



1637 KIMBARK ST
LONGMONT, CO 80501

OFFERED BY:

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KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the Commercial Property known as 1637 Kimbark St, Longmont, CO 80501 (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property.



1. PROPERTY OVERVIEW

2. AREA OVERVIEW

3. FINANCIAL ANALYSIS

4. KAUFMAN HAGAN



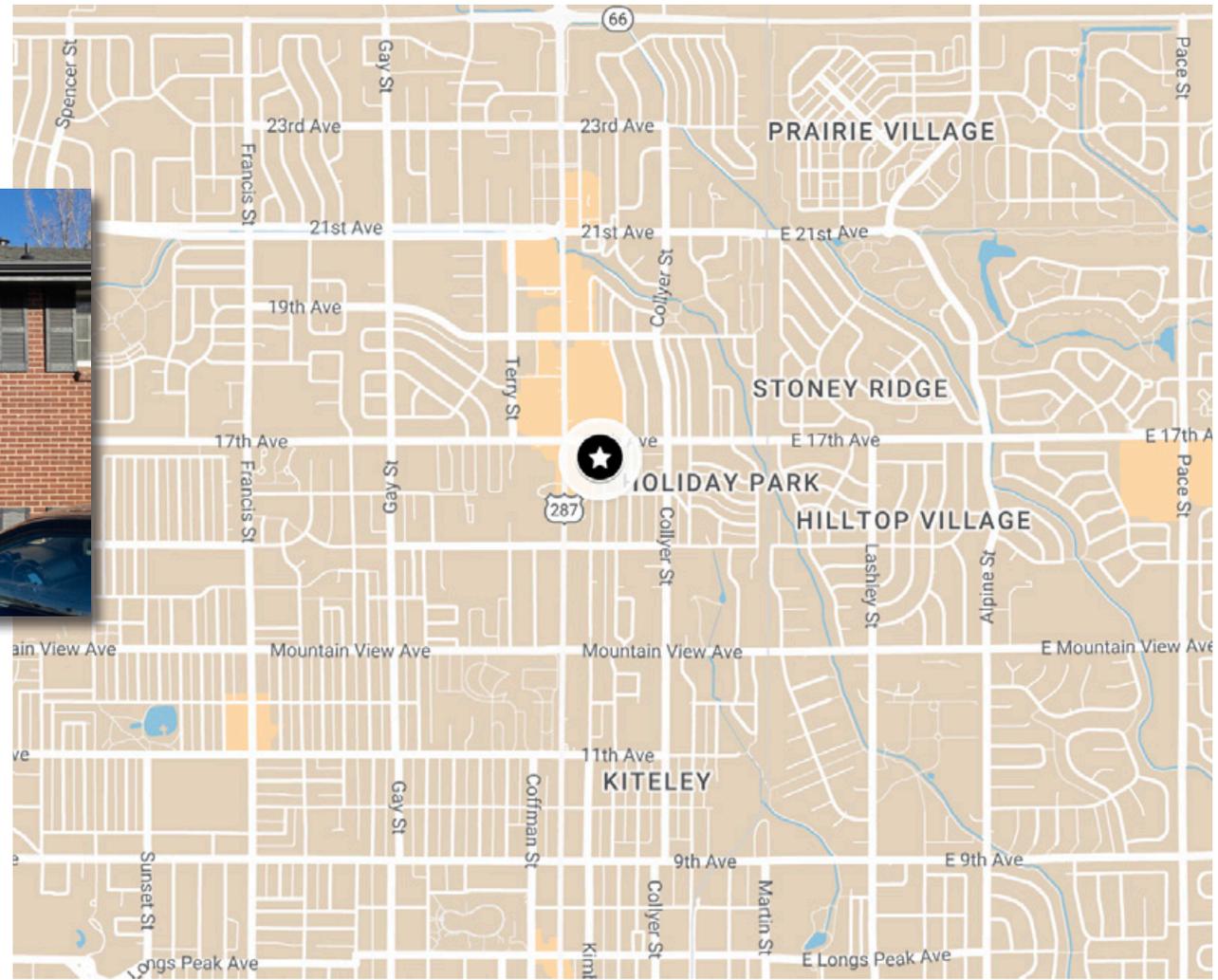
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PROPERTY OVERVIEW

