



DONOVAN PLACE

1618-1622 DONOVAN PL, LONGMONT, CO 80501



3

UNITS

3,494

TOTAL SQ FT

10,956

TOTAL LOT SQ FT

OFFERED BY KAUFMAN HAGAN COMMERCIAL REAL ESTATE:

AMANDA WEAVER

Broker

951.551.2772

amanda@khcommercial.com

COLBY CONSTANTINE

Investment Advisor

720.822.0029

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KAUFMAN HAGAN
COMMERCIAL REAL ESTATE



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EXECUTIVE SUMMARY



1618-1622 DONOVAN PLACE LONGMONT, CO 80501

Donovan Place

EXECUTIVE SUMMARY

1618-1622 Donovan Place in Old Town Longmont is a primely located triplex of townhomes. Each townhome is equipped with washer/dryer hook-ups, newer furnaces, and is individually metered for gas and electric. These units are easy to rent and cashflow! Live in one of the units and rent the others, or rent all three units and enjoy owning a quality investment property.



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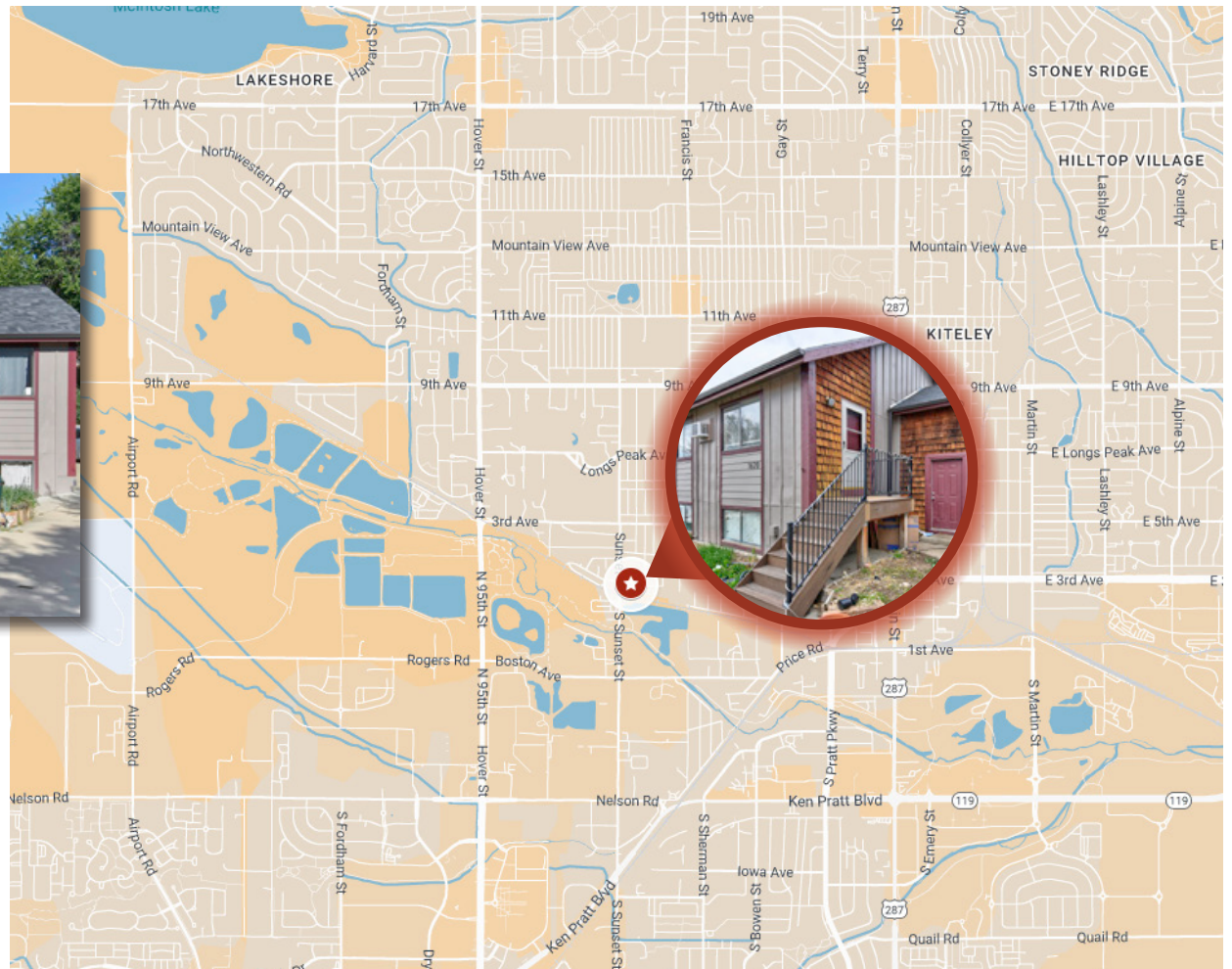
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PROPERTY OVERVIEW

