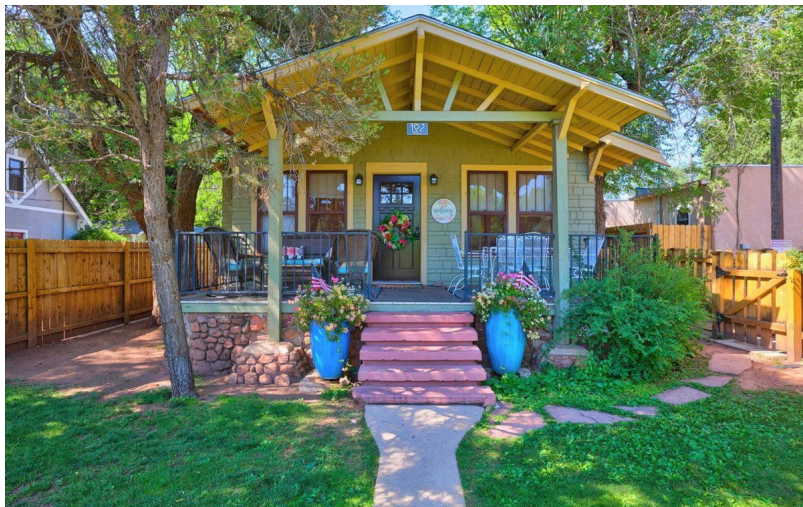


\$1,795,000 102 HOLLY STREET COLORADO SPRINGS, CO 80904

Premier Westside Cottage Collection

- 9 Residential Dwellings
- Approximately 0.65 acres
- \$203,172 annual gross income 2025
- 7.78% cap rate
- Four furnished short-term rentals included
- Five long-term rental units
- Historic Craftsman home plus charming cottages
- Walking distance to Old Colorado City
- Minutes to Garden of the Gods & Manitou Springs



Craftsman

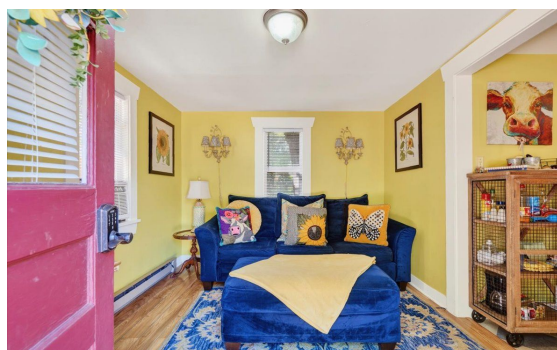


Thoughtfully renovated while preserving its timeless character, the Craftsman Cottage blends historic charm with modern comfort. Featuring a spacious two-bedroom layout, open living area, updated kitchen, full bath, and in-unit laundry, it offers comfortable living in a beautifully restored home overlooking the park-like grounds.



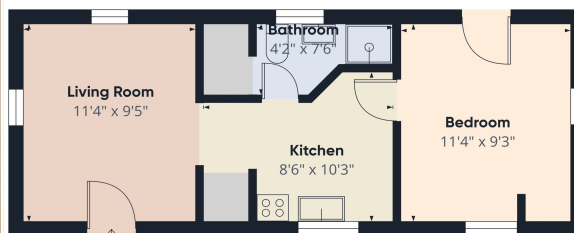
For private viewing call
Scott Coddington, Broker
719-399-0000

www.PulseRealEstateGroup.com



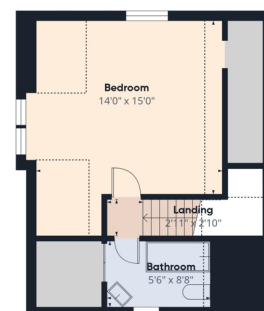
Sunflower Cottage

Bright, inviting, and thoughtfully updated, the Sunflower Cottage offers comfortable **one-bedroom** living with a functional open layout, updated kitchen, and private bath. Complete with an **in-unit washer and dryer**, this charming cottage combines modern convenience with the peaceful setting and character of Holly Gardens.



Monet Cottage

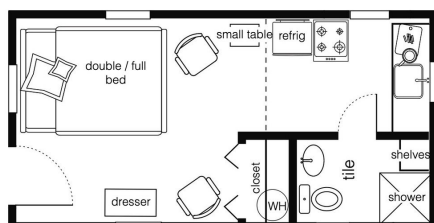
Beautifully renovated with modern finishes and timeless charm, this spacious **two-bedroom** home features a fully remodeled kitchen with **granite countertops**, modern cabinetry, and white appliances. An updated bathroom, **in-unit washer and dryer**, and inviting living spaces provide the perfect blend of comfort and convenience in the peaceful, park-like setting of Holly Gardens.



