

Investment Property for Sale

757 COUNTY ROAD 308, DUMONT, CO 80436



Overview

Hoff & Leigh brings you a highly profitable mobile home park and covered land play with I-70 frontage and over 50,000 cars per day! The property is fully leased with annual lease agreements and rent increases; the property already generates \$97,347.60 in annual gross income with potential for increased growth. Recent renovations including a new roof on the cabin have the property primed and ready for a hands-off investor to collect checks. The property has 6 units total with 3 park owned mobile homes, 1 park owned cabin, and two lot rentals. As a covered land play, zoning allows for a variety of uses including restaurant, retail, office, and industrial. A short 40 min drive to downtown Denver and to the major ski resorts makes it ideal for ski town workers or even as short-term rentals. Call us today to take advantage of this rare opportunity!





For more info please text/call Michael (720) 683-0399 or Brandon (715) 512-0265

Hoff & Leigh listing website: <https://www.hoffleigh.com/listing/757-county-road-308/>

Highlights

- 50,000+ VPD
- Located in Dumont On High Traffic I-70 Frontage Road Between Denver and Ski Resorts
- Redevelopment Opportunity
- Well Water, City Sewer
- Current CAP Rate: 7.9%. Proforma CAP Rate: 9.38%
- Gross Income: \$97,347
- NOI: \$67,332 (Including 7% Management Fee)
- [Enterprise Zone Property](#)

Property Details

-  **Sales Price**
\$850,000
-  **Park Owned Buildings**
3,574 SF
-  **Lot Size**
1.359 Acres
-  **Zoning**
C-1

Rev: December 10, 2024

Investment Property for Sale

757 COUNTY ROAD 308, DUMONT, CO 80436



Rev: December 10, 2024

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Michael Crawford

C: 720.683.0399

O: 720.572.5187

MCrawford@HoffLeigh.com

Brandon Langiewicz, SIOR

C: 715.512.0265

O: 720.572.5187

Brandon@HoffLeigh.com

Investment Property for Sale

757 COUNTY ROAD 308, DUMONT, CO 80436



Rev: December 10, 2024

Investment Property for Sale

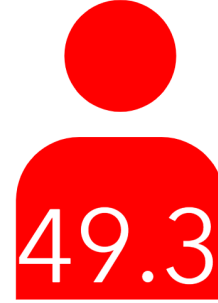
757 COUNTY ROAD 308, DUMONT, CO 80436

757 County Road 308, Dumont, Colorado, 80436

DEMOGRAPHICS



1,042
Population



49.3
Median Age



2.3
Average
Household Size



\$55,449
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
County Rd308	43,923	0.1
County Rd308	51,357	0.1
County Rd308	43,923	0.2
County Rd308	33,000	0.2