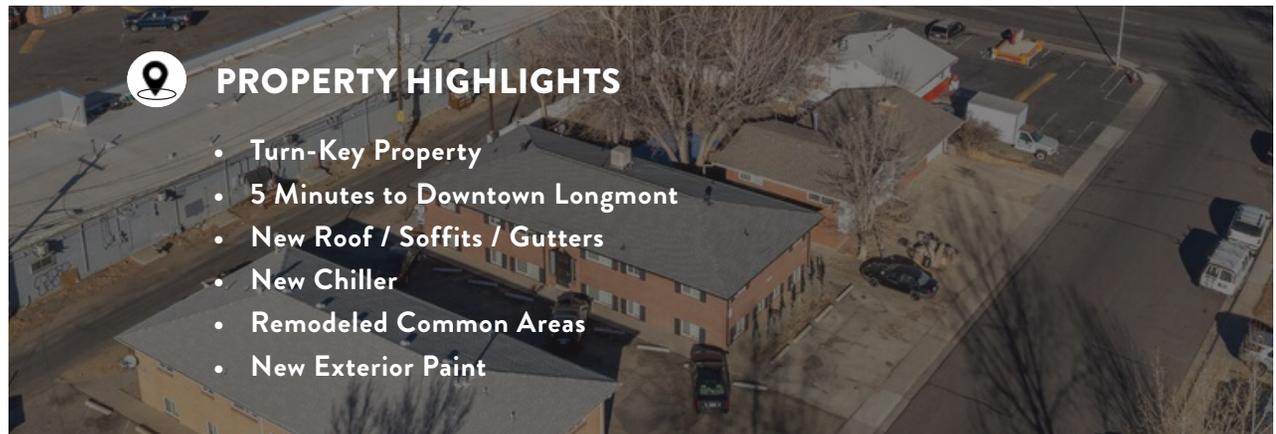


1637 KIMBARK ST

LONGMONT, CO 80501



County	Boulder
Year Built	1966
# Buildings	1
# Stories	2
Construction	Brick
Roof Type	Pitched
GBA	4,620 SF
Lot Size	7,623 SF
Parking	Off-Street 8 Spaces
Heating	Central Boiler
Air Conditioning	Evaporative Chiller
Water/Sewer	Master
Gas/Electric	Master / Individual



PROPERTY HIGHLIGHTS

- Turn-Key Property
- 5 Minutes to Downtown Longmont
- New Roof / Soffits / Gutters
- New Chiller
- Remodeled Common Areas
- New Exterior Paint

PROPERTY IMAGES





UNIT AMENITIES

- Evaporative Chiller
- Remodeled Common Areas
- New Roof / Soffets/Gutters





AREA OVERVIEW





LOCATION HIGHLIGHTS

- Excellent location with an abundance of recreational activities
- Historic downtown is home to over 40 local restaurants, shops, galleries, breweries, and more
- Nearby South Main Station, access to light rail, and new housing/development
- A part of highly coveted and prestigious Boulder County
- Two Blocks from Kensington Park

Walk Score[®] 