Sweet Rose Cottage

Thoughtfully updated with timeless charm, this inviting **one-bedroom** cottage offers a bright, functional layout and a warm, welcoming atmosphere. Blending character with comfort, it provides a peaceful retreat nestled within the beautifully landscaped, park-like setting of Holly Gardens.

Sweet Rose AT HOLLY GARDENS

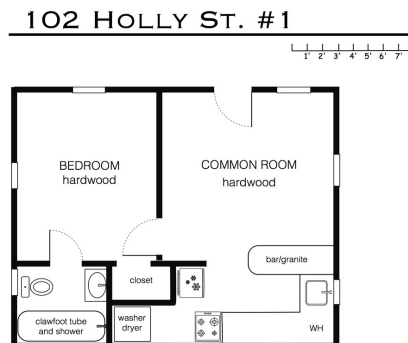




One-Bedroom Cottages

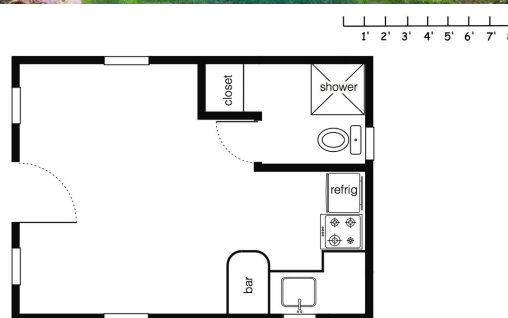
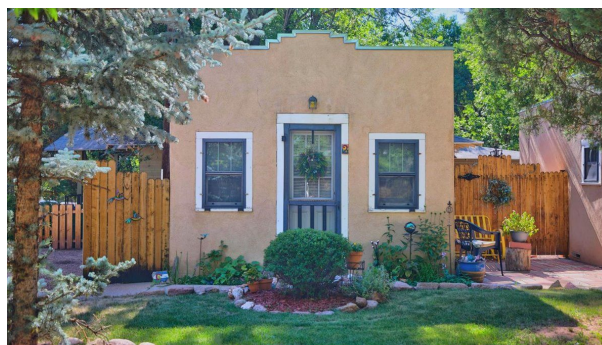
One-Bedroom Cottages

This floor plan and photo collage showcase one of the **four thoughtfully updated one-bedroom cottages** at Holly Gardens. While each home has its own unique character and finishes, all offer comfortable living in a charming, park-like setting.



Studio Cottages

This floor plan and photo collage showcase one of the **three thoughtfully updated studio cottages** at Holly Gardens. While each home has its own unique character and finishes, all provide efficient, low-maintenance living in a charming, park-like setting. Residents enjoy beautifully maintained **shared green spaces**, mature shade trees



Charm, history, and an unbeatable location come together in this exceptional Westside investment opportunity bordering Manitou Springs. Set against the backdrop of Pikes Peak, this unique income-producing property spans four parcels zoned R-2 and features nine residential units, including a beautifully restored historic 2-bedroom, 1-bath Craftsman home, a newer 2-bedroom, 1-bath two-story cottage, four 1-bedroom cottages, and three studio cottages. Currently operating as a successful combination of long-term and short-term rentals, this property offers exceptional flexibility for investors and future owners. Continue operating as an income-producing rental portfolio (buyer to verify all licensing requirements), create a private family compound with rental income, establish a corporate or church retreat, or explore future redevelopment opportunities. One parcel includes grandfathered rights for an additional dwelling, creating even greater long-term potential. The setting is truly one of a kind. Directly across the street, horseback riders from the neighboring riding stable pass by daily, creating the feeling of a mountain retreat while being just minutes from Old Colorado City, Garden of the Gods, Manitou Springs, downtown Colorado Springs, shopping, dining, hiking and biking trails, schools, and convenient access to I-25. The property features mature trees, charming cottages, inviting outdoor gathering areas, and assigned parking throughout the complex. Many of the units have been updated while preserving the character and charm that make this property so appealing to tenants and guests alike. With multiple income streams, an irreplaceable location, flexible zoning, and future development potential, opportunities like this rarely become available on Colorado Springs' highly sought-after Westside. Financial information is available upon request with a signed confidentiality agreement.