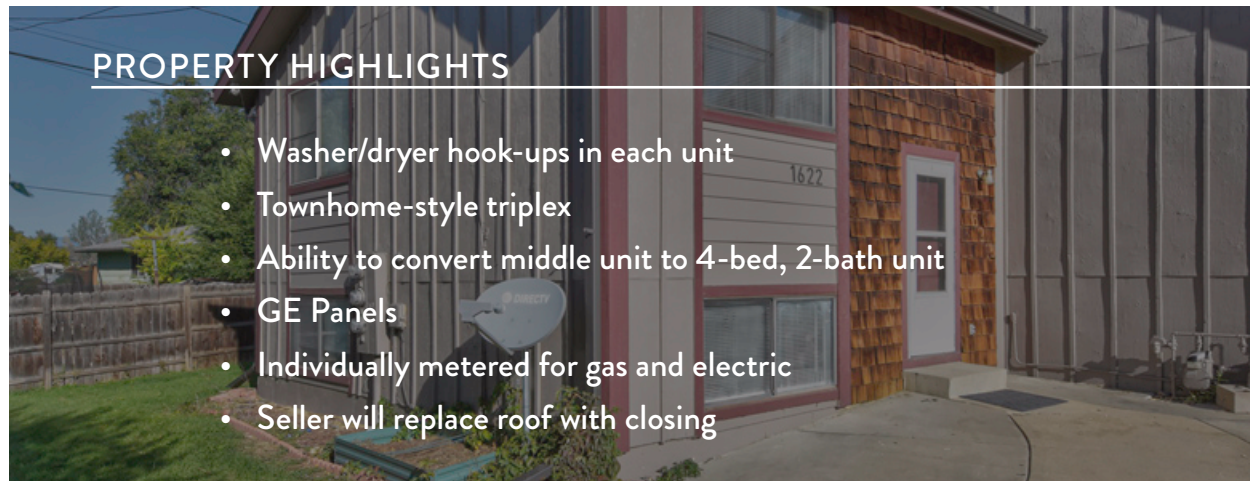
1618-1622 DONOVAN PL LONGMONT, CO 80501



County	Boulder
Year Built	1976
# Buildings	1
# Stories	2-3
Total Units	3
Roof Type	Pitched
Gross Building SF	3,494
Lot SF	10,956
Parking	Off-Street
# Parking Spaces	6 Spaces
Air Conditioning	Wall AC
Heating	Furnace
Water / Sewer	Master
Electric / Gas	Individual

PROPERTY HIGHLIGHTS

- Washer/dryer hook-ups in each unit
- Townhome-style triplex
- Ability to convert middle unit to 4-bed, 2-bath unit
- GE Panels
- Individually metered for gas and electric
- Seller will replace roof with closing









