



619 Overlin *Drive*

NEW CONSTRUCTION · GLENWOOD SPRINGS, CO

619 Overlin *Drive*

An 11-unit, newly constructed townhome development in one of the Roaring Fork Valley's most competitive rental markets — walking distance to downtown Glenwood Springs, transit, and employment centers. Designed to meet strong demand for high-quality, ownership-style housing.

11

TOTAL UNITS

2

BUILDINGS

August 2026

COMPLETION

PROJECT SUMMARY

- Two buildings — Building A (5 units, street-facing) and Building B (6 units, rear-facing with single-car garages)
- Unit mix: 10 × 2BR/1.5BA townhomes + 1 × 3BR/2BA ADA-accessible unit
- 10,980 SF total residential + 2,440 SF of garages on 0.67 acres
- Individually deeded units — flexible exit strategies, phased resale, or hold as a portfolio
- Construction started August 2025 by Giard Homes, Inc. - completion anticipated August 2026
- Zoned R-HD, Townsite of Glenwood Springs, Garfield County — 21 total parking spaces on site
- 2 deed-restricted units (2 RO + 1 affordable at 100% AMI) — ideal for employee housing acquirers
- Three acquisition options available: Building A, Building B, or entire 11-unit portfolio

Three ways to invest in 619 Overlin



\$2,600,000

MLS Number	#193713
Status	Active
Total SF (living)	5,040 SF
Price / SF	\$515.87
Units	4 × 2BR + 1 × 3BR ADA
Bedrooms / Baths	11 BD / 10 BA
Garage	None — surface parking
HOA	\$400 / month
Earnest Money	\$100,000



\$6,600,000

MLS Number	#193715
Status	Active
Total SF (living)	10,980 SF
Price / SF	\$601.09
Units	10 units - Unit 3 excluded
Bedrooms / Baths	21 BD / 20 BA
Garage	6 single-car (Bldg B)
HOA	\$400–\$500 / month
Earnest Money	\$200,000



\$3,950,000

MLS Number	#193714
Status	Active
Total SF (living)	5,940 SF + 2,440 SF garage
Price / SF	\$664.98
Units	6 × 2BR/1.5BA w/ garages
Bedrooms / Baths	12 BD / 12 BA
Garage	6 × single-car (430–435 SF)
HOA	\$500 / month
Earnest Money	\$100,000

Projected operating performance

Stabilized rent roll and first-year projections for all 10 market-rate units, based on current Roaring Fork Valley market rents. Unit 3 (deed-restricted) conveys separately and is excluded from this pro forma.

\$460,200

PROJECTED GROSS RENT

\$38,350 / month · 10 units

\$375,990

NET OPERATING INCOME

81.7% of gross rent

5.7%

CAP RATE

vs. \$6,600,000 full-portfolio price

RENT ROLL

UNIT TYPE	SF	QTY	EST. MONTHLY RENT	EST. ANNUAL RENT
2 BR w/ garage	1,024	4	\$3,900	\$187,200
2 BR w/ garage (end unit)	1,109	2	\$4,000	\$96,000
2 BR w/o garage	1,089	3	\$3,500	\$126,000
3 BR w/o garage (ADA)	1,252	1	\$4,250	\$51,000
Total - 10 Units		10	\$38,350	\$460,200

OPERATING EXPENSES	
Projected Gross Rents	\$460,200
Management Fees (5%)	\$23,010
HOA Operating Budget	\$41,200
Property Taxes	\$20,000
Net Operating Income	\$375,990

NOTES

Unit 3 (deed-restricted) conveys separately via the City of Glenwood Springs housing lottery and is excluded from this pro forma and the \$6,600,000 full-portfolio price.

Management fee at 5% of gross rents. HOA operating budget per the 619 Overlin HOA budget (insurance, maintenance, fire/safety, landscaping, snow removal, utilities, and professional fees).

Cap rate vs. \$6,600,000. Acquirers of Building A or B should re-underwrite using unit-level rents above.

Pro forma reflects ownership's Year 1 stabilized projections and is provided for informational purposes only. Prospective buyers are encouraged to verify rents, expenses, and assumptions independently prior to making any acquisition decision.

Built to last, designed to lease

Every unit delivers ownership-quality finishes chosen for durability and lasting tenant appeal — quartzite counters, LVP flooring throughout, custom cabinetry, and stainless appliances in all 11 homes.



KITCHEN

Fully Equipped

- Whirlpool & LG stainless appliances
- Custom cabinetry
- Quartzite countertops
- LVP wood flooring

BATHROOMS

Elevated Fixtures

- Freestanding vanities
- Medicine cabinet mirrors
- Quartzite countertops
- Satin nickel fixtures

BEDROOMS

Comfortable Spaces

- Ceiling fan/light in each
- Walk-in closet (primary)
- LVP wood flooring
- Jeld-Wen windows

EXTERIOR & SYSTEMS

Durable Construction

- Metal & smart siding
- Membrane flat roofs
- All-electric / forced air
- Stacked W/D on bedroom level

2
RO UNITS

1
AFFORDABLE

Community Housing Compliance. Of 11 units, 3 carry deed restrictions (2 resident-occupied, 1 affordable at 100% AMI) — satisfying municipal requirements. The remaining 8 units are unrestricted and available at full market rents. Ideal structure for an employer-sponsored housing program.