

1527

7TH AVENUE

GREELEY, COLORADO



 TRANSWESTERN®

Downtown
Greeley 5-Plex
only 1.5 blocks
from UNC campus

PROPERTY OVERVIEW

ADDRESS	UNITES	RSF	YEAR BUILT	PARKING	APPLICATION FEE	PET RENT
1527 7th Avenue Greeley, CO 80213	5	3,660	1890	Surface Parking	\$25 per applicant	\$300 Non- Refundable Fee \$35 Monthly Fee

UNIT TYPE	UNITS	SF	TOTAL SF	CURRENT RENT / SF	CURRENT RENT / MONTH
1 Bed / 1 Bath	1	900	685	\$1.44	\$1,299.00
1 Bed / 1 Bath	1	575	575	\$1.87	\$1,074.00
1 Bed / 1 Bath	1	800	800	\$1.50	\$1,199.00
1 Bed / 1 Bath	1	800	800	\$1.59	\$1,274.00
1 Bed / 1 Bath	1	800	800	\$1.59	\$1,274.00
TOTAL / AVERAGE	5	732	3660	\$1.67	\$1,224.00



APPLICATION POLICIES & FEE

APPLICATION FEES: \$50 per applicant

UTILITIES (PAID BY RESIDENTS)

ELECTRICITY: Metered (Xcel)

GAS: Metered (Atmos)

WATER/SEWER/TRASH: Metered (City of Greeley)

CABLE/INTERNET: Xfinity

PET POLICY

PET FRIENDLY: Yes

PET RENT/FEE PER UNIT

PET RENT: Non-refundable Fee: \$300
Monthly Rent: \$35

SCHOOL DISTRICT

SCHOOL DISTRICT: Weld County #6

ELEMENTARY SCHOOL: Maplewood

MIDDLE SCHOOL: Heath

HIGH SCHOOL: Greeley Central

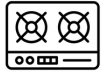


PROPERTY OVERVIEW

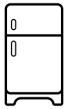
UNIT FEATURES



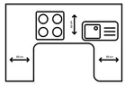
New cabinetry, backsplashes, interior paint, and updated light fixtures in select unites



Combination of gas and electric stoves



Stainless steel appliances, including modern refridgerators



Granite countertops



Blend of caprpet and vinyl flooring



LG ThinQ and Space maker washer and dryers



Ceiling fans



Square D Electric panels

PROPERTY AMENITIES



Lighted private parking



Single Gas and water meter system



VIRTUAL TOUR
UNIT 4



VIRTUAL TOUR
UNIT 5

FINANCIAL ANALYSIS

1527 7th Ave - Greeley 80631

Broker Estimates

Unit Type	Units	Square Feet	Total Sq Ft	Current Rent / SqFt	Current Rent / Month	Market Rent / SqFt	Market Rent / Month
1 Bed / 1 Bath	1	900	685	\$1.44	\$1,299	\$1.50	\$1,350
1 Bed / 1 Bath	1	575	575	\$1.87	\$1,074	\$2.00	\$1,150
1 Bed / 1 Bath	1	800	800	\$1.50	\$1,199	\$1.69	\$1,350
1 Bed / 1 Bath	1	800	800	\$1.59	\$1,274	\$1.69	\$1,350
1 Bed / 1 Bath	1	800	800	\$1.59	\$1,274	\$1.69	\$1,350
Total / Average	5	732	3,660	\$1.67	\$1,224	\$1.71	\$1,310

Property Overview		
1527 7th Ave	Greeley	80631
Number of Units		5
Year Built		1890
Owner Asking Price		\$800,000
Price per Unit		\$160,000
Price per Square Foot		\$218.58
Total Square Feet		3,660
Average Square Feet per Unit		732
Rent Per Square Foot		\$1.67

	T-12	T-12 Normalized	Proforma Per Unit	Year One Proforma
Income				
Potential Rental Income	\$71,590	\$71,590	\$15,129	\$75,643
Less: Vacancy	\$0	\$0	(\$756)	(\$3,782)
Bad Debt / Collections	\$716	\$716	(\$144)	(\$719)
Plus: RUBS	\$2,426	\$2,426	\$1,667	\$8,334
Plus: Other Income	\$3,509	\$3,509	\$723	\$3,614
Total Income	\$78,241	\$78,241	\$16,618	\$83,090
Expenses				
Administration	\$374	\$374	\$77	\$385
Insurance	\$2,790	\$2,790	\$575	\$2,874
Maintenance & Repair	\$6,433	\$2,580	\$531	\$2,657
Management	\$1,599	\$1,599	\$499	\$2,493
Payroll	\$10,293	\$7,175	\$1,478	\$7,390
Real Estate Taxes	\$2,640	\$2,640	\$528	\$2,640
Gas & Electric	\$4,216	\$4,216	\$868	\$4,342
Water & Sewer	\$2,377	\$2,377	\$490	\$2,448
Other Utilities	\$2,397	\$2,397	\$494	\$2,469
Total Operating Expenses	\$33,119	\$26,148	\$5,540	\$27,699
Plus: Capital Reserves			\$300	\$1,500
Total Expenses	\$33,119	\$26,148	\$5,840	\$29,199
Net Operating Income	\$45,122	\$52,093	\$10,778	\$53,891
Debt Service				(\$39,759)
Cash Flow				\$14,133

Financial Analysis	
Cap Rates	
T-12	5.64%
T-12 Normalized	6.51%
Year One Proforma	6.74%
All Cash IRR's	
5 Year Hold	10.24%
10 Year Hold	9.96%
Leveraged IRR's	
5 Year Hold	20.69%
10 Year Hold	18.01%

Financing Assumptions	
Initial Equity	\$200,000
Proposed New Loan Amount	\$600,000
Loan-to-Value	75%
Interest Rate	5.25%
Loan Term	10
Amortization Period (Years)	30
New Loan Fee	1.00%

Footnotes	
1)	Normalized maintenance and repairs, and payroll on T-12 normalized column.
2)	Increased RUBS

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