FINANCIAL ANALYSIS



RENT ROLL

UNIT TYPE	#	AVG SQ FT	CURRENT RENT	CURRENT RENT / SF	MARKET RENT	MARKET RENT / SF
3 Bed, 1.5 Bath	2	1,100	\$2,350	\$2.14	\$2,400	\$2.18
3 Bed, 2 Bath	1	1,294	\$2,600	\$2.01	\$2,700	\$2.09
TOTAL / AVERAGE	3	3,494	\$7,300	\$2.09	\$7,500	\$2.15



INCOME & EXPENSES

INCOME		CURRENT	PROFORMA
Gross Potential Rent		\$87,600	\$90,000
GROSS POTENTIAL INCOME		\$87,600	\$90,000
Vacancy/Collection Loss	5.0%	\$(4,820)	5.0% \$(4,500)
EFFECTIVE GROSS INCOME		\$83,220	\$85,500

EXPENSES		CURRENT	PROFORMA
Property Taxes		\$4,836	\$4,981
Insurance		\$4,154	\$4,279
Utilities		\$4,444	\$4,577
Repairs & Maintenance		\$5,498	\$4,500
Other		\$1,000	\$1,030
TOTAL EXPENSES		\$19,932	\$19,367
Expenses per SF (gross)		\$5.70	\$5.54
Expenses per Unit		\$6,644	\$6,456
NET OPERATING INCOME		\$63,288	\$66,133

INVESTMENT CONCLUSIONS

PURCHASE PRICE	\$1,000,000
Total SF:	3,494
Price Per SF:	\$286.20
Total Units:	3
Price Per Unit:	\$333,333
In-Place Cap Rate:	6.33%
Proforma Cap Rate:	6.61%

FINANCING

Loan to Value:	65%
Loan Amount:	\$650,000
Down Payment:	\$350,000
Interest Rate:	6.25%
Amortization:	30 Years



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AREA OVERVIEW



LOCATION HIGHLIGHTS

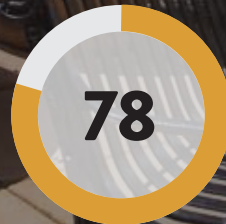
- Located on a quiet cul-de-sac
- Just a 5-minute drive to downtown Longmont/Main Street
- Excellent location with an abundance of recreational activities
- Historic downtown is home to over 40 local restaurants, shops, galleries, breweries, and more
- Longmont offers the benefits of Boulder County living at a more attainable price point than Boulder
- 10-minute drive to the Vance Brand Airport

