

2560

N MONUMENT LAKE RD

MONUMENT, CO

4 Acre RV Storage Lot For Sale

Amazing Investment Opportunity



Excellent 1031 Exchange Property

navpoint
REAL ESTATE GROUP



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PROPERTY HIGHLIGHTS

2 5 6 0



LIST PRICE

\$2,250,000



LAND SIZE

3.98 ACRES



CAP RATE

6.75%



ZONING

LI

El Paso County



PROPERTY HIGHLIGHTS

Investment Highlights

- High Occupancy RV Storage Lot For Sale
- Potential Upside in Rents for New Owner
- Current Net Income \$151,785*
- Easy To Manage, Low Risk Investment
- Over 90% Recurring Online Payments
- Nearly 4 Acres of Storage Land!
- Excellent 1031 Exchange Property

Based on Trailing 12 and Estimated 2025 Expenses*



VALUE-ADD POTENTIAL
OPPORTUNITY FOR RENT GROWTH FOR NEW OWNERSHIP



AREA DEMOGRAPHICS

KEY FACTS



POPULATION
3,221



WORKDAY
POPULATION
2,346



MEDIAN
HOUSEHOLD INCOME
\$106,700



AVERAGE
HOUSEHOLD INCOME
\$130,300



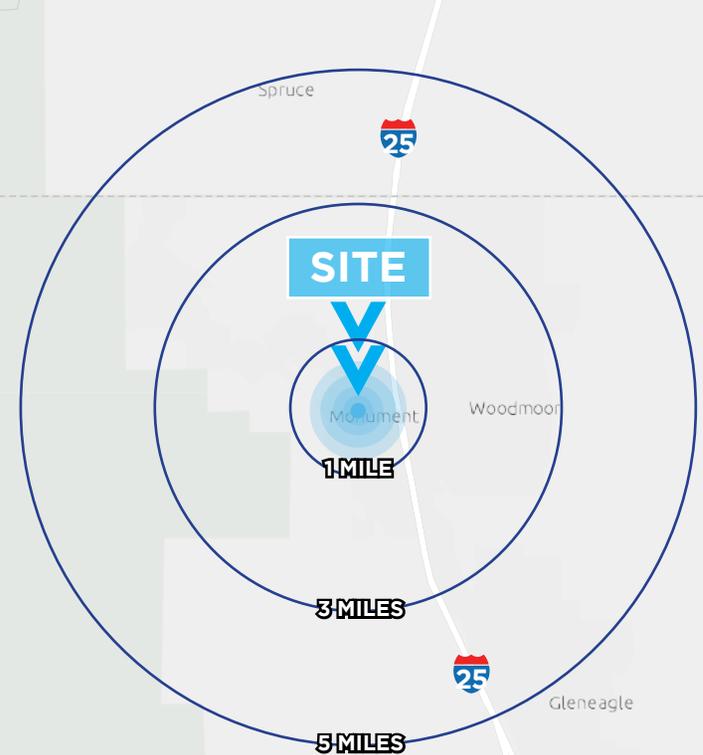
TOTAL
HOUSEHOLDS
1,165

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Total Population	3,221	23,407	41,572
Workday Population	2,436	22,300	38,661
Total Households	1,164	8,279	14,523
Avg. Household Income	\$130.3k	\$175.5k	\$184k
Total Consumer Spend	--	\$283.3k	\$11.4m

AADT

- 0 - 1,000
- 1,001 - 5,000
- 5,001 - 10,000
- 10,001 - 15,000
- 15,001 - 20,000
- 20,001 - 25,000
- 25,000+



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