

100% LEASED

KYLE TZITZIGAS, COMMERCIAL BROKER

12 PLEX FOR SALE



\$4,750,000.00

PROFORMA CAP RATE: 5.3%



ABOUT THE COMMUNITY

Rent is only going up in this market with a huge demand for rentals! This is a great investment that is only going to get more valuable. There are 6 duplexes each consisting of one unit with a single car garage and one unit with a 2 car garage. All units are 3 bed 2.5 bath each and ready for tenants with air conditioning, all stainless kitchen appliances, washing machine, dryer, and blinds. All units have commercial grade roofing and zero scaping in the back with small patches of grass in the front yard. All units are individually metered for utilities, the only utility that the landlord is responsible for is the water on the small patches of grass in the front. This property is being offered with a projected cap rate of 5.3% and is very close to opportunity zones where there is potential for future redevelopment. This property is centrally located minutes from Powers Blvd to the east and minutes from downtown to the west. These units are expected to lease out very quickly and the complex is a great low maintenance buy and hold.

PROPERTY SPECIFICATION



Garage



3 bedrooms



2.5



1 kitchen

CONTACT US

ALTITUDE PROPERTIES



AT RE/MAX REAL ESTATE GROUP

Kyle Tzitzigas, Commercial Broker
Kelly Jenks
719.310.3651
altitudepropertiesco@gmail.com

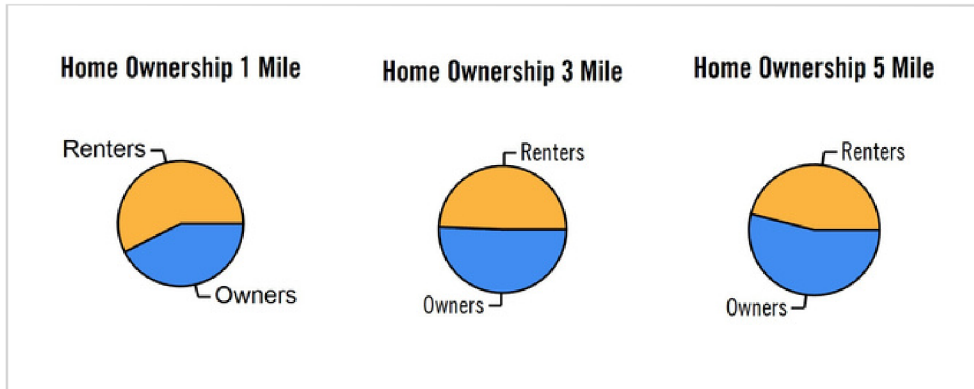
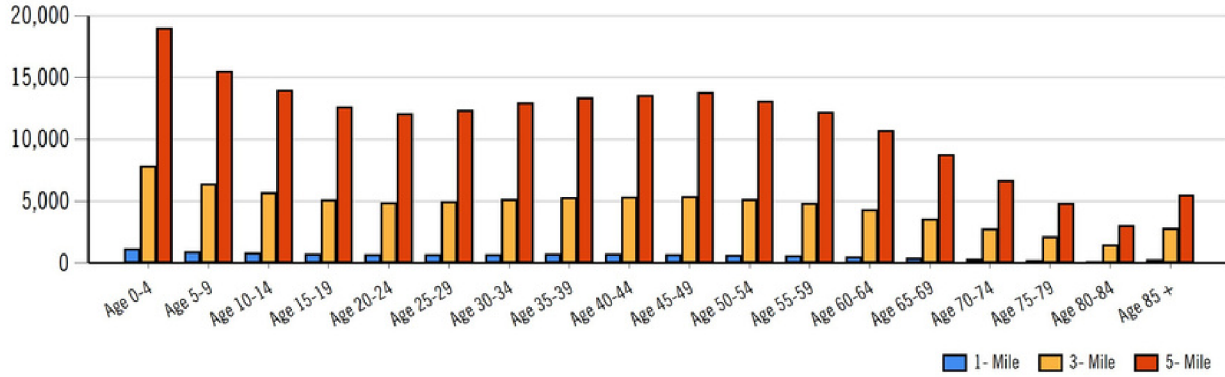


