

OFFERING MEMORANDUM

10 9th Ave, Longmont, CO 80501  
**Price: \$4,500,000**



# Disclaimer

Capital Property Group has prepared the following Document, which contains select information pertaining to the business and financial operation of the Property and its Owner. This Document is not all-inclusive, nor does it contain all information that may be required by a prospective purchaser. Neither the Owner, Capital Property Group, nor Owner's or Capital Property Group respective officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Document or any of its contents, any information as defined below or the condition of the Property, and no legal liability is assumed or shall be implied with respect thereto. Purchaser(s) and / or Purchaser's Agent(s) ("You") will only be able to rely upon those representations and warranties contained in any final agreement entered into between You and Owner relating to the purchase and sale of the Property.

By acknowledging and accepting the receipt of this Document, You hereby agree:

1. The Document and its contents, and all other information supplied to you, in any manner, by Owner and/or Capital Property Group (collectively the "information") are confidential;
2. You and your shareholders, members, directors, officers, employees, agents and representatives (collectively "Purchaser") will keep the information confidential, and will not disclose or otherwise divulge or permit anyone else to disclose or otherwise divulge any of the information in any manner to any other individual, entity or party. Notwithstanding the foregoing, Purchaser may disclose such information to Purchaser's shareholders, members, directors, officers, employees, agents and representatives who need to know such information in connection with the possible acquisition of the Property, provided that such shareholders, members, directors, officers, employees, agents and representatives agree to maintain the confidentiality of the Information in accordance with this Agreement;

3. Purchaser will not use the Information for any purpose other than to evaluate Purchaser's potential acquisition of the Property;
4. Purchaser shall not copy or otherwise duplicate any of the Information, and agrees to return upon demand of Owner or Capital Property Group all Information and destroy any extracts, analyses, summaries, or other documents prepared from or based upon the Information;
5. You and your agents are not entering into a co-broke agreement with Capital Property Group; and
6. The Property and improvements described in this Document are being offered for sale on an "As Is, Where Is" basis without representations or warranties.

The Owner and Capital Property Group reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any entity or person reviewing this Document or Information making an offer to the purchase the Property until a written agreement for the purchase of the Property has been fully executed.

If you do not wish to pursue negotiations leading to the potential acquisition of this Property, or if in the future you discontinue such negotiations, then you agree to return this Document to Capital Property Group. This Document shall not be deemed to represent the state of the affairs of the Property or constitute an indication that there has been no change in the state of the affairs of the Property since the date this Document was prepared.

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# Investment Opportunity

10 9th Ave, Longmont, CO 80501

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10 9th Ave, Longmont, CO 80501