OLD TOWN WALK SCORES



Walker's Paradise

Most daily errands do not require a car



Biker's Paradise

Biking is convenient for most trips



GREAT BREWS AND GREAT VIEWS LONGMONT, CO

40.1672° N, 105.1019° W

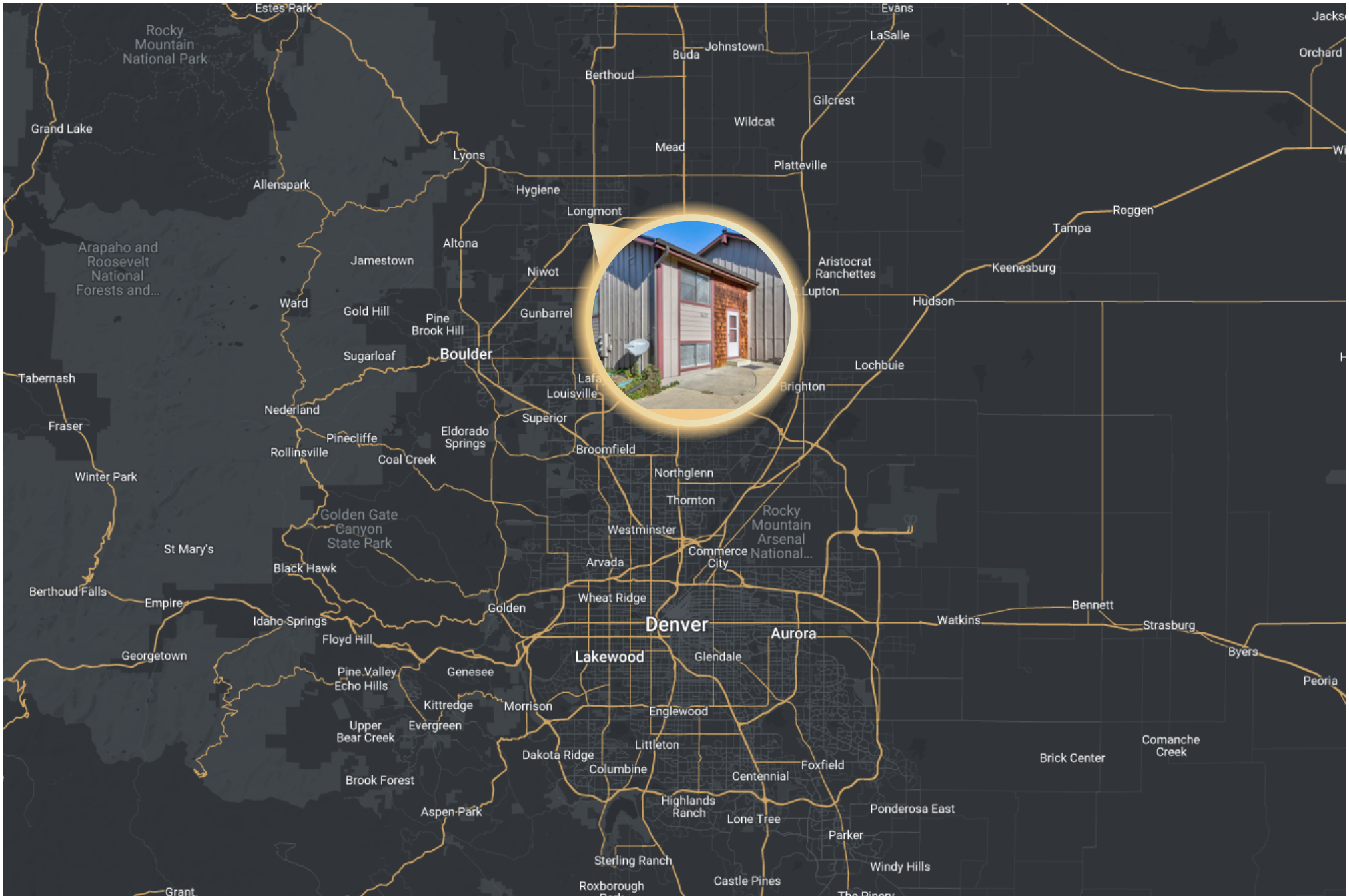
2021 TOP 100 BEST PLACES TO LIVE IN AMERICA: #92

The bustling town of Longmont is known for its beautiful mountain views, thriving restaurant and bar scene, and active community. Named after Longs Peak, a famous mountain visible from nearly everywhere in the city, Longmont continues to delight residents and visitors alike. The mountains provide a long list of outdoor activities, and the robust Longmont real estate market allows for a broad range of housing options, ensuring something for every lifestyle.

With a rich agricultural history, it's no surprise that Longmont has quickly become one of Colorado's craft brewery hubs. From small breweries, cideries, and distilleries to the large and award-winning ones, Longmont continues to appreciate its agritourism, a type of celebration around agriculture.

Longmont, CO has everything you need to be successful, whether you're raising young kids, starting your own business, pursuing a new career path or hoping to make a difference in your community. Home to roughly 100,000 people, Longmont is increasing in popularity as many homeowners prefer a smaller town feel and more space with just a short commute to Boulder or Denver. The variety of housing & schooling options in Longmont, on top of an array of recreational activities, make for the perfect place to live.

LOCATION MAP



1618-1622 DONOVAN PL · LONGMONT, CO 80501 /16

LONGMONT RELOCATION GUIDE

TOP 10 LARGEST POPULATION IN COLORADO

A town teeming with diversity, from historic downtown to a number of tech companies and recreation areas, Longmont offers a bit of everything. It ranked just out of the top ten largest in Colorado in terms of population, with 98,885 residents in 2020.

