

OFFERING MEMORANDUM



*Properties may be purchased individually or as a portfolio

PORTFOLIO SALE PRICE: \$1,275,000



 Sale Price: \$525,000

 832 SF - Residential Bldg.
656 SF - Residential/Office Bldg.

 100% Leased



 Sale Price: \$500,000

 2,676 - Residential Single-Family

 100% Leased



 Sale Price: \$250,000

 1,152 SF - Residential Attached Townhome

 100% Leased

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

The information contained within the following offering memorandum is exclusive and strictly confidential. No person, other than as provided for herein, has been authorized to give any information or to make any representations other than those contained in this memorandum in connection with the offer being made hereby, and if given or made, such information or representation must not be relied upon as having been authorized by Waypoint Real Estate, LLC.

This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Waypoint Real Estate, LLC, has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this investment offering has been obtained from sources believed to be reliable. However, all potential buyers are responsible to take appropriate measures to verify all of the information set forth herein.

Contact Waypoint Real Estate, LLC, for any property showings or for more information.





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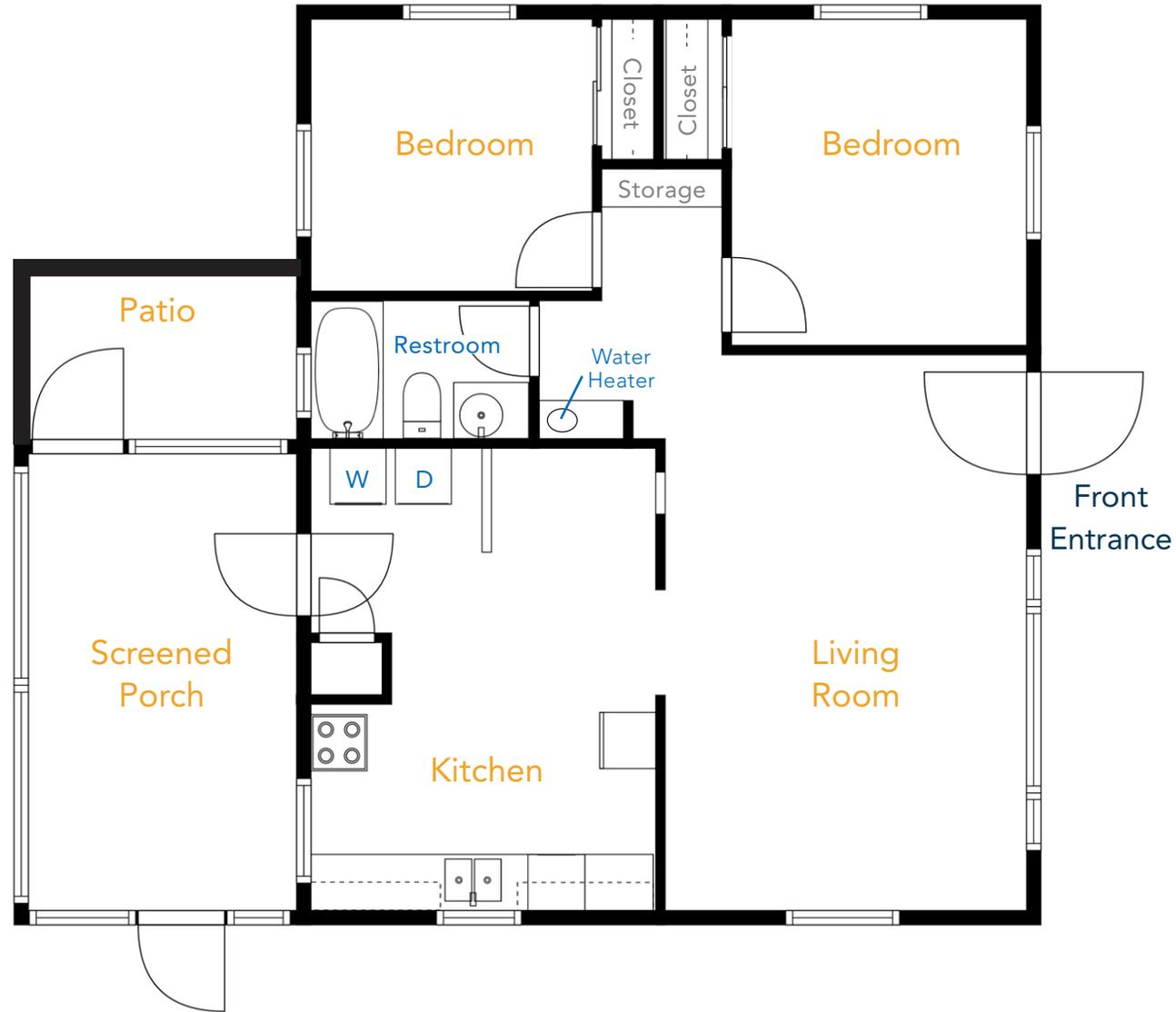
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705 N Hwy 287 | Fort Collins