Property  
Overview

# Property Photos



# Property Photos



# Property Photos



# Property Photos





# Property Photos



# Property Photos



# Property Photos



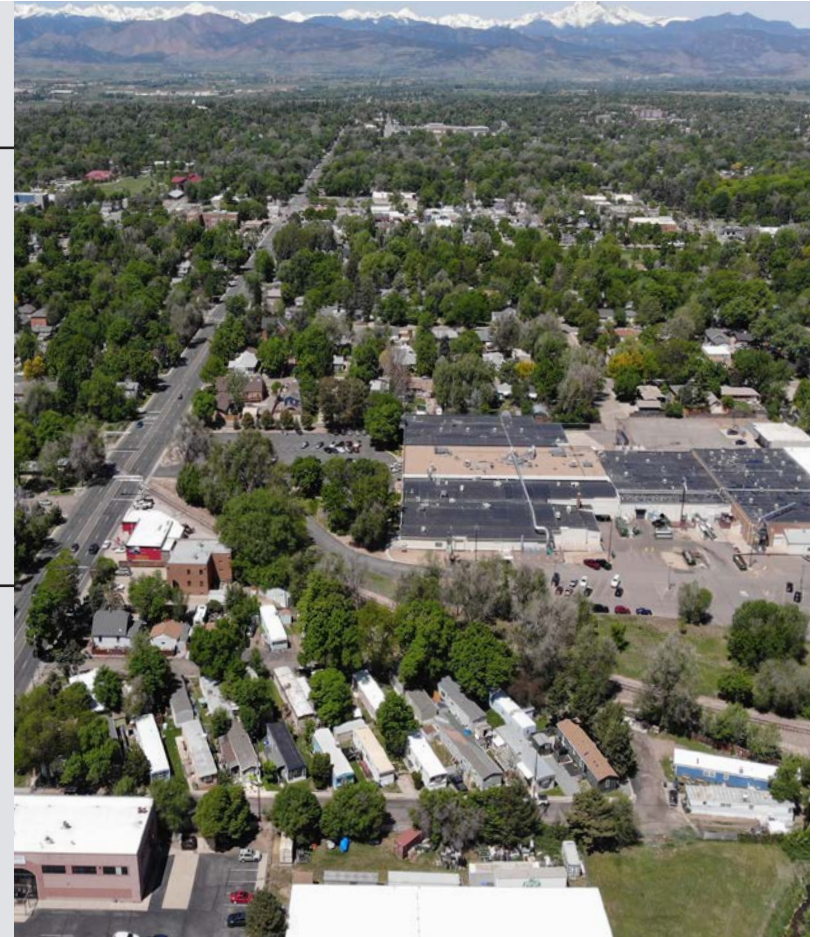
# Property Details

## LOCATION

Property Address	10 9th Ave
City, State, Zip	Longmont, CO 80501
County	Boulder County

## PROPERTY

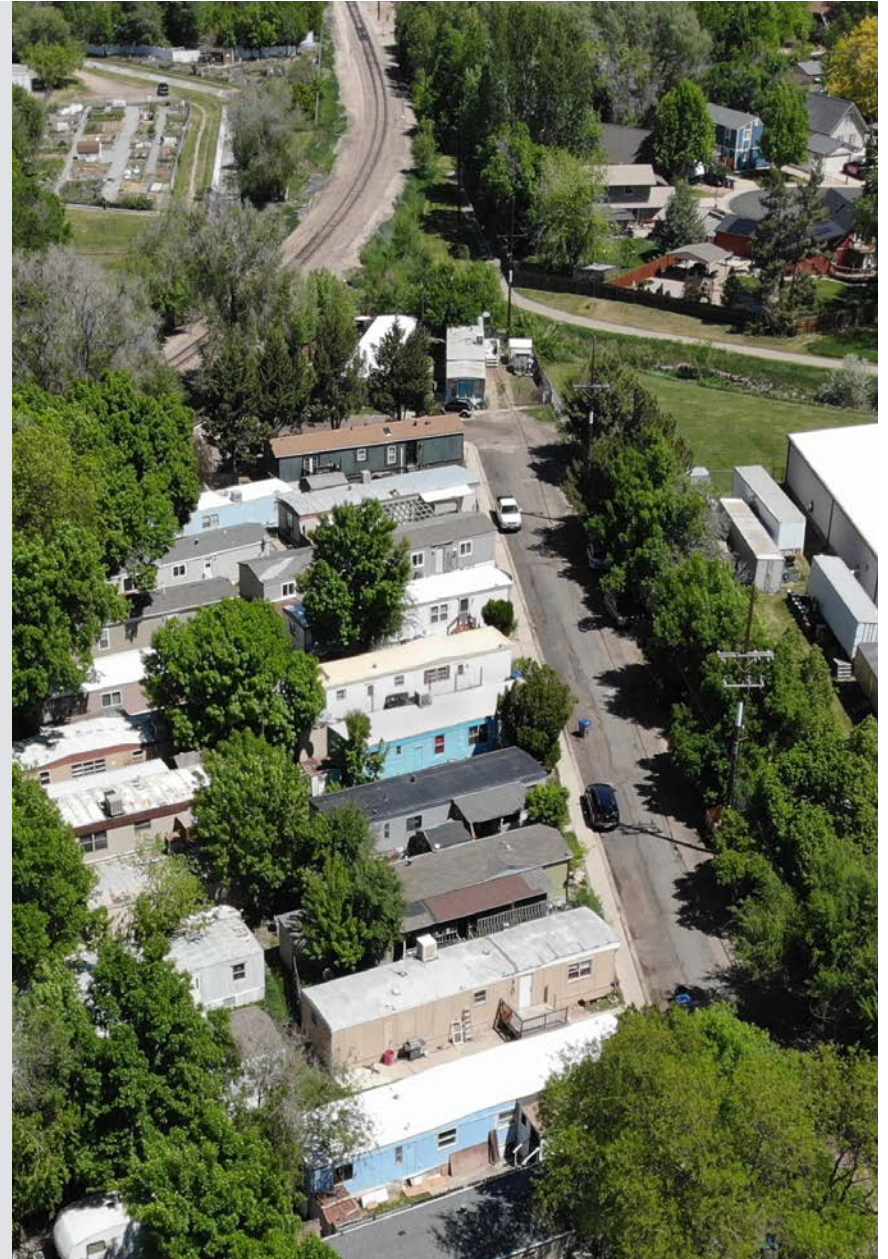
Acres	2.31 Acres
Lot SF/SF	110,593 SF
Number of Buildings	28
Total Residential Units	28