Located in both Boulder and Weld counties at 4,984 feet of elevation, the city encompasses a total area of 27.6 square miles. It has over 300 days of sunshine, 1,500+ acres of parks and open space, numerous options for recreation, and a grand view of the Rocky Mountains. Two popular breweries, Left Hand Brewing and Oscar Blues Brewery are also found in Longmont.

Longmont has been included in the "Best Places to Live" by CNN and 24/7 Wall Street in three separate years. It won multiple awards in civic leadership. Aside from its rich culture and many options for adventure, the community's friendly atmosphere also makes this a city like no other.

HISTORY

Longmont was originally called the "Chicago-Colorado Colony" by a group of men from Chicago. In 1870, these founders began planning and developing the once-barren site by selling memberships in the town. They used the money to purchase acres of land for its townsite and farms.

The name was changed to "Longmont" in 1981, inspired by the scenic view of Longs Peak, a summit in the Rocky Mountains. It can be clearly seen from the town. It's one of Colorado's famous mountains and one of the most popular fourteeners to summit.

More at <https://www.uncovercolorado.com/towns/longmont/>

MAIN ATTRACTIONS

Downtown Longmont Creative District – A gorgeous mix of quaint and contemporary architecture, the district highlights a generous number of creative services and businesses. You can find art galleries, music stores, dance studios, event venues, live music, and more.

Longmont Museum – This museum is located in a contemporary building that offers exhibits in art, history, and science. It also has educational programs available for all ages, concerts and performances, film series, and souvenir shops. Admission to the museum is free for children three years old and below, and every second Saturday of the month for the public.

Callahan House and Garden – Featuring a Queen Anne-design house and an Italian garden, this historic attraction in Longmont offers an elegant Victorian-era experience. It hosts a number of special events that are open to the public. The garden is also available to visitors when not booked for the event.

Sunflower Farm – A 50-acre farm in South Longmont that offers children's educational tours and a quiet, rural environment for the whole family. You can feed farm animals, explore an airplane, or soar down the zip line. The farm doesn't serve food so guests are advised to bring their own.

Mile-Hi Skydiving Center – The largest skydiving facility in all of Colorado with over 30,000 jumps recorded every year. It caters to both beginners and pros and has excellent reviews from the public.



RETAIL / AREA MAP



LOCAL ECONOMY



KEY INDUSTRIES FROM AEROSPACE TO THE OUTDOORS

Boulder County features a diverse mix of industries driving local, national and global economies. Industry clusters include interconnected businesses, suppliers, support organizations and professional service companies dedicated to advancement of the industry. In addition, key industries that provide economic impact to Boulder include tourism and research. There is a high concentration of employment in several key industry clusters including:

- Aerospace
- Bioscience
- Cleantech
- IT/Software
- Natural Products
- Outdoor Recreation



