



\$615,000



\$369,900

SEARS REAL ESTATE 

# Investment OPPORTUNITY

4 UNC Rental Properties

Total Package

\$2,869,800



UNIVERSITY OF  
**NORTHERN  
COLORADO**

YOUR **LOCAL** REAL ESTATE AGENT,  
READY TO GIVE YOU A PERSONAL TOUR OF  
THESE RENTALS.

*Call me today!*



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Broker Associate/Partner

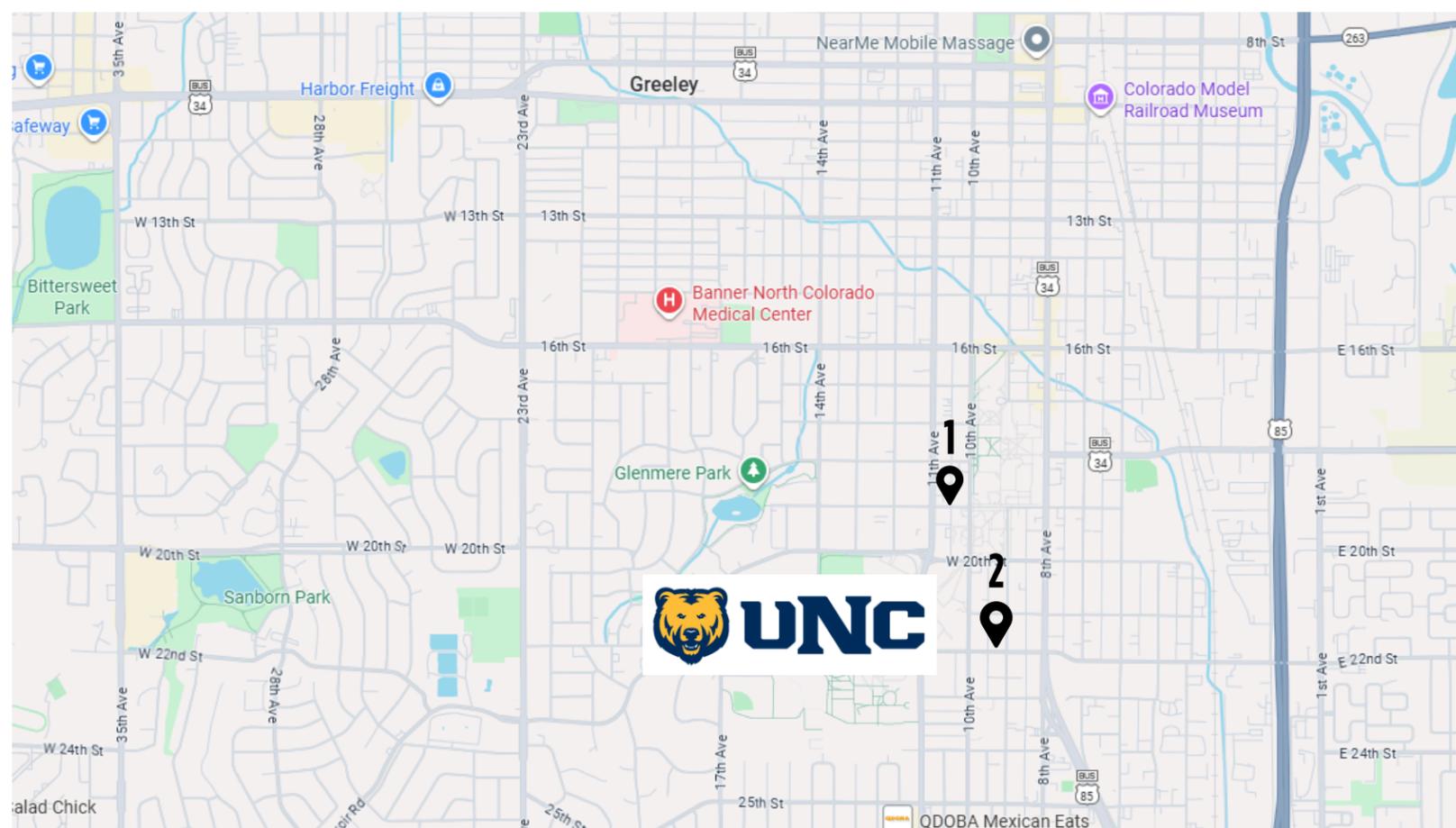
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**SEARS**  
REAL ESTATE