# Property Details

## **Introducing An Exceptional Investment Opportunity In The Heart of Longmont**

A spacious 28-unit mobile home park. This property offers immediate cash flow and substantial future development potential. It's a prime value-add opportunity, perfect for enhancing management and increasing rental income.



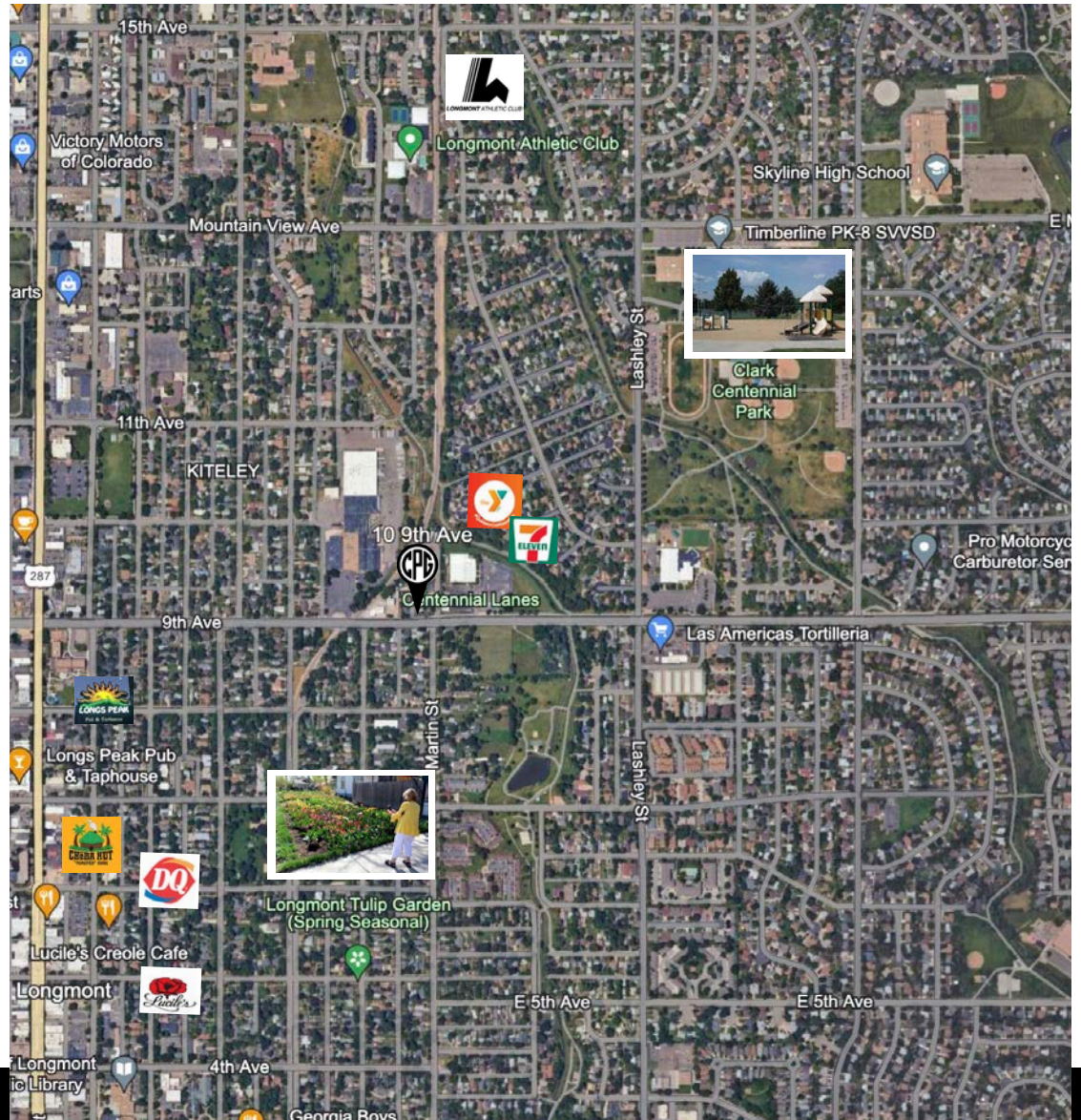
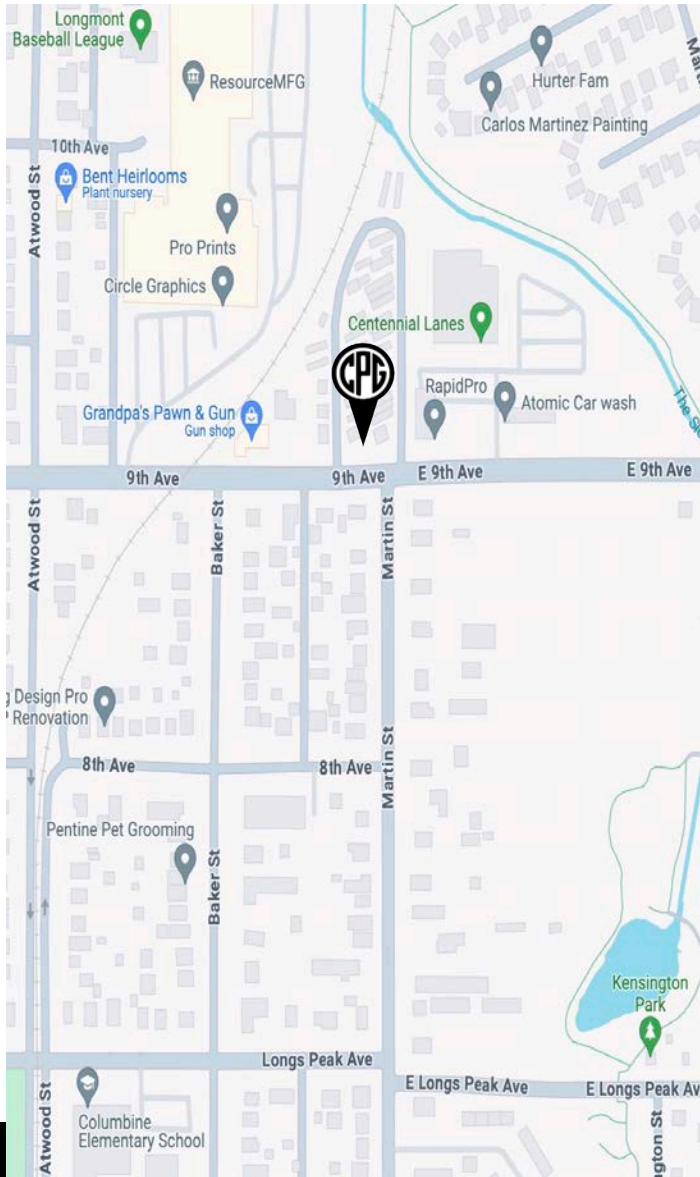
# Rent Roll