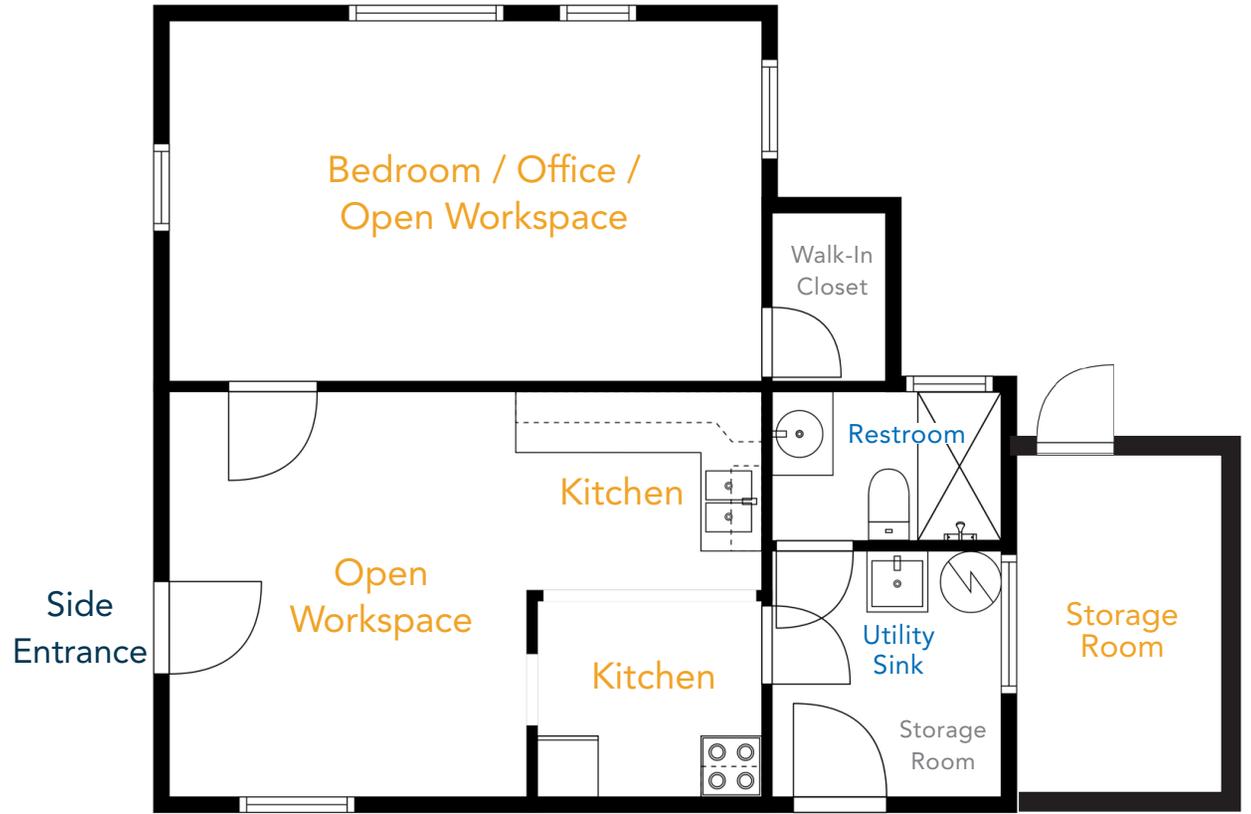
Residential Building | Floorplan



705 N Hwy 287 | Fort Collins