Village on Uintah

Re/Max Real Estate Group

12265 Oracle Blvd. Suite 200 Colorado Springs, CO 80921 | 719-534-7900

Population by Distance and Age (2020)



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	5,223	278	2.19 %
3-Mile	37,884	1,954	3.45 %
5-Mile	92,844	4,868	4.27 %



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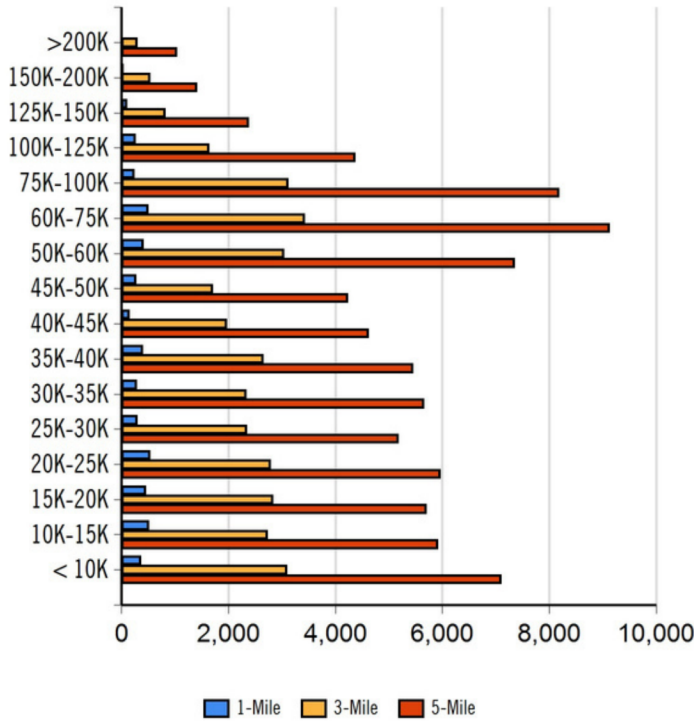
Labor & Income

AT RE/MAX REAL ESTATE GROUP

Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-	12	2	791	343	163	958	159	141	528	835	603	304
Mile	177	122	4,135	2,823	901	5,465	1,364	1,159	4,319	6,854	4,664	1,522
3-	429	241	9,444	6,598	2,092	11,995	3,665	3,026	10,752	18,343	10,638	4,273

Mile
5-
Mile

Household Income



Radius Median Household Income

1-	\$42,566.43
Mile	\$44,330.07
3-	\$46,145.41

Radius Average Household Income

Mile	\$50,141.21
Mile	\$52,728.45
3-	\$54,923.53

Radius Aggregate Household Income

Mile	\$201,121,841.37
Mile	\$1,698,359,015.31
3-	\$4,347,421,212.78

Education

	1-Mile	3-mile	5-mile
Pop > 25	7,105	53,540	131,190
High School Grad	2,384	15,632	35,163
Some College	1,870	14,907	36,966
Associates	635	4,790	12,318
Bachelors	722	7,307	21,001
Masters	254	2,799	7,893
Prof. Degree	89	664	1,602
Doctorate	75	293	853

Tapestry

	1-Mile	3-mile	5-mile
Expensive Homes	0 %	13 %	12 %
Households with 4+ Cars	45 %	77 %	88 %
Military Households	215 %	318 %	363 %
Mobile Homes	0 %	24 %	36 %
New Homes	0 %	40 %	41 %
New Households	70 %	109 %	122 %
Public Transportation Users	31 %	29 %	34 %
Teen's	45 %	69 %	80 %
Vacant Ready For Rent	15 %	48 %	53 %
Young Wealthy Households	2 %	23 %	33 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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ALTITUDE PROPERTIES