Unit #	Current Rent	Annual Current Rent
1	\$790	\$9,480
2	\$790	\$9,480
3	\$1,700	\$20,400
4	\$790	\$9,480
5	\$2,000	\$24,000
6	\$790	\$9,480
7	\$790	\$9,480
8	\$1,625	\$19,500
9	\$790	\$9,480
10	\$790	\$9,480
11	\$790	\$9,480
12	\$790	\$9,480
13	\$1,425	\$17,100
14	\$1,825	\$21,900
15	\$1,700	\$20,400

Unit #	Current Rent	Annual Current Rent
16	\$1,800	\$21,600
17	\$3,000	\$36,000
18	\$790	\$9,480
19	\$2,700	\$32,400
20	\$1,825	\$21,900
21	\$790	\$9,480
22	\$1,450	\$17,400
23	\$1,775	\$21,300
24	\$1,525	\$18,300
25	\$790	\$9,480
26	\$1,820	\$21,840
27	\$1,800	\$21,600
28	\$2,700	\$32,400
<b>TOTAL:</b>	<b>\$40,150</b>	<b>\$481,800</b>



# Location



Longmont, CO



Downtown Longmont



Location  
Overview



# LONGMONT, CO

## ABOUT

In 2022, Longmont, CO had a population of 98.3k people with a median age of 39.7 and a median household income of \$89,720. Between 2021 and 2022 the population of Longmont, CO declined from 98,789 to 98,282, a -0.513% decrease and its median household income grew from \$83,104 to \$89,720, a 7.96% increase.

None of the households in Longmont, CO reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household.

The largest universities in Longmont, CO are Elevate Salon Institute-Westminster (479983) (101 degrees awarded in 2022). rate was 63.3%.

In 2022, the median property value in Longmont, CO was \$488,100, and the homeownership rate was 63.3%.

Most people in Longmont, CO drove alone to work, and the average commute time was 25.4 minutes. The average car ownership in Longmont, CO was 2 cars per household.

## ECONOMY

The economy of Longmont, CO employs 53k people. The largest industries in Longmont, CO are Manufacturing (7,188 people), Professional, Scientific, & Technical Services (6,533 people), and Retail Trade (6,066 people), and the highest paying industries are Professional, Scientific, & Technical Services (\$91,553), Utilities (\$87,404), and Mining, Quarrying, & Oil & Gas Extraction (\$76,184).

