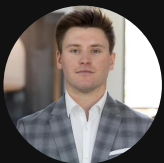


1701 Warren Avenue

Longmont, CO 80501



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EXECUTIVE SUMMARY

MODUS Commercial Real Estate is pleased to present 1701 Warren Avenue, a six-unit multifamily investment opportunity located in the heart of Longmont — one of Colorado's most desirable secondary markets.

The property sits within walking distance of parks, a golf course, fitness, coffee, and everyday retail, offering residents exceptional convenience and access to the amenities that drive sustained renter demand. The asset consists of six oversized units — five two-bedroom / one-bath homes at approximately 830 square feet and one one-bedroom / one-bath at approximately 700 square feet.

Residents benefit from six carports with additional storage, off-street parking allocated at two spaces per unit, and large private balconies on four of the six units. Well maintained by long-term tenants, the property operates as a stable, well-run community.

The most compelling element of this asset is the clear, near-term value-add strategy embedded in the current rent roll — several units sit well below market, giving an incoming investor an immediate path to meaningfully grow NOI as rents are brought to market.



PROPERTY DETAILS

YEAR BUILT	1978
NUMBER OF UNITS	6
GROSS BUILDING SQFT	3,696
LOT SIZE	8,732
ZONING	XLG
LAUNDRY	On-Site
HEAT / AC	Heat Pumps & AC Units
ROOF	Flat Mansard
PRICE	\$1,150,000
PRICE PER FOOT	\$311
PRICE PER UNIT	\$191,667
UTILITIES	Master water & sewer · Separate gas & electric
PARKING	6 Carports · 4 Off-Street
STORAGE	6 Storage Rooms



PROPERTY HIGHLIGHTS

- Six oversized units:
 - Five 2BR / 1BA homes (~830 SF)
 - One 1BR / 1BA (~700 SF)
- One-bedroom thoughtfully converted from an original two-bedroom to add a communal laundry room.
- Value-add flexibility: the one-bedroom can be converted back to a two-bedroom using the existing washer/dryer space, with in-unit washers and dryers added throughout.
- Six carports with additional storage.
- Off-street parking
- Large private balconies on four of the six units.
- Well maintained by long-term tenants — a well-run, stable community.
- Walkable location near parks, a golf course, fitness, coffee, and everyday retail.

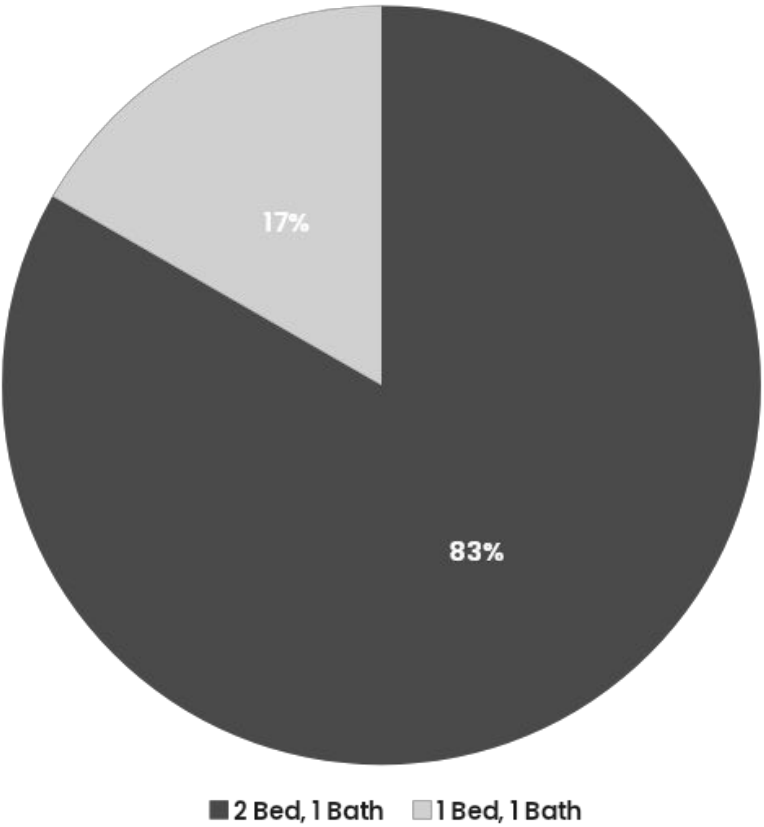


RENT ROLL

UNIT NUMBER	TYPE	BEDS	BATHS	SQFT	CURRENT RENT	MARKET RENT
1	A	1	1.0	700	\$1,095	\$1,350
2	B	2	1.0	830	\$1,330	\$1,500
3	B	2	1.0	830	\$1,195	\$1,500
4	B	2	1.0	830	\$1,250	\$1,500
5	B	2	1.0	830	\$1,335	\$1,500
6	B	2	1.0	830	\$1,155	\$1,500