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PROPERTY SPECIFICATION



1 Car Garage



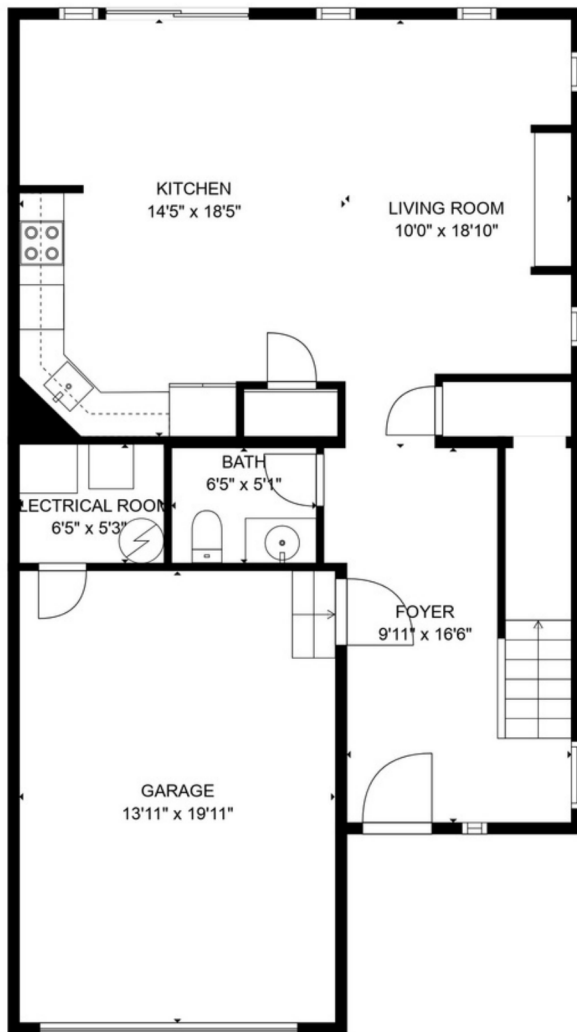
3 bedrooms



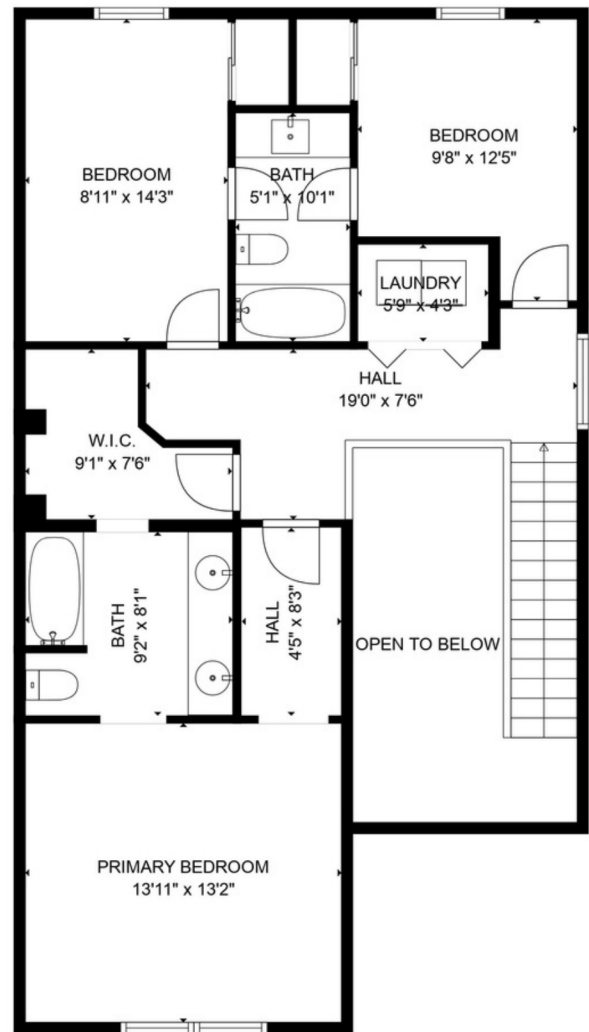
2.5



1 kitchen



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 663 sq. ft, FLOOR 2: 863 sq. ft
EXCLUDED AREAS: ELECTRICAL ROOM: 34 sq. ft, GARAGE: 278 sq. ft, OPEN TO BELOW: 122 sq. ft
TOTAL: 1526 sq. ft