Walk Score



Mostly Walkable

Some errands do not require a car



Bike Score



Very Bikeable

Biking is convenient for most trips



GREAT BREWS AND GREAT VIEWS LONGMONT, CO

40.1672° N, 105.1019° W

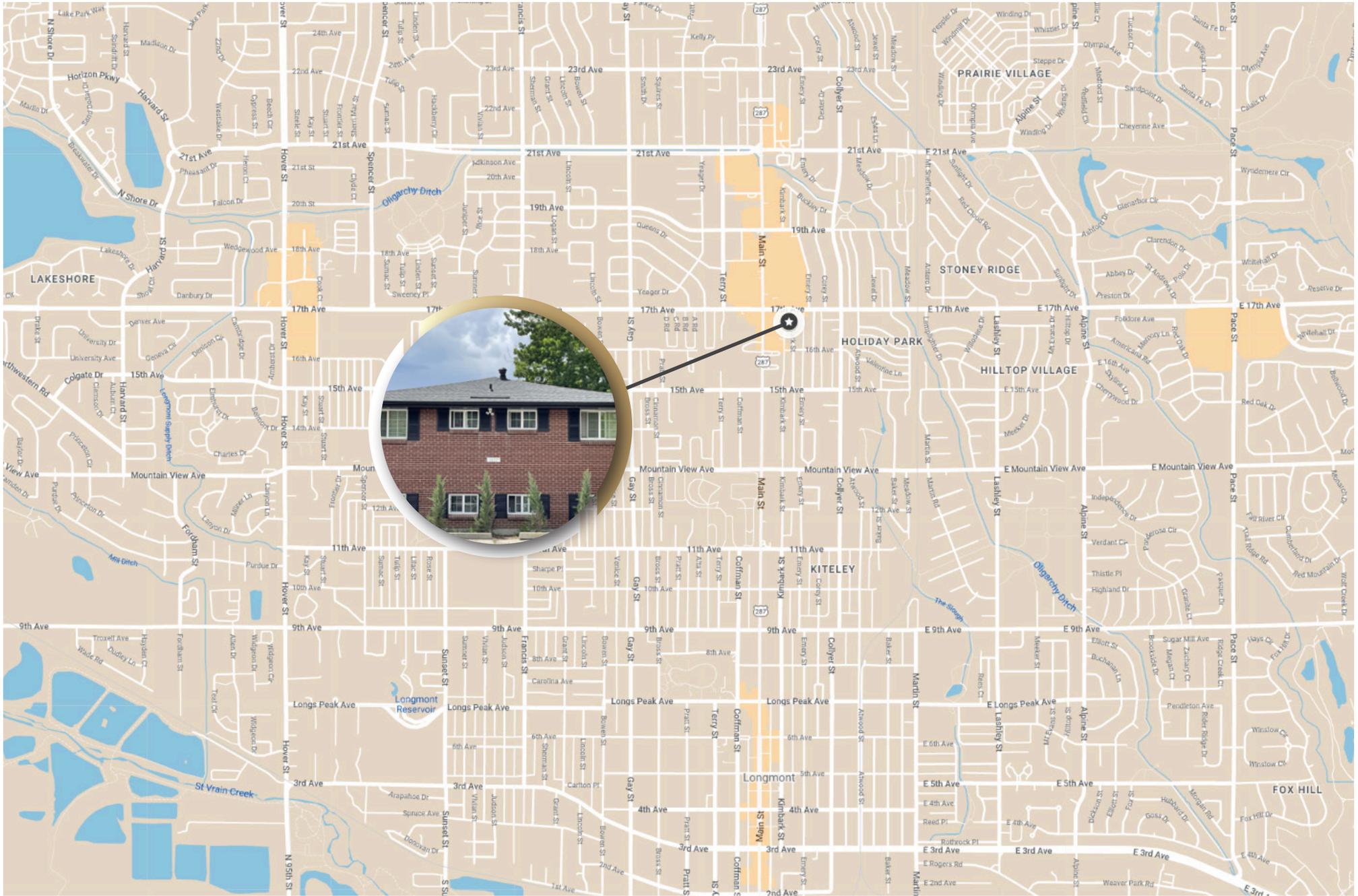
2021 TOP 100 BEST PLACES TO LIVE IN AMERICA: #92

The bustling town of Longmont is known for its beautiful mountain views, thriving restaurant and bar scene, and active community. Named after Longs Peak, a famous mountain visible from nearly everywhere in the city, Longmont continues to delight residents and visitors alike. The mountains provide a long list of outdoor activities, and the robust Longmont real estate market allows for a broad range of housing options, ensuring something for every lifestyle.