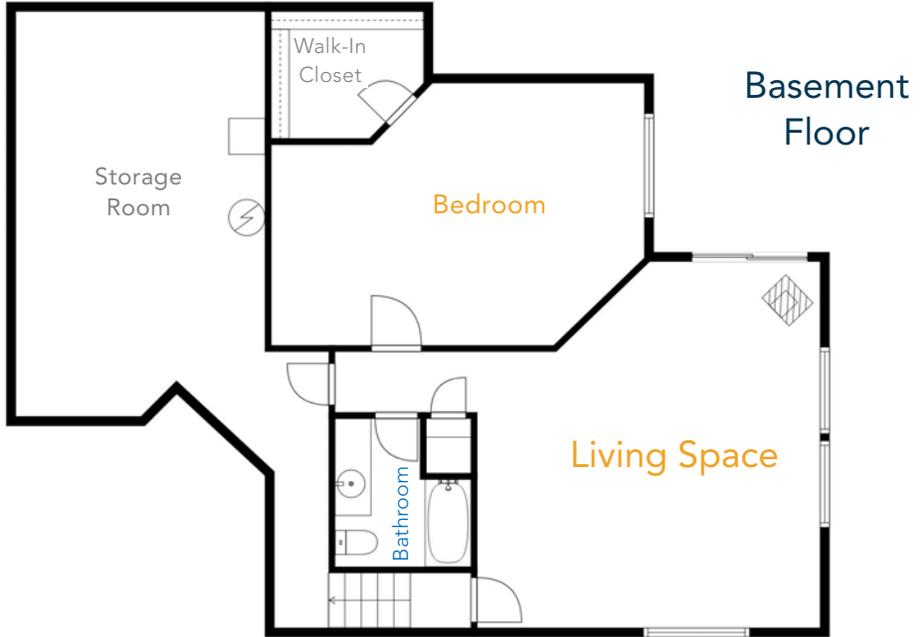
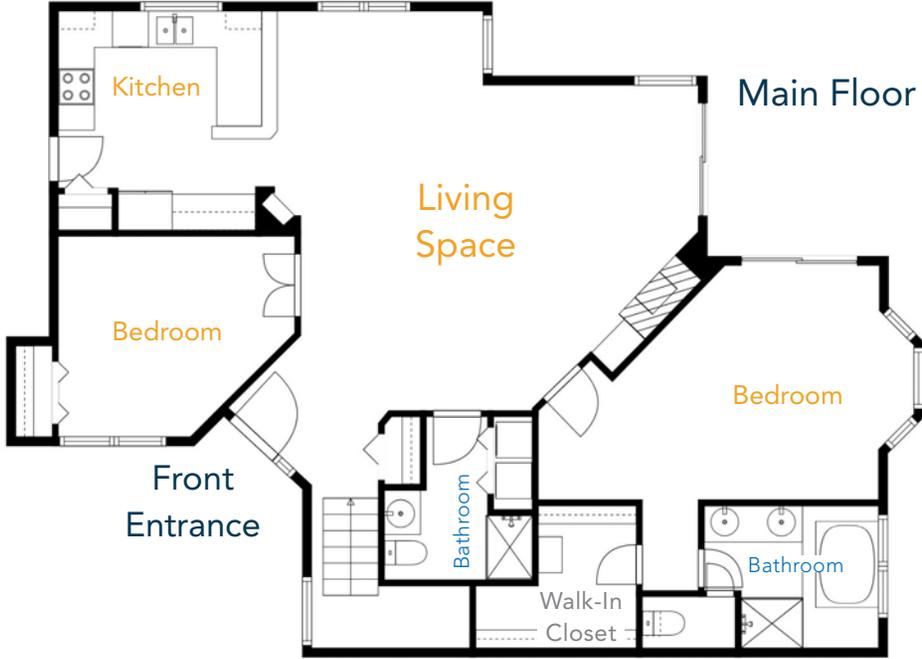