2022 POPULATION

98,282

0.513% 1-YEAR GROWTH

2022 MEDIAN AGE

39.7

0.516% 1-YEAR INCREASE

2022 POVERTY RATE

7.75%

5.6% 1-YEAR DECREASE

2022 MEDIAN HOUSEHOLD INCOME

\$89,720

7.96% 1-YEAR GROWTH

2022 MEDIAN PROPERTY VALUE

\$488,100

15.3% 1-YEAR GROWTH

Longmont, CO

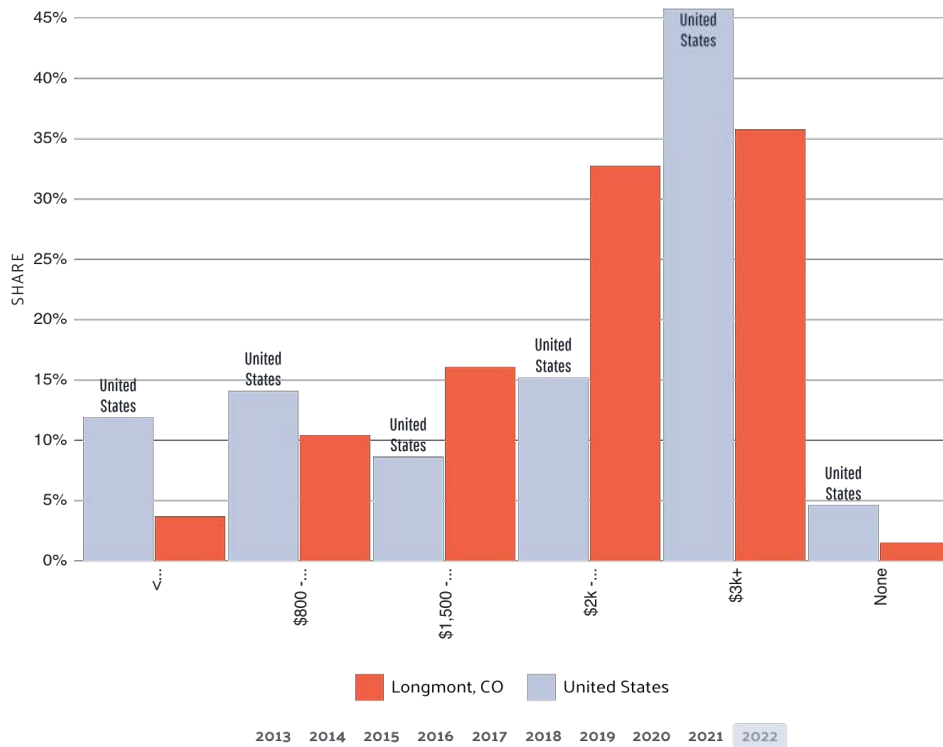


# Location Overview



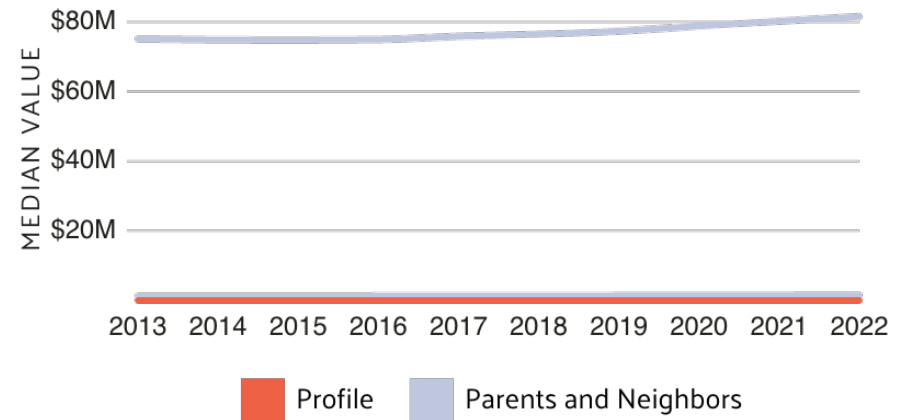
The following chart display owner-occupied housing units distributed between a series of property tax buckets compared to the national averages for each bucket. In Longmont, CO the largest share of households pay taxes in the \$3k+ range.

The chart underneath the paragraph shows the property taxes in Longmont, CO compared to it's parent and neighbor geographies.