Rev: December 10, 2024



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Michael Crawford

C: 720.683.0399

O: 720.572.5187

MCrawford@HoffLeigh.com

Brandon Langiewicz, SIOR

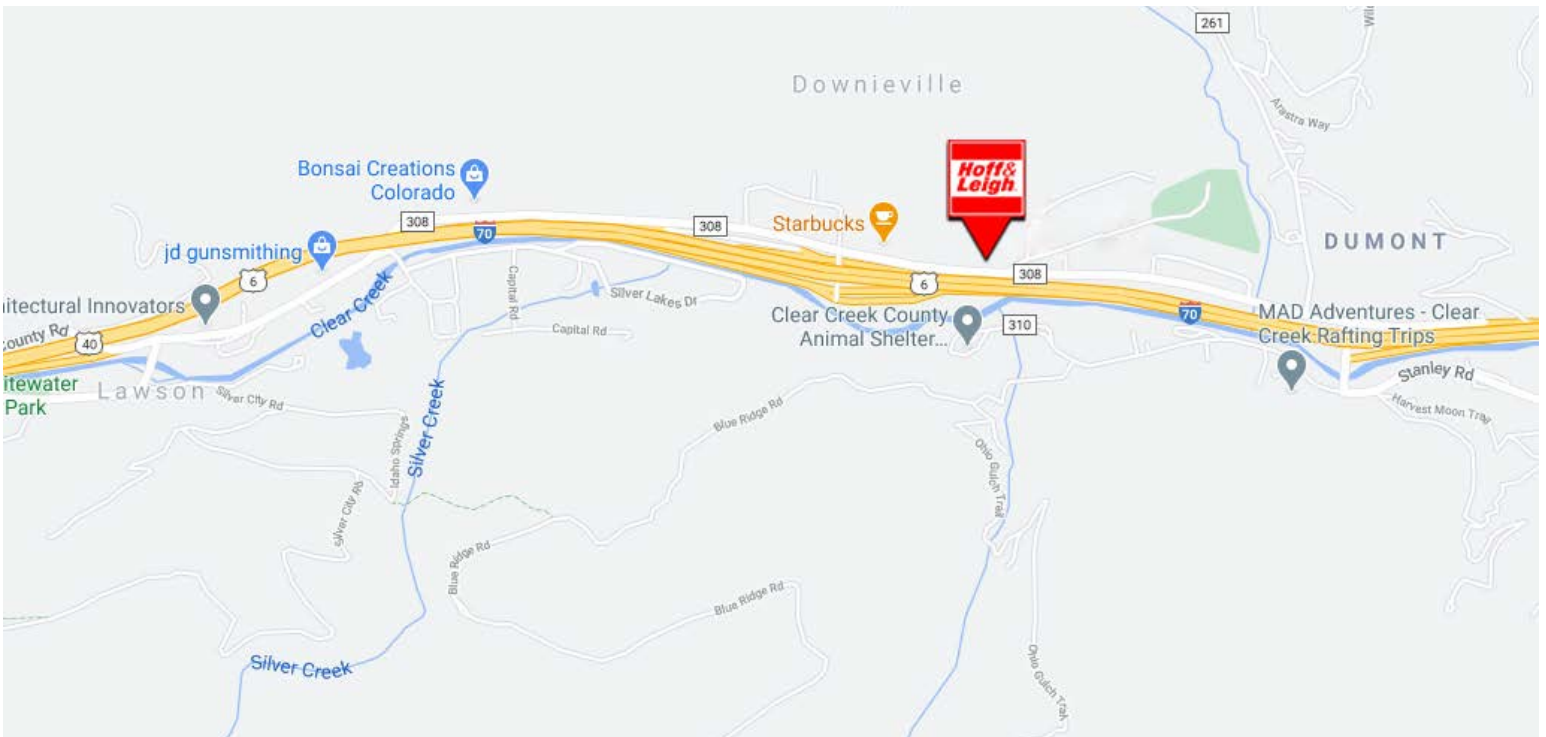
C: 715.512.0265

O: 720.572.5187

Brandon@HoffLeigh.com

Investment Property for Sale

757 COUNTY ROAD 308, DUMONT, CO 80436



Rev: December 10, 2024

Our Network Is Your Edge



All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Michael Crawford

C: 720.683.0399
O: 720.572.5187
MCrawford@HoffLeigh.com

Brandon Langiewicz, SIOR

C: 715.512.0265
O: 720.572.5187
Brandon@HoffLeigh.com



Investment Property for Sale

757 COUNTY ROAD 308, DUMONT, CO 80436

Property APOD - 757 CR 308

Suite	Tenant	Appx. SF	Current Monthly Rent	Mo Charges/Utilities	Rate (\$/SF)	% Share	Lease Expiration	Security Deposit	Proforma Market Rent	Proforma Delta	Potential % Increase
Unit 1. 3br/2ba	Tenant	924	\$ 1,500.00	\$ 155.00	19.48	16.7%	02/28/25	\$ 950.00	\$ 1,600.00	\$ 100.00	6.7%
Unit 2. 2br/1ba	Tenant	900	\$ 1,575.00	\$ 116.50	21.00	16.3%	01/31/26	\$ 3,150.00	\$ 1,600.00	\$ 25.00	1.6%
Cabin. 3br/1ba	Tenant	850	\$ 1,600.00	\$ 121.00	22.59	15.4%	12/31/25	\$ 1,600.00	\$ 1,650.00	\$ 50.00	3.1%
Unit 4. 3br/2ba	Lot Rent	924	\$ 640.00	\$ 121.00	8.31	16.7%	07/31/25	\$ -	\$ 665.00	\$ 25.00	3.9%
Unit 5. 2br/1ba	Tenant	1,000	\$ 1,400.00	\$ 121.00	16.80	18.1%	03/31/25	\$ 1,300.00	\$ 1,550.00	\$ 150.00	10.7%
Unit 6. 2br/1ba	Lot Rent	924	\$ 640.00	\$ 121.00	8.31	16.7%	11/30/23	\$ -	\$ 665.00	\$ 25.00	3.9%
Total		5,522	\$ 7,355.00	\$ 755.50	16.08	100.0%		\$ 7,000.00	\$ 7,730.00	\$ 375.00	5%

Category	Current		Proforma	
	Financials	\$/SF	Financials	\$/SF
Annual Gross Rent	\$ 88,260.00	\$ 15.98	\$ 92,760.00	\$ 16.80
Other Income	\$ 9,087.60	\$ 1.65	\$ 10,423.05	\$ 1.89