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AT RE/MAX REAL ESTATE GROUP

PROPERTY SPECIFICATION



2 Car Garage



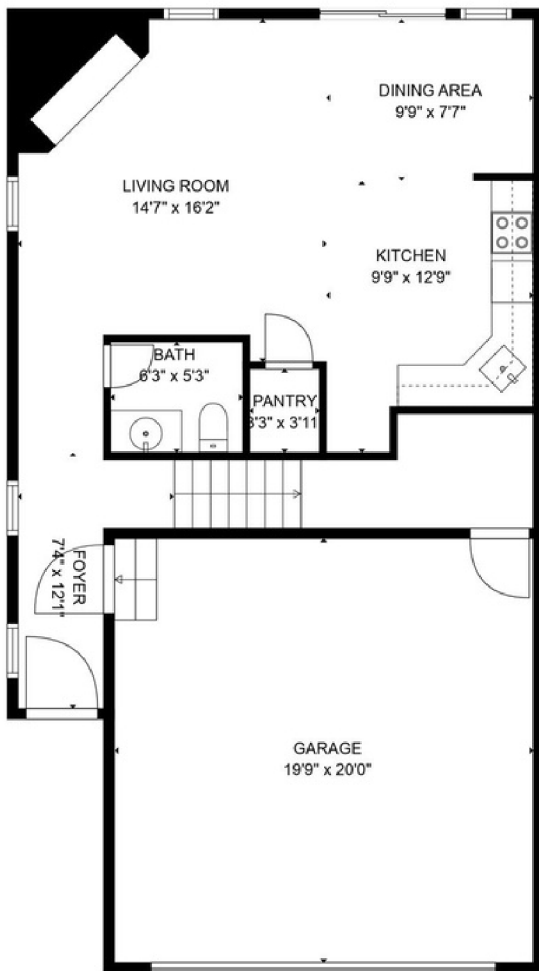
3 bedrooms



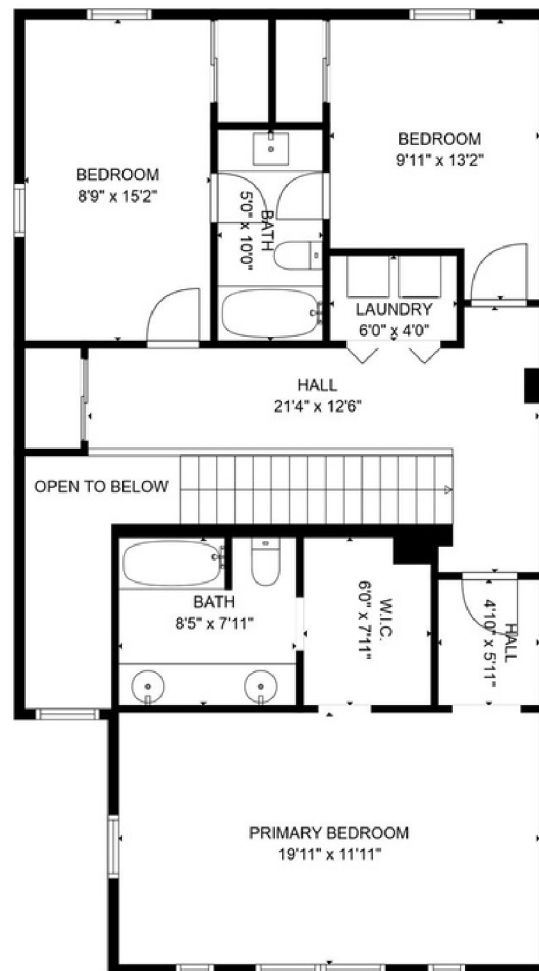
2.5



1 kitchen



FLOOR 1



FLOOR 2

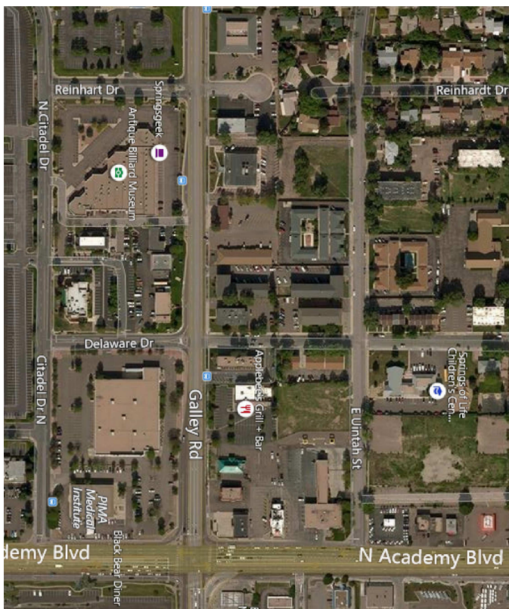
GROSS INTERNAL AREA
 FLOOR 1: 618 sq. ft, FLOOR 2: 970 sq. ft
 EXCLUDED AREAS: GARAGE: 395 sq. ft, OPEN TO BELOW: 59 sq. ft
 TOTAL: 1588 sq. ft



1332 SITE PLAN N



VICINITY MAP NO SCALE



PROPOSED SITE

PROPERTY DESCRIPTION

LOT 1 AND 2, WALKER SUBDIVISION FILING NO. 1, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO ACCORDING TO THE SUBDIVISION PLAN THEREON RECORDED UNDER REGISTRATION NO. 289712844 OF THE EL PASO COUNTY RECORDS

PROJECT DESCRIPTION

- 1. USE / ZONING: R, DUPLEX DWELLING UNITS
