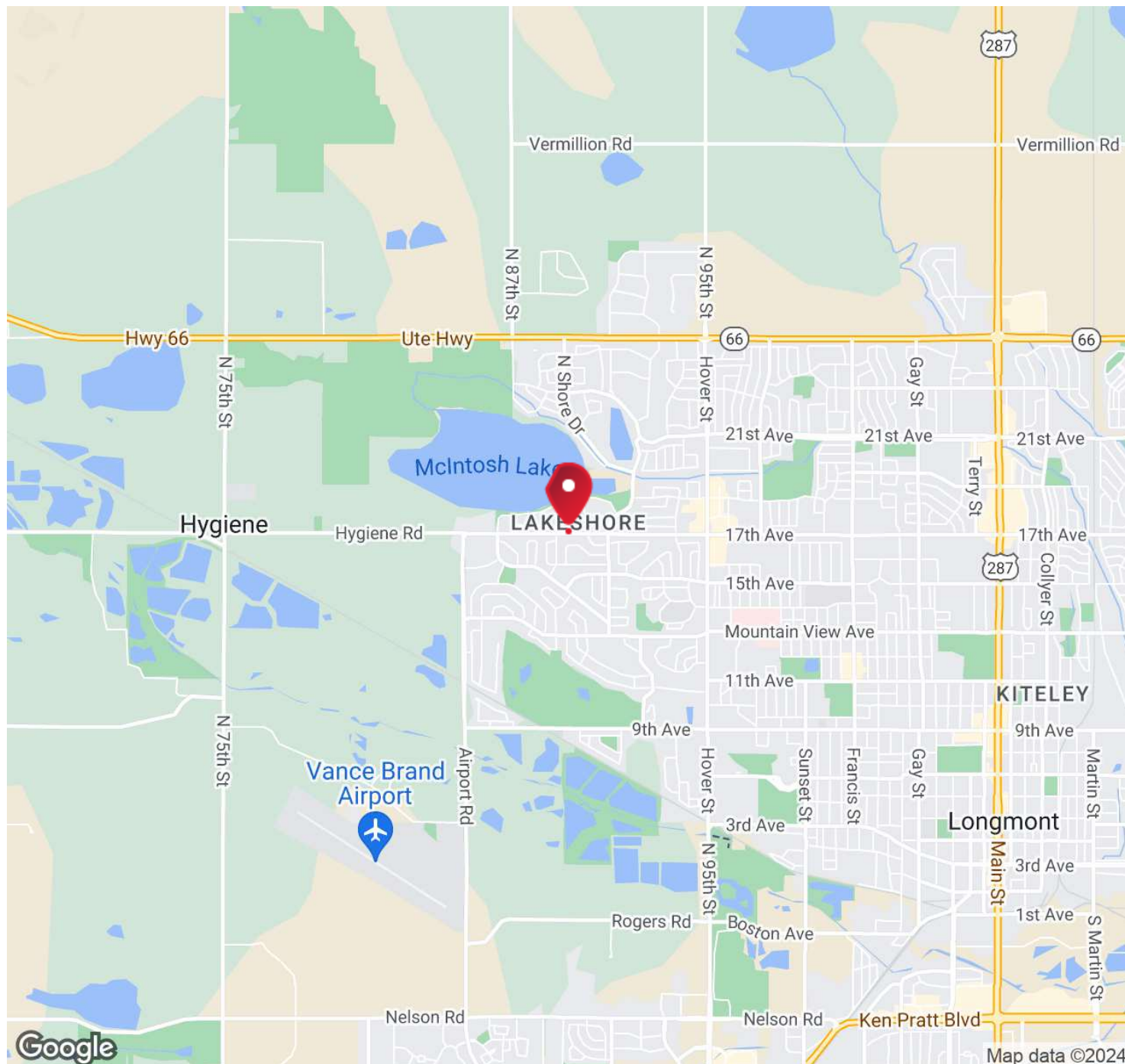
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AERIAL MAP

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