**Offering**  
Sears Real Estate is pleased to present this exclusive opportunity to acquire multiple rental homes with excellent proximity to shopping, schools, & restaurants. These properties are located in the heart of Greeley, CO which is one of Northern Colorado's largest & fastest growing communities, with 2 College Campuses (University of Northern Colorado, & Aims Community College) and 2 major hospitals (UC Health & Banner Health).

Greeley is known as an agriculture area with vast water resources, award winning schools & affordable living. Greeley provides easy access to 3 major highways (Hwy 34, I-25 and Hwy 85) running from Wyoming to Denver. Major employers consist of JBS, Leprino, City of Greeley, University of Northern Colorado, Aims Community College, & Chevron.



## Property 1: 1856 11<sup>th</sup> Ave

### Expenses

Potential Rental Income	\$58,980
Less Vacancy Rate	7.43%
Effective Rental Income	\$58,980
Other Income	
Gross Operating Income	\$58,980
Property Taxes	\$2,832
Tax Year	2024
Building Insurance	\$2,987
Utilities	\$2,490
Cleaning Fee	\$2,400
Trash	\$605
Internet	\$948
Lawn Care	\$1,000
Total Operating Expenses	\$13,263.42
Net Operating Income	\$45,716.58
Cap Rate	6.93
Gross Rent Mult	11.1

## Property 2: 2107 9<sup>th</sup> Ave

### Expenses

Potential Rental Income	\$28,500
Less Vacancy Rate	0%
Effective Rental Income	\$28,500
Other Income	
Gross Operating Income	\$28,500
Property Taxes	\$1,959
Tax Year	2024
Building Insurance	\$1,235
Utilities	\$1,804
Common Area Maintenance	\$2,400
Trash	\$329
Total Operating Expenses	\$7,727
Net Operating Income	\$20,773
Cap Rate	5.62
Gross Rent Mult	12.98

Greeley Colorado, over the last several years has become a strong rental market due to several key factors that make it attractive to both investors & renters.

### **Strong Job Market and Economic Growth**

Greeley benefits from a diverse & growing economy. It has a strong agricultural base, with companies like JBS USA (a major meatpacking company) and a large Oil & Gas sector with many different companies including Chevron, which is a major employer. Additionally, there is growth in industries such as healthcare, education, & manufacturing. The presence of the University of Northern Colorado (UNC) & Aims Community College provide a steady influx of students, adding demand for rental housing. These factors contribute to a low unemployment rate & a steady demand for rental properties.

### **Affordable Rent and Housing Prices**

Compared to nearby cities like Denver and Fort Collins, Greeley offers more affordable rental prices, making it attractive to renters. For example, while rent in larger cities has seen sharp increases, Greeley has remained relatively more affordable, which draws renters & homeowners looking for a balance between proximity to larger cities & lower living costs. This affordability is also appealing to real estate investors.

### **Population Growth**

Greeley has seen steady population growth in recent years. As of 2020, the city had a population of around 107,000, and this number continues to rise. Population growth drives rental demand, as newcomers need housing. The city's growth is also fueled by its proximity to larger urban centers like Denver (about an hour away), providing access to big-city amenities without the high costs.

### **Strong Rental Yield Potential**

Because housing prices in Greeley are still relatively low compared to other Colorado cities, investors can purchase properties with a lower upfront investment while still receiving competitive rental returns. The combination of affordable property prices & strong rental demand makes it possible for landlords to generate attractive yields.