MAJOR EMPLOYERS

BOULDER COMMUNITY HEALTH

IBM

ARRAY BIOPHARMA

MARKIT

QUALCOMM

AGILENT TECHNOLOGIES

AURORA ORGANIC DAIRY

CA TECHNOLOGIES

GOOGLE

UNIVERSITY OF COLORADO

BALL AEROSPACE

MEDTRONIC

ELEVATIONS CREDIT UNION

AMAZON HUB COUNTER

BIODESIX

CISCO

LOCKHEED MARTIN

ZAYO GROUP

BOULDER COUNTY

NETAPP

SPECTRA LOGIC

ATP TOUR

POPULATION

98,885

MEDIAN HOME PRICE

\$574K

OF EMPLOYEES

57,445

OF HOUSEHOLDS

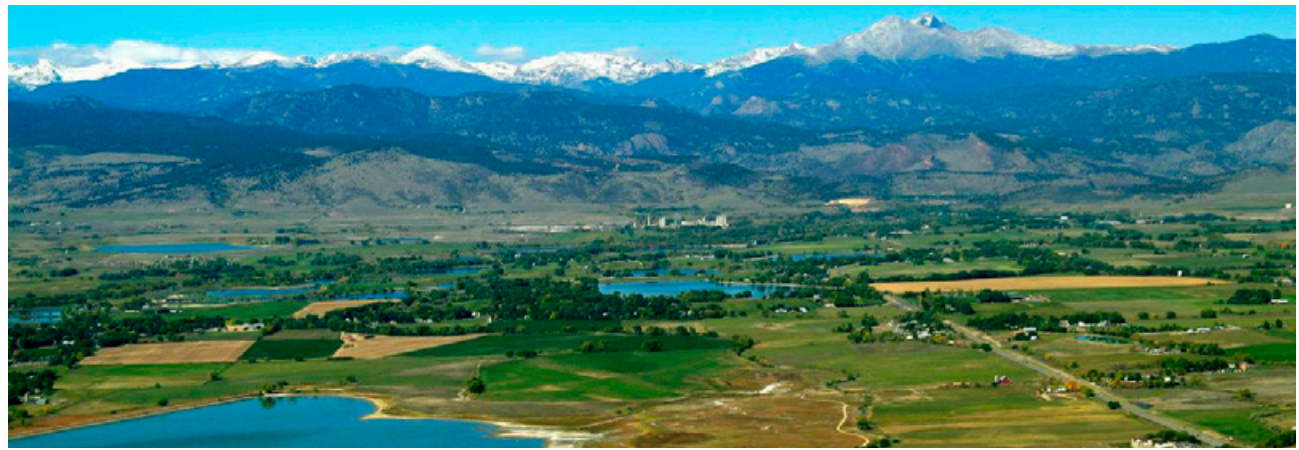
42,201

MEDIAN INCOME

\$82,984

MEDIAN RENT

\$1,747



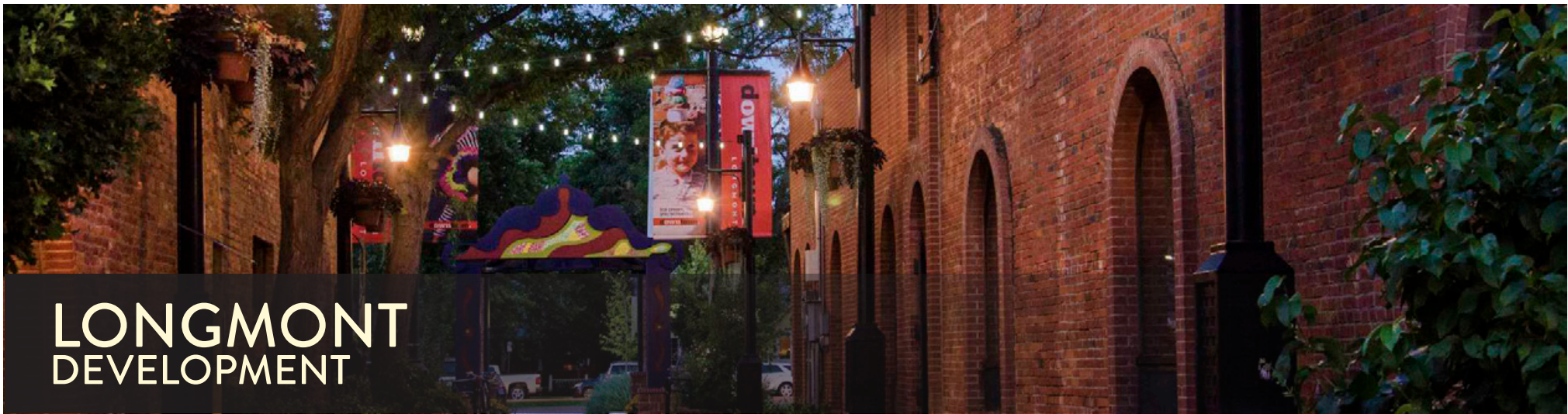
LONGMONT COLORADO 2025 ECONOMIC OVERVIEW

In 2025, Longmont, Colorado, is experiencing continued economic growth, fueled by its diverse business sectors, including technology, manufacturing, and agriculture. Located just north of Boulder and within the Denver metropolitan area, Longmont benefits from its strategic location, offering easy access to major highways and employment hubs while maintaining a quieter, suburban atmosphere. This prime location has attracted both residential and commercial real estate interest, with increasing demand for housing as families and professionals seek more affordable alternatives to nearby Boulder and Denver.