Residential / Office Building | Floorplan

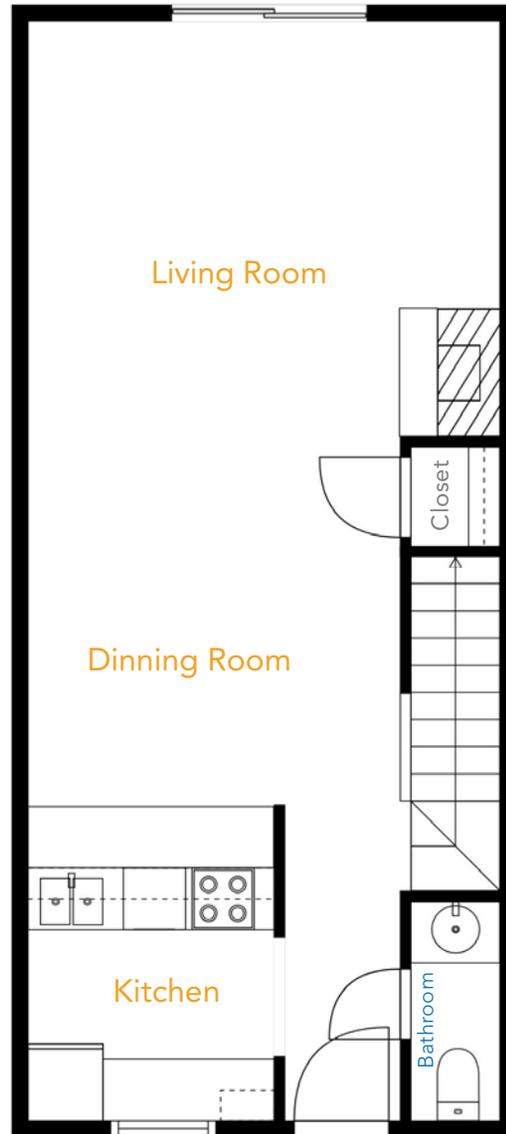


2037 Adriel Dr | Fort Collins

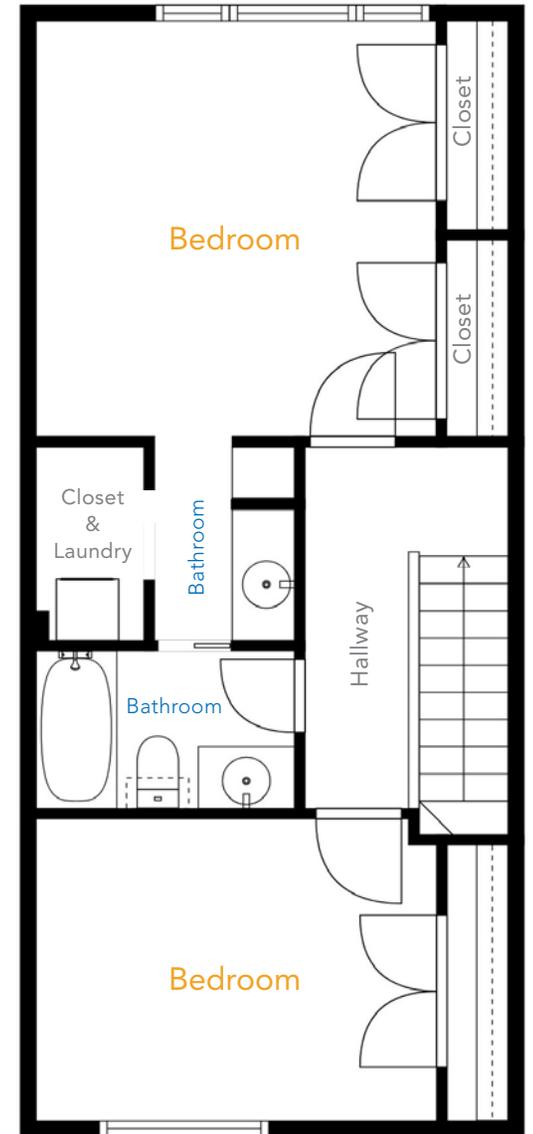
Residential Single-Family | Floorplan



Residential Townhome | Floorplan



Main Floor
Front Entrance



Second Floor

Portfolio Overview

Property Details

Address	705 N HWY 287	2037 Adriel Dr	1924 Adriel Ct
Zoning	C	Residential	Residential
Acres	0.31	n/a (part of HOA)	n/a (part of HOA)
Parcel #	9835200014	8706162024	8706162024
Electric	Poudre Valley REA	Xcel Energy	Xcel Energy
Gas	Xcel Energy	Xcel Energy	Xcel Energy
Water & Sewer	City Water, Septic	Public Sewer, District Water	Public Sewer, District Water
Trash	Republic Services	HOA	HOA
Internet	Xfinity	Xfinity	Xfinity
Structure	1 Story / Ranch	Frame Siding	Frame Siding
Roof	Gable	Gable	Gable
Total Building Size	1,488 SF: (832 SF & 656 SF)	2,676	1,152
Heat Type	Forced Air	Forced Air	Forced Air
Air Conditioning	No	Yes	Yes
Bedrooms	First Bldg: 2 Second Bldg: 1	3	2
Bathrooms	First Bldg: 1 Second Bldg: 1	3	2
Lease	Currently Leased: expires 6/30/26	Currently Leased: expires 6/30/26	Currently Leased: expires 7/31/26