UNIT MIX

DESCRIPTION	TYPE	UNIT COUNT	CURRENT RENT	AVG RENT	AVG UNIT SIZE	RENT/SF	LOWEST RENT	HIGHEST RENT
1 Bed, 1 Bath	A	1	\$1,095	\$1,095	700 SF	\$1.56/SF	\$1,095	\$1,095
2 Bed, 1 Bath	B	5	\$6,265	\$1,253	830 SF	\$1.51/SF	\$1,155	\$1,335
TOTAL		6	\$7,360					
ANNUALIZED TOTAL (X12)			\$88,320					



FINANCIAL ANALYSIS

INCOME	CURRENT	PROFORMA
Scheduled Rent Income	\$88,320	\$106,200
Other Income	\$1,728	\$1,728
Scheduled Gross Income	\$90,048	\$107,928
Vacancy Allowance 5%	-\$4,407	-\$5,299
Effective Gross Income	\$85,641	\$102,629
EXPENSES	CURRENT	PROFORMA
Property Taxes	\$6,984	\$6,984
Insurance	\$5,000	\$5,000
Management	\$0	\$0
Utilities	\$1,500	\$1,500
Repairs & Maintenance	\$6,730	\$6,730
Marketing & Promotion	\$700	\$700
General & Administrative	\$1,000	\$1,000
Trash Removal	\$1,697	\$1,697
Total Expenses	\$23,611	\$23,611
Net Operating Income	\$62,030	\$79,018

An aerial photograph of a sports complex and surrounding neighborhood. In the center is a large baseball field with a red running track. To the right of the track are several blue tennis courts. In the foreground, there is a large parking lot filled with cars, a multi-story brick building, and a yellow building with solar panels on its roof. The background shows a dense residential area with many trees and houses under a clear blue sky.

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INVESTMENT ANALYSIS

PURCHASE PRICE	\$1,150,000
UNITS	6
PRICE PER UNIT	\$191,667
TOTAL SQUARE FOOTAGE	3,696
PRICE PER FOOT	\$311.15
NOI	\$62,030
PROFORMA NOI	\$80,748
CAP RATE	5.39%
PROFORMA CAP RATE	6.87%
CASH ON CASH	4.0%
PROFORMA CASH ON CASH	8.90%