The city's infrastructure investments and business-friendly policies have made it an appealing destination for companies looking to expand or relocate. Longmont's entrepreneurial spirit, bolstered by innovation hubs such as the Longmont Economic Development Partnership (EDP), has fostered a dynamic startup ecosystem. Additionally, larger corporations have set up operations in Longmont, attracted by the skilled workforce and access to regional and national markets, driving further job creation and economic diversification.

Real estate in Longmont reflects this growing interest, with both residential and commercial developments on the rise. The city's proximity to major cities, combined with its focus on preserving green spaces and enhancing public amenities, continues to draw new residents.

Looking ahead, Longmont's emphasis on sustainable growth and innovation positions it for long-term success. As Longmont continues to evolve, it remains an attractive and thriving community in Colorado's Front Range.

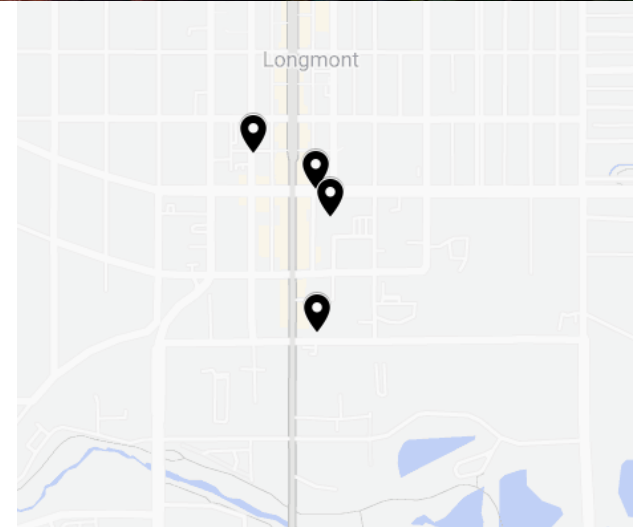


LONGMONT DEVELOPMENT

Longmont is undergoing a period of growth and development with a focus on creating a more vibrant and accessible community. Downtown Longmont is a particular focus, where projects like transit improvements and streetscape enhancements aim to foster a walkable, business-friendly environment. These developments are geared toward accommodating future population growth while enhancing the quality of life for residents and visitors alike.

In addition to downtown revitalization, the city is improving infrastructure in areas like public safety and transportation. Projects such as the renovation of public facilities and transit hubs are designed to better serve the community and encourage continued economic growth. The overall aim is to blend modern amenities with Longmont’s small-town charm, making it an appealing location for families, businesses, and investors.

For updates on the newest city projects and future development plans in Longmont, visit the city’s project page [here](#).



CURRENT PROJECTS

Hotel Longmont	A boutique hotel with 84 rooms, rooftop restaurant, and event spaces located downtown.	2024 - Late 2025
Coffman Street Mobility	A multi-modal transportation corridor project from 1st to 9th Avenue.	2024 - Mid 2026
Safety & Justice Center Renovation	Upgrade and expand the existing facility to accommodate the growing needs of the city’s public safety services, including police, municipal courts, and emergency operations.	2021 - 2026
1st & Main Transit Station	A partnership with RTD to construct a long-term transit station in the south end of downtown.	2023 - 2026

KAUFMAN HAGAN
COMMERCIAL REAL ESTATE



Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.

BROKERED SALES

\$1B+

CLOSED TO DATE

COMBINED EXPERIENCE

100+

YEARS

TRANSACTION VALUE

\$115M

CURRENTLY ACTIVE

WHAT WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and it's value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.