With a rich agricultural history, it's no surprise that Longmont has quickly become one of Colorado's craft brewery hubs. From small breweries, cideries, and distilleries to the large and award-winning ones, Longmont continues to appreciate its agritourism, a type of celebration around agriculture.

Longmont, CO has everything you need to be successful, whether you're raising young kids, starting your own business, pursuing a new career path or hoping to make a difference in your community. Home to roughly 100,000 people, Longmont is increasing in popularity as many homeowners prefer a smaller town feel and more space with just a short commute to Boulder or Denver. The variety of housing & schooling options in Longmont, on top of an array of recreational activities, make for the perfect place to live.

LOCATION MAP



1637 KIMBARK STREET · LONGMONT /10

LONGMONT RELOCATION GUIDE

TOP 10 LARGEST POPULATION IN COLORADO

A town teeming with diversity, from historic downtown to a number of tech companies and recreation areas, Longmont offers a bit of everything. It ranked just out of the top ten largest in Colorado in terms of population, with 98,885 residents in 2020.

Located in both Boulder and Weld counties at 4,984 feet of elevation, the city encompasses a total area of 27.6 square miles. It has over 300 days of sunshine, 1,500+ acres of parks and open space, numerous options for recreation, and a grand view of the Rocky Mountains. Two popular breweries, Left Hand Brewing and Oscar Blues Brewery are also found in Longmont.

Longmont has been included in the "Best Places to Live" by CNN and 24/7 Wall Street in three separate years. It won multiple awards in civic leadership. Aside from its rich culture and many options for adventure, the community's friendly atmosphere also makes this a city like no other.

HISTORY

Longmont was originally called the "Chicago-Colorado Colony" by a group of men from Chicago. In 1870, these founders began planning and developing the once-barren site by selling memberships in the town. They used the money to purchase acres of land for its townsite and farms.

The name was changed to "Longmont" in 1981, inspired by the scenic view of Longs Peak, a summit in the Rocky Mountains. It can be clearly seen from the town. It's one of Colorado's famous mountains and one of the most popular fourteeners to summit.

MAIN ATTRACTIONS

Downtown Longmont Creative District – A gorgeous mix of quaint and contemporary architecture, the district highlights a generous number of creative services and businesses. You can find art galleries, music stores, dance studios, event venues, live music, and more.

Longmont Museum – This museum is located in a contemporary building that offers exhibits in art, history, and science. It also has educational programs available for all ages, concerts and performances, film series, and souvenir shops. Admission to the museum is free for children three years old and below, and every second Saturday of the month for the public.

Callahan House and Garden – Featuring a Queen Anne-design house and an Italian garden, this historic attraction in Longmont offers an elegant Victorian-era experience. It hosts a number of special events that are open to the public. The garden is also available to visitors when not booked for the event.

Sunflower Farm – A 50-acre farm in South Longmont that offers children's educational tours and a quiet, rural environment for the whole family. You can feed farm animals, explore an airplane, or soar down the zip line. The farm doesn't serve food so guests are advised to bring their own.

Mile-Hi Skydiving Center – The largest skydiving facility in all of Colorado with over 30,000 jumps recorded every year. It caters to both beginners and pros and has excellent reviews from the public.

