



Royal Gorge Blvd.

OFFERING MEMORANDUM

2401 & 2485 E. Main St., Cañon City, CO 81212



Greystone Ave.

E. Main Street

Brian Baker
President / Principal
720.280.4733 cell
bbaker@fullerre.com



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Offering Memorandum Disclosure

2401 & 2485 E. Main St.
Cañon City, CO 81212

This Offering Memorandum and the information contained therein is subject to the terms, provisions, and limitations of the confidentiality agreement with which we have provided you, the Buyer. By taking possession of and reviewing the information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the information obtained to any other person or entity except permitted herein.

Fuller Real Estate, LLC has obtained the information used in this package from sources we deem reliable. We have no reason to doubt the accuracy of the information, but neither we, nor the owner, warrant such information. All offers to purchase should be based on independent investigation, analysis, appraisal and evaluation of all facts, circumstances and materials deemed to relevant by the purchaser.

By taking possession of and reviewing the information herein, the Buyer acknowledges that Brian Baker of Fuller Real Estate is acting as Seller's Agent ("Brokers") in the disposition of the property. We will disclose to you all adverse material facts about the property actually known by us. We will assist you without regard to race, creed, sex, religion, national origin, family status, marital status, or handicap. The Buyer acknowledges receipt of the form entitled Brokerage Disclosure to Buyer. (BD-24-10-(Mandatory 1-20))

Please note: All showings must be arranged in advance and accompanied by one of the listing brokers.



Shady Nook Mobile Park





INVESTMENT SUMMARY

City / County

Cañon City / Fremont

Property Size

2.4± AC per ALTA Survey

Taxes

2401 = \$2,339.12 / 2485 = \$744.72

Assessor Parcels

2401 = 12000440 / 2485 = 12000450

Cap Rate

8.14%

NOI

\$118,075

Sales Price

\$1,450,000

PROPERTY SUMMARY

Fuller Real Estate is pleased to offer, Shady Nook, a 2.4 acre mobile home park in Cannon City, CO. This income-producing property boasts 17 mobile home units, one single-family home, one duplex and four storage sheds. The current owners have made multiple improvements over the last year including road resurfacing, two mobile home renovations, landscaping and \$10k worth of waterline and sewer line upgrades. The property offers on-site property management and multiple value-added opportunities such as vacant spots for new mobile home units, one unit that can be fully replaced, and two vacant land areas for future development. Offered at \$1,450,000.

2402 & 2485 E. Main St.
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Income & Expenses

Shady Nook Mobile Home Park Income & Expenses 2024

INCOME	Monthly	Annual
Late Fee Income	\$ -	\$ -
Rental Income	\$ 13,606.00	\$ 163,272.00
Total Income	\$ 13,606.00	\$ 163,272.00
EXPENSES		
Management Fee	\$ 400.00	\$ 4,800.00
Maintenance/Repairs	\$ 250.00	\$ 3,000.00
Trash	\$ 268.88	\$ 3,226.56
Water	\$ 1,127.06	\$ 13,524.72
Sewer	\$ 766.00	\$ 9,192.00
Insurance		\$ 9,000.00
Property Taxes		\$ 2,453.68
Total Expenses	\$ 2,811.94	\$ 45,196.96
Net Operating Income		\$ 118,075.04
Asking Price		\$ 1,450,000.00
Cap Rate		8.14%