- 2. JURISDICTION: Pikes Peak Regional Building Department

SITE DATA

- 1. TOTAL LAND AREA: .43,099 SF (0.989 ACRE)
- 3547 & 3607: 7,054 SF EACH
- 3559 & 3595: 5,290 SF EACH
- 3571 & 3583: 6,207 SF EACH
- COMMON AREA: 5,997 SF.

2. PROPOSED DUPLEX BUILDINGS AREA: TYPICAL OF 6 DUPLEX

- 1ST FLOOR: 548 SF
- 2ND FLOOR: 925 SF
- STAIR: 54 SF
- TOTAL: 1,547 SF
- GARAGE (2 CARS): 394 SF

UNIT 102:

- 1ST FLOOR: 651 SF
- 2ND FLOOR: 925 SF
- TOTAL: 1,508 SF
- GARAGE (1 CAR): 275 SF



- 3. OCCUPANCY GROUP: R, RESIDENTIAL
- 4. TYPE OF CONSTRUCTION: V-B, NON SPRINKLER
- 5. NUMBER OF STORY: 2 STORY (NO BASEMENT)
- 6. MAXIMUM HEIGHT OF BUILDING: 21'-3" HT.
- 7. PROPOSED COMMON PARKING: 4 SPACES A. STANDARD PARKING: 2 SPACES B. ACCESSIBLE PARKING: 2 SPACES

RECORD
MATERIAL SUBMITTAL
02/21/20

REVISION

DRAWN: JMSA
CHECKED:
SHEET NO.