More at <https://www.uncovercolorado.com/towns/longmont/>



RETAIL / AREA MAP



FINANCIAL ANALYSIS



RENT ROLL

UNIT TYPE	#	AVG SQ FT	CURRENT RENT	CURRENT RENT / SF	MARKET RENT	MARKET RENT / SF
1 Bed, 1 Bath	8	450	\$1,213	\$2.70	\$1,275	\$2.83
TOTAL / AVERAGE	8	3,600	\$9,705	\$2.70	\$10,200	\$2.83



1637 KIMBARK STREET · LONGMONT /14

INCOME & EXPENSES

INCOME		CURRENT	PROFORMA
Gross Potential Rent		\$116,460	\$122,400
RUBS		\$4,800	\$4,944
GROSS POTENTIAL INCOME		\$121,260	\$127,344
Vacancy/Collection Loss	5.0%	\$(5,823)	\$(6,120)
EFFECTIVE GROSS INCOME		\$115,437	\$121,224

EXPENSES		CURRENT	PROFORMA
Property Taxes		\$7,454	\$7,454
Insurance		\$6,171	\$6,356
Utilities		\$7,533	\$7,759
Repairs & Maintenance		\$5,046	\$5,197
Management		\$6,926	\$7,273
TOTAL EXPENSES		\$33,130	\$34,040
Expenses per SF (gross)		\$7.17	\$7.37
Expenses per Unit		\$4,141	\$4,255
NET OPERATING INCOME		\$82,307	\$87,184
Cap Rate		7.48%	7.93%
Debt Service		\$53,714	\$53,714
Cash Flow		\$33,069	\$37,946
Cash on Cash Return		7.52%	8.62%
Principal Reduction		\$8,221	\$8,221
Total Return		9.4%	10.5%

INVESTMENT ANALYSIS

PURCHASE PRICE: \$1,100,000

Units: 8

Total Price Per Unit: \$137,500

Total SF: 4,620

Price Per SF: \$238.10

FINANCING

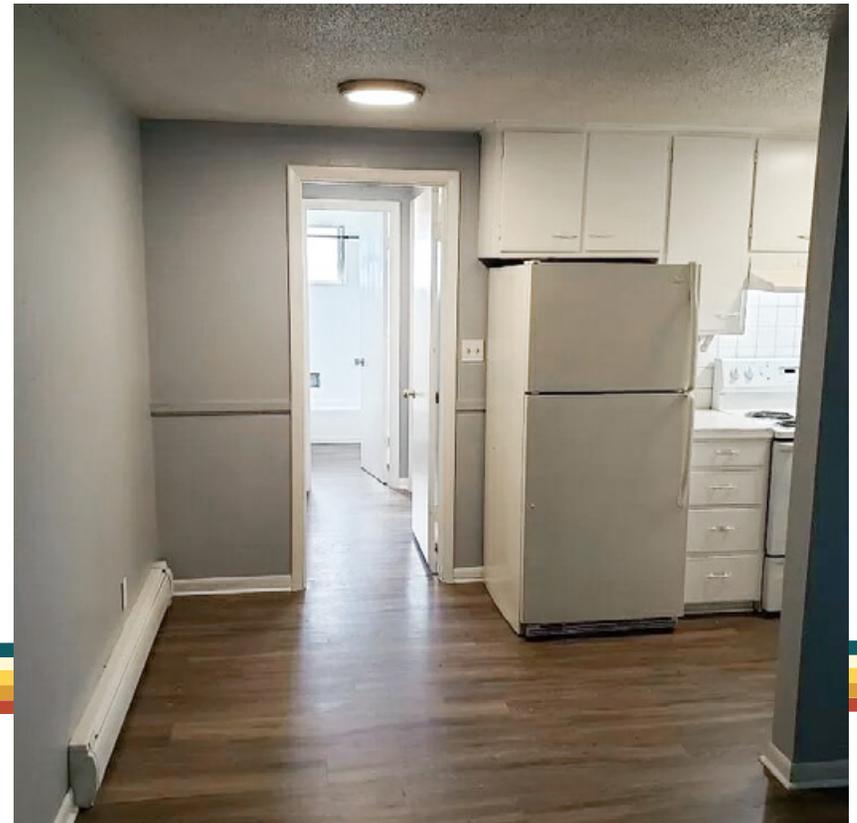
Loan to Value: 60%

Loan Amount: \$660,000

Down Payment: \$440,000

Interest Rate: 6.25%

Amortization: 30 Years



KAUFMAN HAGAN

COMMERCIAL REAL ESTATE



Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.