HOA	No	\$470/month, includes golf course, club house, tennis courts, landscaping, snow removal	\$470/month, includes golf course, club house, tennis courts, landscaping, snow removal

FINANCIALS

Expense Category	705 Hwy 287	1924 Adriel Ct	2037 Adriel Dr
1) Admin	\$3,360.00	\$7,662.50	\$8,670.00
Management Fees	\$3,360.00	\$2,022.50	\$3,030.00
HOA Dues	\$-	\$5,640.00	\$5,640.00
2) Maintenance	\$1,795.00	\$290.68	\$876.19
HVAC	\$1,364.00	\$121.95	\$283.75
General Repair	\$431.00	\$168.73	\$592.44
3) Property Taxes	\$2,583.51	\$1,888.47	\$3,508.01
4) Insurance	\$3,089.00	\$1,199.92	\$1,402.38
5) Utilities	\$360.00	\$-	\$-
Total Operating Expenses	\$11,187.51	\$11,041.57	\$14,456.58

Current Revenue			
Addresses	Rent/month	Rent/year	Lease Expiration
705 Hwy 287	\$1,600.00	\$19,200.00	6/30/2026
705.5 Hwy 287	\$1,200.00	\$14,400.00	6/30/2026
1924 Adriel Ct	\$1,700.00	\$20,400.00	7/31/2026
2037 Adriel Ct	\$2,550.00	\$30,600.00	6/30/2026
Totals	\$7,050.00	\$84,600.00	



Multifamily Portfolio Sale

3 Properties | Fort Collins



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