VILLAGE ON UNITAH
6 DUPLEX UNITS

3547, 3559, 3571, 3583, 3595, 3607 E. UINTAH ST.
COLORADO SPRINGS CO 80909

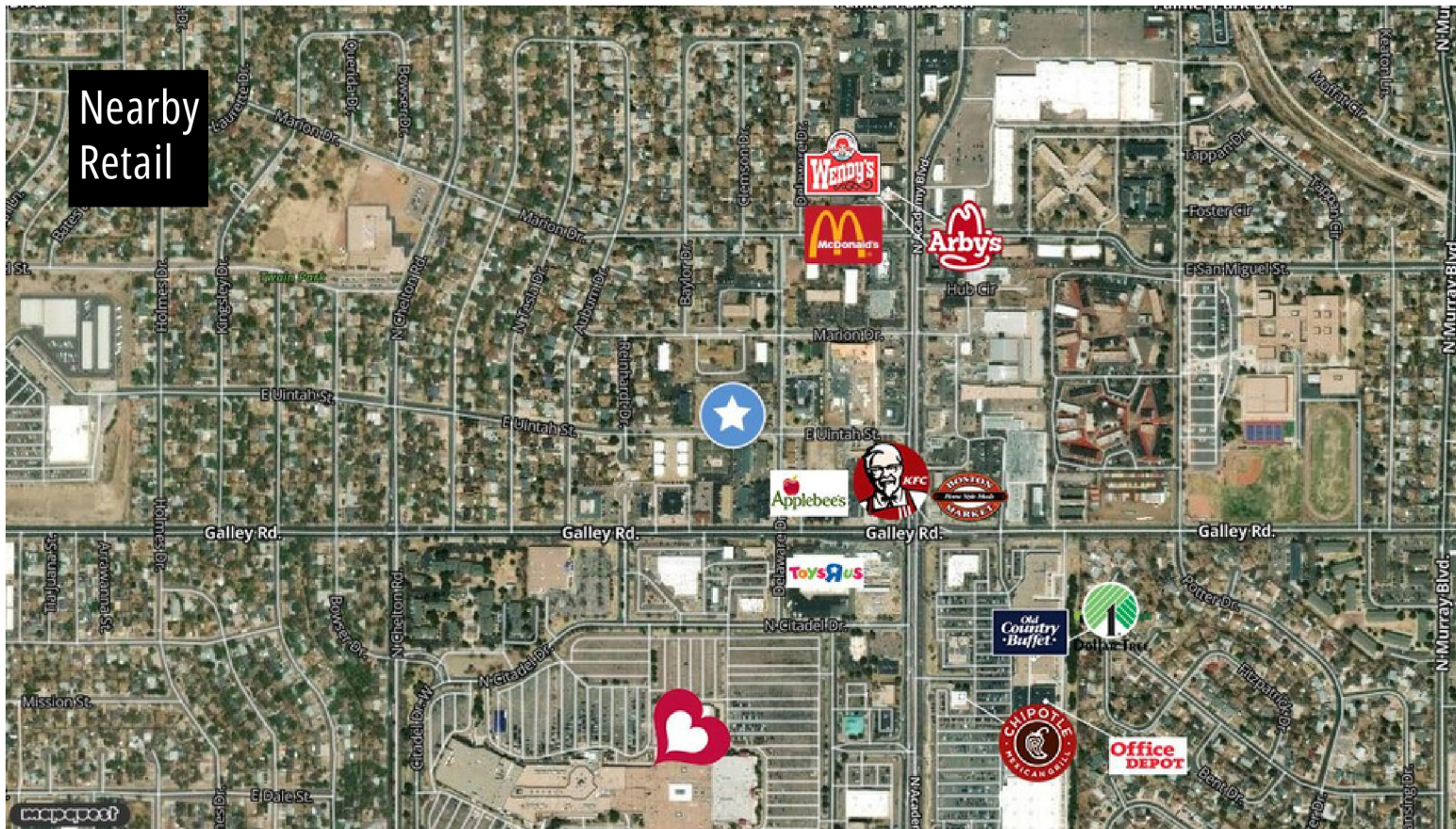
DECO
Engineering / Construction Mgmt.
02/21/20

PROJECT NO. 201911-0001
DATE: 02/21/20



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Nearby
Retail



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