### **Transportation and Accessibility**

Greeley is well-connected to major highways, such as Interstate 25, which provides easy access to neighboring cities like Fort Collins, Loveland, & even Denver. This makes it a practical location for commuters & renters looking for more affordable housing, but still needing to work or have access to urban amenities in surrounding areas.

### **Development and Infrastructure Investment**

Greeley has been investing in infrastructure & development, with ongoing improvements to roads, parks, & public spaces. These improvements enhance the overall appeal of the city & attract more people to live and rent there.

### **Low Vacancy Rates**

Greeley tends to have relatively low vacancy rates for rental properties, which is a sign of healthy rental demand. Low vacancy rates mean that landlords are more likely to have their properties rented quickly, ensuring steady cash flow for investors.

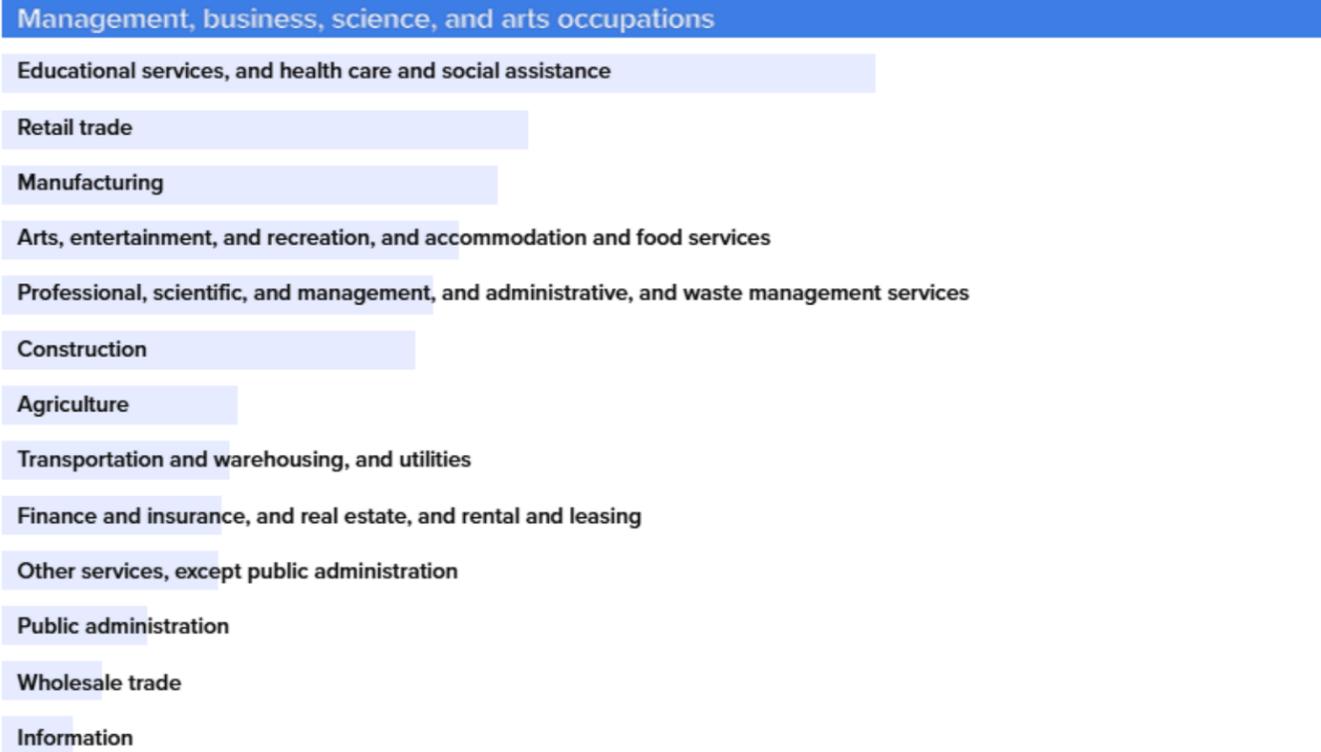
### **Quality of Life**

Greeley is known for its strong sense of community, diverse population, & affordable living. It offers a range of amenities like parks, recreational activities, & access to nature, which make it attractive. These factors help create a stable rental market with tenants who are more likely to stay long-term.