Rent Roll

Lot Number	Ownership	Year	Size	Current Rent	Annualized
2401 E. Main St - Apt. 1	Park	1904	980 sf ~ 2bd/1.75ba	\$ 600.00	\$ 7,200.00
2401 E. Main St - House	Park	1934	1,008 sf ~ 2bd/2ba	\$ 1,250.00	\$ 15,000.00
2401 #1	Tenant	1972	Single-60'	\$ 420.00	\$ 5,040.00
2401 #3	Park	1970	Single-56'	\$ 700.00	\$ 8,400.00
2401 #4	Park	1988	Single - 66'	\$ 1,000.00	\$ 12,000.00
2401 #5	Park	1980	Single - 72'	\$ 900.00	\$ 10,800.00
2401 #6	Park	1992	Single - 76'	\$ 900.00	\$ 10,800.00
2485 E. Main St - Land	Park	N/A	N/A	N/A	N/A
2485 #1	Park	1964	Single - 52'	\$ -	\$ -
2485 #3	Park	1970	Single - 50'	\$ 750.00	\$ 9,000.00
2485 #5	Tenant	1973	Single - 56'	\$ 450.00	\$ 5,400.00
2485 #6	Park	1975	Single - 74'	\$ 1,045.00	\$ 12,540.00
2485 #8	Park	1969	Single - 60'	\$ 1,000.00	\$ 12,000.00
2485 #9	Tenant	1995	Single - 76'	\$ 400.00	\$ 4,800.00
2485 #10	Park	1969	Single - 46'	\$ -	\$ -
2485 #11	Park	1971	Single - 70'	\$ 900.00	\$ 10,800.00
2485 #12	Park	1972	Single - 60'	\$ 700.00	\$ 8,400.00
2485 #13	Park	1980	Single - 70'	\$ 900.00	\$ 10,800.00
2485 #15	Park	1965	Single - 54'	\$ 841.00	\$ 10,092.00
2485 #16	Park	1976	Single - 70'	\$ 850.00	\$ 10,200.00
Total				\$ 13,606.00	\$ 163,272.00



Royal Gorge Blvd.



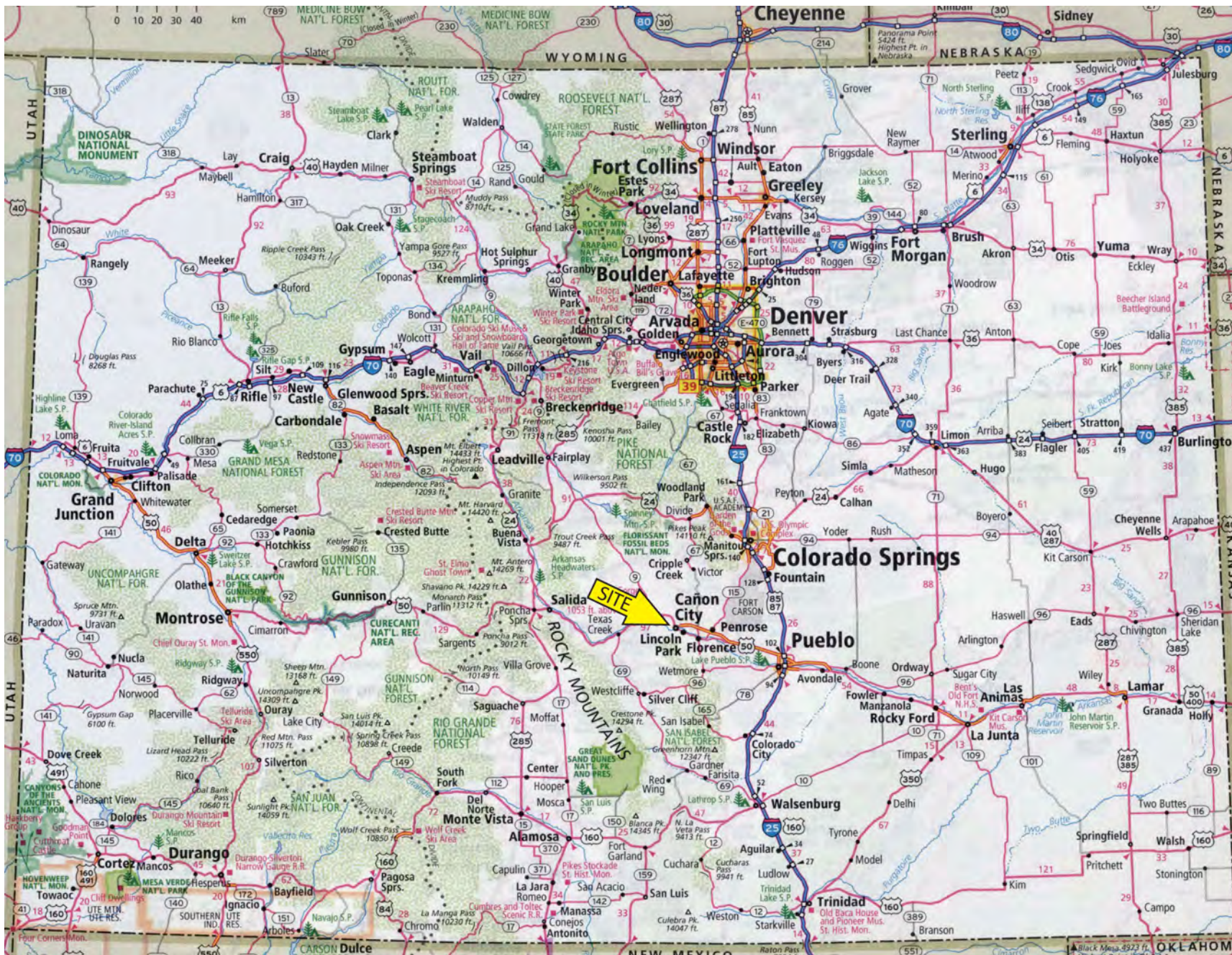
Greydene Ave.