Effective Gross Income	\$ 97,347.60	\$ 17.63	\$ 103,183.05	\$ 18.69
Annual Expenses	Current	Proforma		
Real Property Taxes (Actual)	\$ 2,098.84	\$ 0.38	\$ 2,098.84	\$ 0.38
Property Insurance (Actual)	\$ 77.79	\$ 0.01	\$ 77.79	\$ 0.01
Total Contract Services	\$ 9,619.25	\$ 1.74	\$ 9,619.25	\$ 1.74
Utilities: Electric, Water, Sewer, Gas	\$ 5,053.76	\$ 0.92	\$ 5,053.76	\$ 0.92
Repairs and Maintenance	\$ 6,558.37	\$ 1.19	\$ 6,558.37	\$ 1.19
Management	\$ 6,607.16	\$ 1.20	\$ -	\$ -
Vacancy	\$ -	\$ -	\$ -	\$ -
Annual Gross Expenses	\$ 30,015.17	\$ 5.44	\$ 23,408.01	\$ 4.24
Net Operating Income	Current	Proforma		
	\$ 67,332.43	\$ 12.19	\$ 79,775.04	\$ 14.45
Purchase Price	Current	Proforma		
	\$ 850,000.00	\$ 153.93	\$ 850,000.00	\$ 153.93
Renovation Costs	\$ -	\$ -	\$ -	\$ -
Cap Rate	7.921%		9.385%	
Cap Rate (no mgmt fee or vacancy)	8.699%			

*loan terms are estimates only

Debt Service Info	
Purchase Price	\$ 850,000.00
Down Payment	\$ 170,000.00
Loan Amount	\$ 680,000.00
Est Closing Costs	
Annual Interest Rate	7.25%
Amortization Period	360
Number of Payments	360
Interest Only	No
Payment Info	
Monthly Payment	\$ 4,638.80
Total Payments	\$ 1,669,965.83
Total Interest Paid	\$ 989,965.83
Current Investment Numbers	
Initial Cash Investment	\$ 170,000.00
Annual Debt Service	\$ 55,665.60
DSCR	1.210
Net Yearly Cash Flow	\$ 11,666.83
Cash on Cash	6.86%
Proforma Investment Numbers	
Initial Cash Investment	\$ 170,000.00
Annual Debt Service	\$ 55,665.60
DSCR	1.433
Net Yearly Cash Flow	\$ 24,109.44
Cash on Cash	14.18%

Rev: December 10, 2024



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Michael Crawford

C: 720.683.0399

O: 720.572.5187

MCrawford@HoffLeigh.com

Brandon Langiewicz, SIOR

C: 715.512.0265

O: 720.572.5187

Brandon@HoffLeigh.com