FINANCING

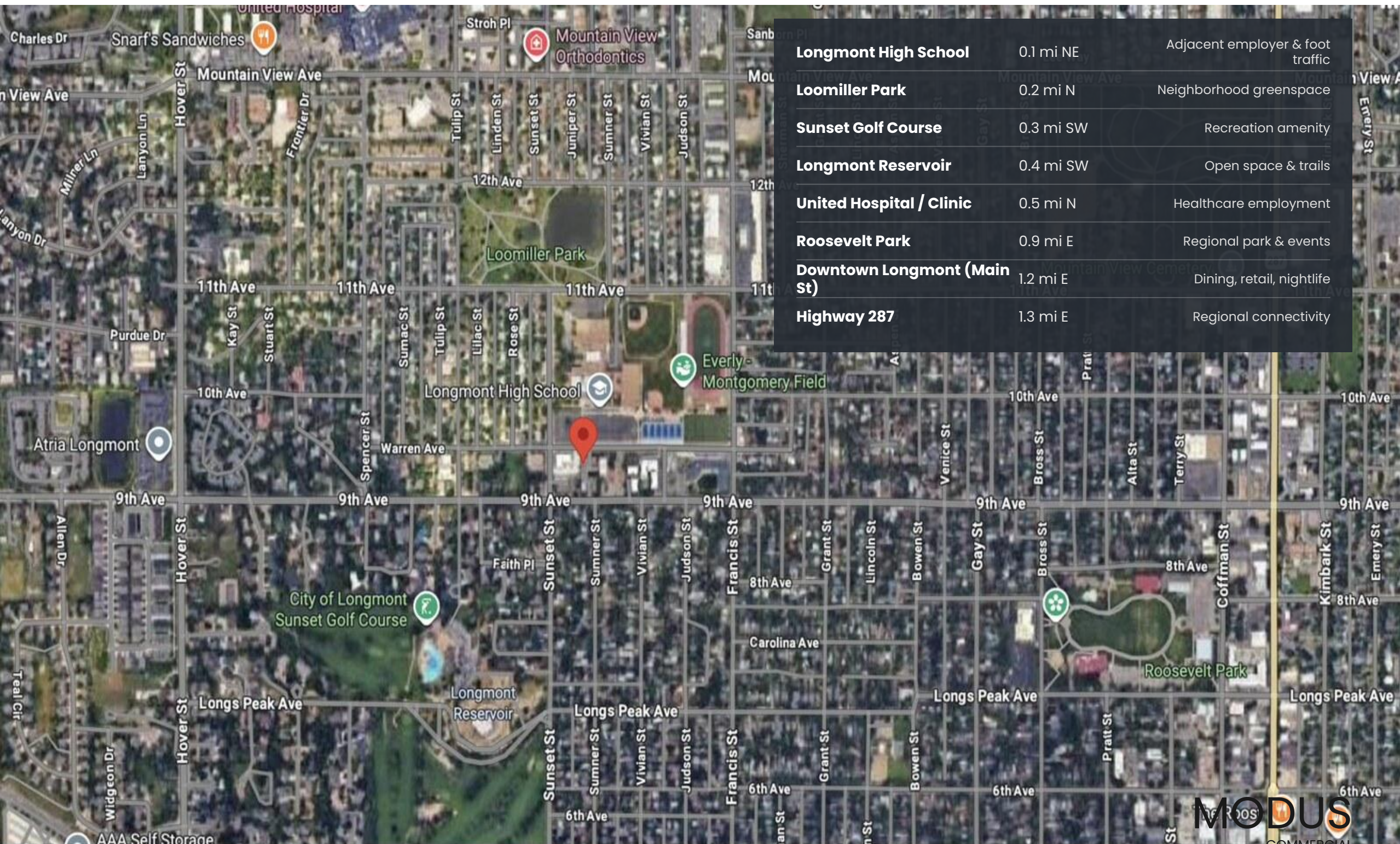
LOAN TO VALUE	70%
LOAN AMOUNT	\$805,000
DOWN PAYMENT	\$345,000
INTEREST RATE	6.00%
AMORTIZATION	30 YEARS

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PHOTOS



LOCATION



INVESTMENT HIGHLIGHTS

WELCOME TO LONGMONT, COLORADO

Longmont is a thriving city of over 100,000 residents, located just 20 minutes northeast of Boulder and 35 minutes from downtown Denver. The city is a growing hub for advanced manufacturing, technology, and aerospace, with major employers including Seagate Technologies, Medtronic, UCHealth, and St. Vrain Valley Schools.

KEY DEMAND DRIVERS INCLUDE:

Limited New Supply: Very little new multifamily construction is underway in Longmont.

High Quality of Life: Longmont consistently ranks as one of the most livable mid-sized cities in Colorado, with abundant open space, a historic downtown, and proximity to Boulder County's outdoor amenities.

Strong Rent Growth: The city has experienced consistent rent appreciation, driven by constrained housing supply and high homeownership costs.

Affordable Relative to Boulder: With median home prices in Boulder exceeding \$1 million, Longmont serves as a more attainable rental alternative for residents priced out of surrounding areas.



LOCATION HIGHLIGHTS

1701 Warren Ave sits in Longmont's established Loomiller neighborhood in the 80501 ZIP code — a walkable, central pocket minutes from downtown, the hospital, shopping, and the city's major employment corridors.

Walkable Everyday Amenities: Parks, a golf course, fitness, coffee, and retail all within a short walk of the property.

Adjacent to Longmont High School: A stable institutional anchor and consistent source of neighborhood activity.

Open Space & Recreation: Loomiller Park, Sunset Golf Course, and Longmont Reservoir are all within a half-mile.

Minutes to Downtown: Historic Main Street dining, retail, and nightlife roughly a mile east.

Healthcare & Employment: Close to United Hospital and Longmont's major employment corridors along Hover Street and Highway 287.

Regional Connectivity: Quick access to Highway 287 links residents to Boulder, Denver, and the broader Front Range.



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by MODUS Commercial in compliance with all applicable fair housing and equal opportunity laws.



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