## Number of Employees

# 97k

### Top Employment Categories



Greeley's Growth over the last years!

1 mile

3 miles

5 miles

### Population

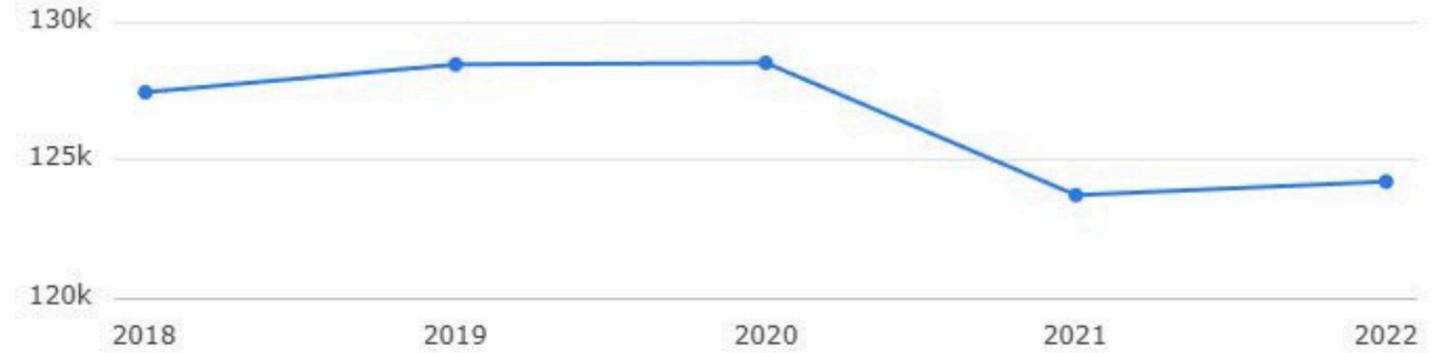
# 124.2k

0%

Compared to 123.7k in 2021

↓ 2%

Compared to 127.4k in 2018



Greeley's combination of affordable housing, economic growth, proximity to major cities, & increasing demand for rental housing makes it an attractive rental market. For both renters & investors, Greeley offers a solid opportunity for growth & stable returns.

### Household Income

# \$62.7k

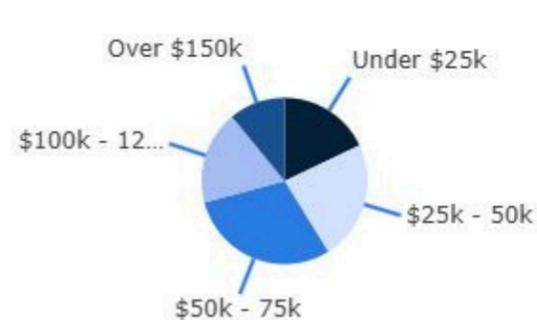
Median Income

# \$74.8k

2028 Estimate

↑ 19%

Growth Rate



### Age Demographics

# 31

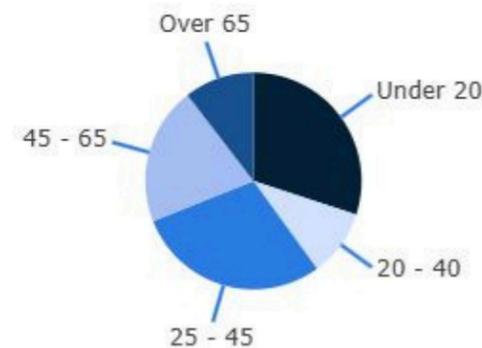
Median Age

# 33

2028 Estimate

↑ 5%

Growth Rate



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