WHO WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

WHAT WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.



BRANDON KAUFMAN
PRINCIPAL



TEAL HAGAN
PRINCIPAL + EMPLOYING BROKER



HALEY FORD
DIRECTOR OF MARKETING



ERIN FRIBERG
DIRECTOR OF OPERATIONS



COLBY CONSTANTINE
INVESTMENT ADVISOR



ANDREW VOLLERT
BROKER



ZACHARY BIERMAN
BROKER



RYAN FLOYD
BROKER



AMANDA WEAVER
BROKER



LOUIS PASSARELLO
JUNIOR BROKER



DREW MADAYAG
JUNIOR BROKER

▶ **EMPATHY**

We recognize that buying or selling an investment property is more than a transaction. We listen more than we talk. We see things from their perspective. We empower our clients with empathy-driven solutions to navigate their real estate journey with care and understanding.

▶ **TEAM MENTALITY**

We value championships over MVP's. We collaborate openly and vulnerably every day and we view our clients as our investment partners.

▶ **DISPROPORTIONATE VALUE**

We provide more value than what is provided by other brokers in our market. We will give you more than you pay for. We acknowledge real estate as a dynamic value exchange and prioritize meeting all parties' needs comprehensively.

▶ **PERSEVERANCE & PASSION**

We pursue long-term success. We navigate through short-term market fluctuations with a long-term mindset.

▶ **TANGIBLE RESULTS**

We do not confuse activity with achievement. We provide more than just promises. We are driven by results and motivated by success by delivering measurable outcomes, turning our client's real estate goals into tangible achievements.

▶ **ELITE PERFORMANCE**

We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.

Amanda Weaver

BROKER

Amanda Weaver is a dynamic business leader with a diverse background spanning Fortune 200 companies and a burgeoning career in commercial real estate. With over a decade of leadership experience, Amanda has honed her skills in strategic relationship building, leadership, communication, and collaboration.

Amanda applies her extensive leadership and management expertise to excel as a Broker at Kaufman Hagan Commercial Real Estate. Specializing in market analysis, pricing strategies, and client relationship management in the Denver-metro area, she delivers unparalleled value to her clients. Amanda is known for her meticulous attention to detail, strategic insights, and dedication to achieving optimal outcomes in every transaction.

A graduate of the University of Wyoming with a Bachelor of Science in Business Management, Amanda combines academic rigor with practical experience to navigate complex real estate negotiations and deliver results. Her commitment to excellence, coupled with her passion for real estate, positions her as a trusted advisor and valuable asset in the industry.

Outside of business hours, you can find Amanda either riding her horse, or spending time with her husband and two Alaskan Malamutes.



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LIC#: FA100102015

Colby Constantine

INVESTMENT ADVISOR

Colby Constantine is an Investment Advisor with Kaufman Hagan, an industry-leading commercial real estate firm that specializes in multifamily acquisition and disposition.

Colby graduated from the University of Portland with a degree in Finance as well as Operations Technology Management. While pursuing these degrees, he helped captain the Division 1 Men's Soccer team to their first WCC Championship in 15 years.

Prior to KH Commercial, Colby worked in the private lending space for acquisition, development, and construction of multifamily assets. Previously licensed with a Series 65, Colby truly understands what it means to be a fiduciary, always putting his client's best interests above his own.

Colby is passionate about providing his clients with attentive, bespoke service by simplifying the acquisition and disposition process and using illustrative data to assure his clients achieve the best possible outcome given their unique situation.

When Colby is not in the office, he loves to travel, hike, and camp in the beautiful outdoors with his wife and goldendoodle. His wife, Kelsey, is currently an Emergency Medicine Resident Physician at Denver Health and CU Anschutz. Additionally, he enjoys staying active by playing hockey, soccer and golf.



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DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the Multifamily Property known as 1618-1622 Donovan Pl, Longmont, CO 80501 (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property.