E. Main Street

2402 & 2485 E. Main St.
Cañon City, CO 81212

Location Map

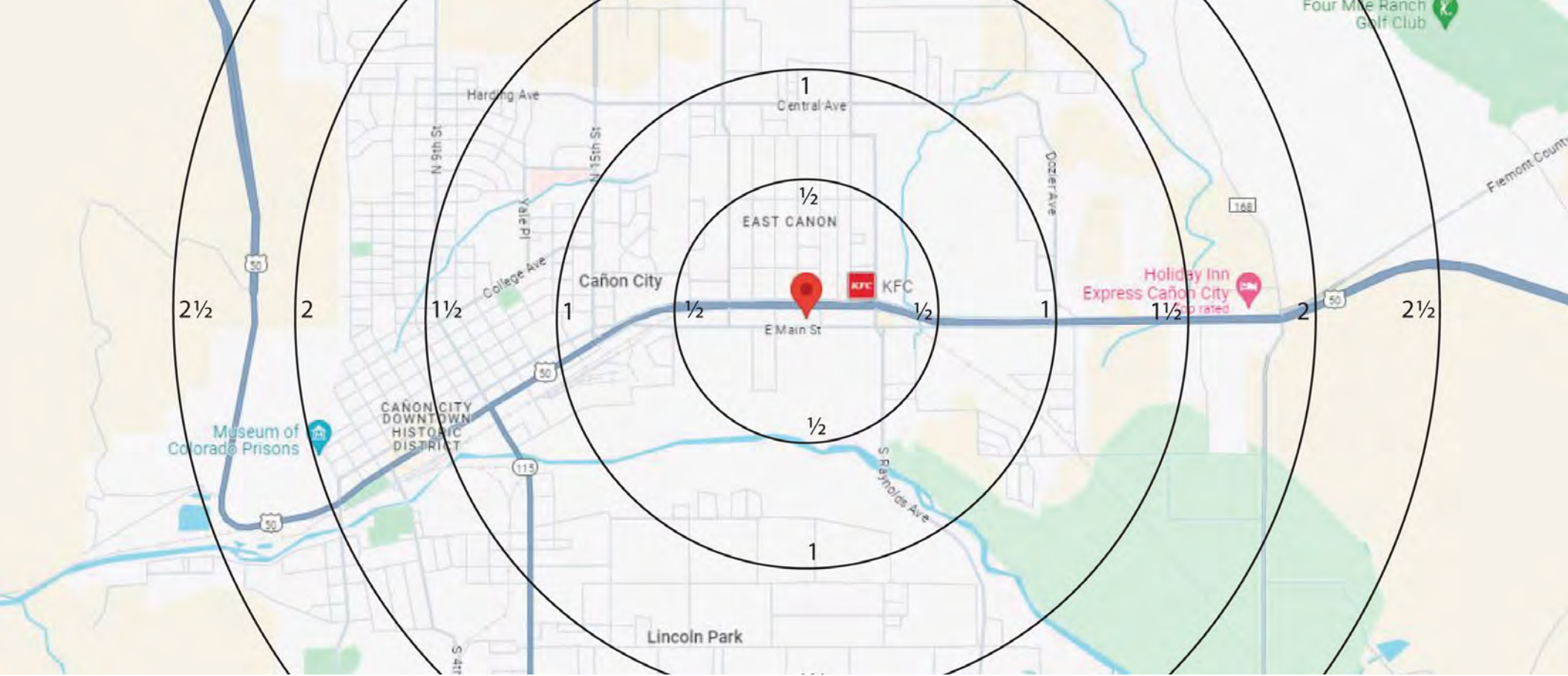




2402 & 2485 E. Main St.
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Location Map

FULLER
REAL ESTATE



Area Demographics

	1 MILE	3 MILE
POPULATION	5,478	28,224
HOUSEHOLDS	2,392	10,333
MED HH INCOME	\$57,533	\$56,184

Source: CoStar 2023

TRAFFIC COUNTS

Hwy 50 at N. Reynolds Ave. -
21,000 AADT (Year: 2022)

Source: CDOT

CANON CITY HOUSING MARKET

\$328,238

Zillow Average Home Value



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Cañon City Area Information

Cañon City is the county seat of Fremont County in southern Colorado, with a population of approximately 17,363 people within the city limits, and another 5,000 to 7,000 people within the surrounding area in Fremont County.

The City is located in a mountain bowl along the Arkansas River valley as it flows east from the Rocky Mountains and the mouth of the Royal Gorge. A combination of unique geography and an elevation of 5,300 feet above sea level protect the city from harsh weather conditions, making Cañon City “the Climate Capital of Colorado,” with temperatures generally 10 degrees warmer in winter than other nearby Colorado communities.

Cañon City is an epic whitewater town known for Arkansas River rafting and the Royal Gorge. It has a relatively large historic downtown for a town of its size, and sits about 45 minutes west of Pueblo and an hour southwest of Colorado Springs at the foothills of the Rocky Mountains.

The river cuts through the famous gorge just west of downtown, and there is a famous bridge that visitors can cross if they're feeling adventurous.

Cañon City is an outdoor enthusiast's dream. In addition to whitewater rafting, there are many locations for climbing, hiking and mountain biking in the nearby parks, like Red Canon Park, just north of the city.



OFFERED BY



Brian Baker

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The information contained herein was obtained from sources believed to be reliable; however, Fuller Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. Subject to errors, omissions, changes of price, prior sale, or withdrawal from market without notice.





Fuller Real Estate, LLC
 5300 DTC Pkwy., #100
 Greenwood Village, CO 80111
 (303) 634-4622

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BDB 10-19) (Mandatory 1-20)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:
 2401-2485 E. Main St., Canon City, CO
 or real estate which substantially meets the following requirements:
 N/A

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker, intends to perform the following list of tasks:

Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings - Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGEMENT:

Buyer acknowledges receipt of this document on _____

Buyer _____ Buyer _____

BROKER ACKNOWLEDGEMENT:

On _____, Broker provided _____ (Buyer) with this document via _____ and retained a copy for the Broker's records.

Brokerage Firm's Name: Fuller Real Estate, LLC

Broker Steve Peters / Brian Baker