BROKERED SALES

\$1B+

CLOSED TO DATE

COMBINED EXPERIENCE

100+

YEARS

TRANSACTION VALUE

\$115M

CURRENTLY ACTIVE

WHAT WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and it's value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.



WHO WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

WHAT WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.



BRANDON KAUFMAN
PRINCIPAL



TEAL HAGAN
PRINCIPAL + EMPLOYING BROKER



HALEY FORD
DIRECTOR OF MARKETING



ERIN FRIBERG
DIRECTOR OF OPERATIONS



COLBY CONSTANTINE
INVESTMENT ADVISOR



ANDREW VOLLERT
BROKER



ZACHARY BIERMAN
BROKER



RYAN FLOYD
BROKER



AMANDA WEAVER
BROKER



LOUIS PASSARELLO
JUNIOR BROKER



DREW MADAYAG
JUNIOR BROKER

▶ **EMPATHY**

We recognize that buying or selling an investment property is more than a transaction. We listen more than we talk. We see things from their perspective. We empower our clients with empathy-driven solutions to navigate their real estate journey with care and understanding.

▶ **TEAM MENTALITY**

We value championships over MVP's. We collaborate openly and vulnerably every day and we view our clients as our investment partners.

▶ **DISPROPORTIONATE VALUE**

We provide more value than what is provided by other brokers in our market. We will give you more than you pay for. We acknowledge real estate as a dynamic value exchange and prioritize meeting all parties' needs comprehensively.

▶ **PERSEVERANCE & PASSION**

We pursue long-term success. We navigate through short-term market fluctuations with a long-term mindset.

▶ **TANGIBLE RESULTS**

We do not confuse activity with achievement. We provide more than just promises. We are driven by results and motivated by success by delivering measurable outcomes, turning our client's real estate goals into tangible achievements.

▶ **ELITE PERFORMANCE**

We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.

Ryan Floyd

BROKER

Ryan is a seasoned real estate broker well-versed in transactions across all commercial asset classes. Ryan has a proven track record of transforming “one off” investors into multi-transaction clients and quickly growing market share from scratch.

He excels in developing processes and systems that streamline deal-making, even crafting a top-notch CRM for real estate professionals to optimize every facet of their business. With an impressive portfolio of 550+ end-to-end transactions, Ryan consistently ensures a smooth and efficient process for clients.

Ryan is the father of three teenage boys and enjoys coaching in their many sporting events on his busy weekends.



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LIC#: FA0400326

Brandon Kaufman

PRINCIPAL

Brandon Kaufman is a Principal of KH Commercial Real Estate after 5 years as a Director at previous CRE brokerages where he brokered over \$800,000,000 of multiple types real estate focusing primarily on existing multifamily, as well as development sites. During this time, he was awarded the 2018 DMCAR Young Broker of the Year award. At KH, he continues to promote positive collaboration to best assist with the company's client needs. He takes great pride in setting high expectations for himself, and delivering on those expectations for the sake of his clients.

Prior to real estate, Brandon had many athletic ventures that assisted in his fast growth in the competitive environment of commercial real estate. Most notably, he spent two years playing for the NFL with the Buffalo Bills (2013-2014), and in 2016 played for the Gold Coast Suns of the Australian Football League. During his time playing professional football, Brandon was a partner at Just Results Fitness in Broomfield, Colorado, while also establishing a Wide Receiver Academy for high school and collegiate football athletes, whom he still works with to this day. Having been in a world of high-level competition and professionalism previously, Brandon's athlete experience has given him a great disposition to represent KH clients in the best light.

When not in the office, Brandon enjoys spending time with his wife and three children. His interests all lie in being around family, including coaching his nephews and younger sister, golfing with his dad, and going to concerts and Denver sporting events with his wife and friends.



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