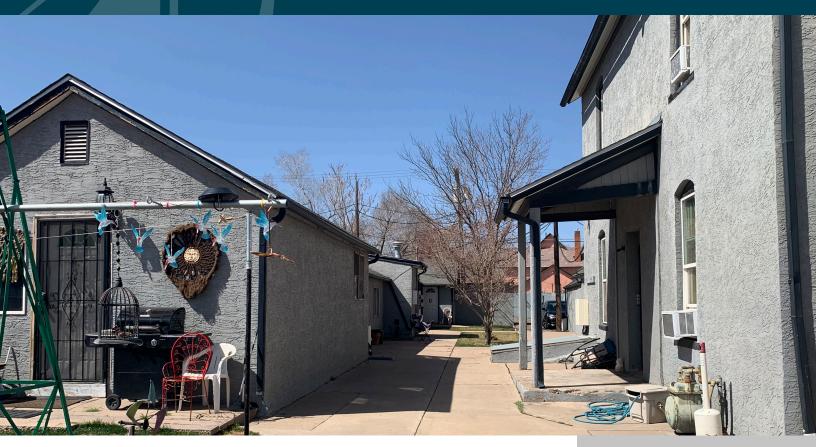


1427-1431 Evans Avenue

Pueblo, Colorado 81004



11 Unit Multifamily Opportunity in Pueblo List Price: \$900,000

Property Features:

- Value Add Opportunity
- \$81,818/Unit
- 8.49% Proforma Cap Rate
- Unit mix primarily 1 bed, 1 bath
- Average unit size 473 SF
- 6 of 11 units newly updated

Property/Area Details:

Located in the Bessemer neighborhood of Pueblo, Colorado, the subject property is an 11-unit value-add multifamily opportunity. This property is situated in a stable up-and-coming neighborhood that enjoys Lake Minnequa just minutes away to the southwest. The current owner has upgraded four of the units with a fifth underway. Substantial room left to continue to push rents to market. Unit mix includes one 2Br/1Ba, nine 1Br/1Ba units, and one studio. The property offers ample parking in the back with access through the alley, as well as ample street parking in the front.

For more information, please contact:

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Rent Breakdown									
Unit Type	Units	Size	Current Rent	Annual Total	Pro Forma Rent	Annual Total			
Studio	1	300 SF	\$600	\$7,200	\$650	\$7,800			
1Br/1Ba	9	450 SF	\$733	\$79,140	\$850	\$91,800			
2Br/1Ba	1	500 SF	\$875	\$10,500	\$900	\$10,800			
Total	11								

Operating Data							
INCOME		Current	Proforma				
Gross Rental Income		\$96,840	\$110,400				
Vacancy Allowance:	5%		\$(5,520)				
Effective Rental Income:		\$96,840	\$104,880				
Other Income							
Laundry:		\$924	\$924				
RUBS:		\$-	\$6,270				
Gross Operating Income:		\$97,764	\$112,074				
EXPENSES							
Property Tax (2023):		\$4,426	\$5,311				
Property Insurance:		\$4,452	\$3,566				
Electric/ Gas		\$5,520	\$5,400				
Water		\$6,300	\$6,500				
Trash:		\$1,282	\$1,350				
Repairs & Maintenance:		\$4,200	\$4,000				
Management:		\$8,310	\$9,526				
Total Expenses:		\$34,490	\$35,654				
Expenses per Unit:		\$3,135	\$3,241				
Net Operating Income:		\$63,274	\$76,420				

Loan illionilation.				
Price:	\$900,000			
Down Payment:	\$315,000			
Loan Amount:	\$585,000			
Amortization:	30			
Loan Rate:	7.5%			

Finan	cial Analysis	
	Current	Proforma
NOI:	\$63,274	\$76,420
Projected Debt Service:	\$(49,085)	\$(49,085)
Before Tax Cash Flow:	\$14,189	\$27,335
CAP Rate:	7.03%	8.49%
Cash-on-Cash Return:	4.50%	8.68%
Principal Reduction (yr.1):	\$5,393	\$5,393
Total Return:	6.20%	10.40%

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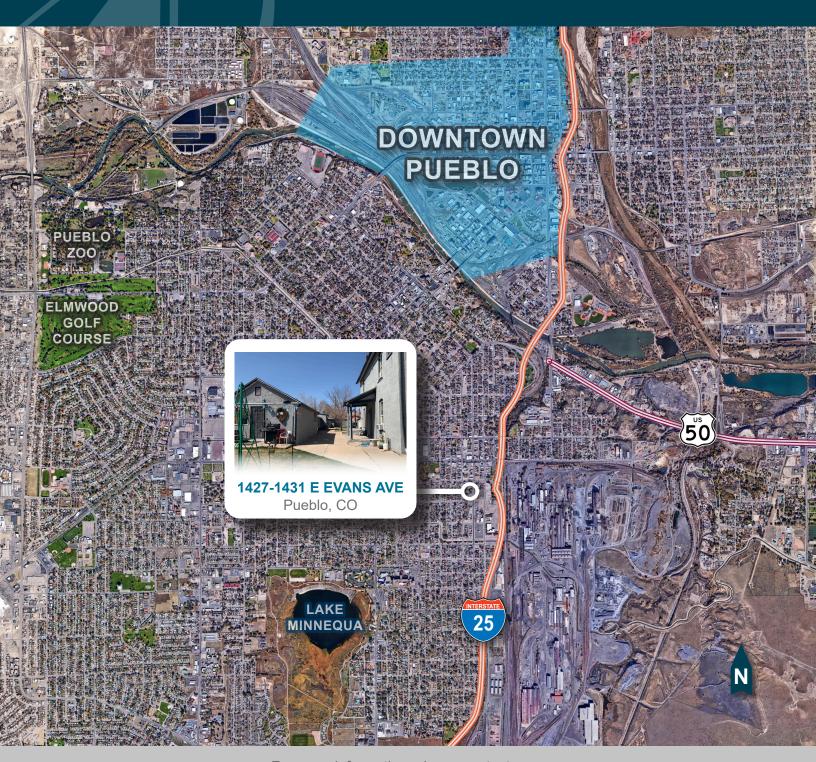
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