**\$488,100**  
2022 MEDIAN  
PROPERTY VALUE  
+ \$9,288

**\$25,270**  
2022 MEDIAN  
PROPERTY TAXES  
+ \$1,186



# Location Overview

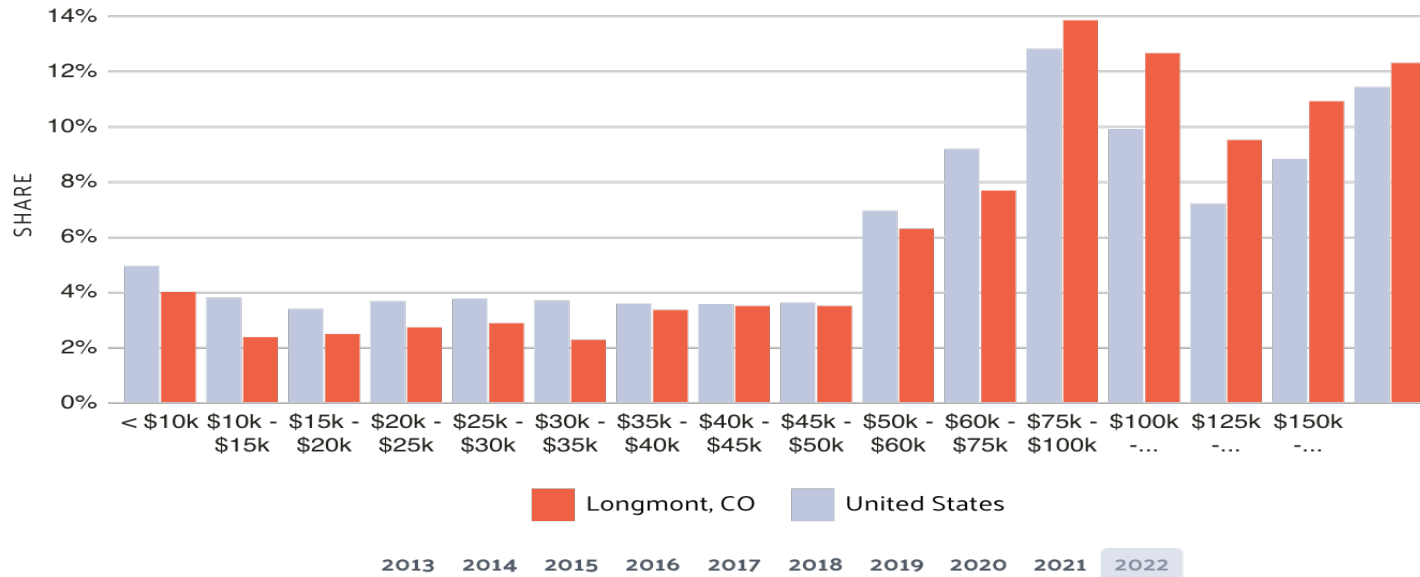


**\$89,720**  
 MEDIAN  
 HOUSEHOLD INCOME  
 + \$3,791

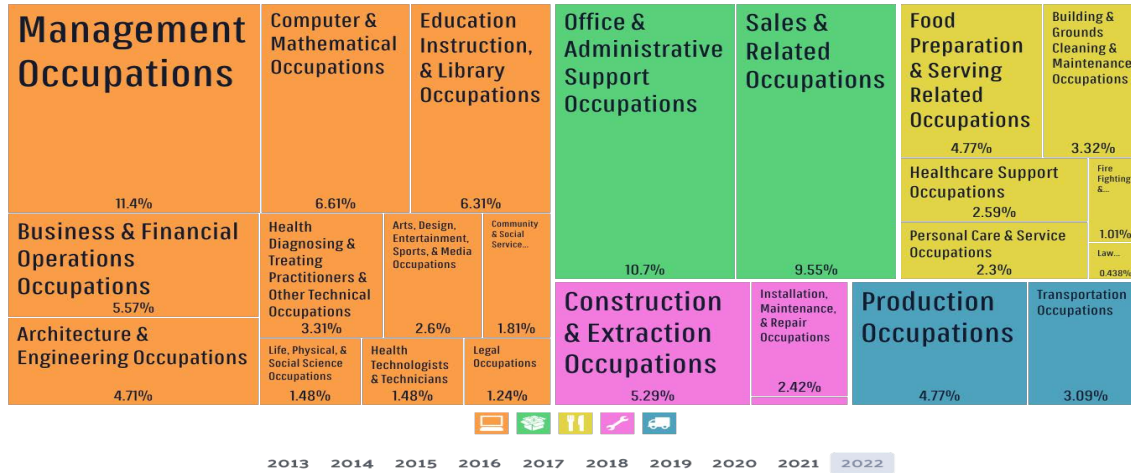
**39.9k**  
 NUMBER  
 OF HOUSEHOLDS  
 + 1,558

In 2022, the median household income of the 15.7k households in Longmont, CO grew to \$79,375 from the previous year's value of \$72,193.

The following chart displays the households in Longmont, CO distributed between a series of income buckets compared to the national averages for each bucket. The largest share of households have an income in the \$75k - \$100k range.



# Employment Overview



## EMPLOYMENT OCCUPATION

**-0.228%** 1 YEAR DECLINE  
+ 5.11%

From 2021 to 2022, employment in Longmont, CO declined at a rate of -0.228%, from 53.1k employees to 53k employees.

The most common job groups, by number of people living in Longmont, CO, are Management Occupations (6,021 people), Office & Administrative Support Occupations (5,673 people), and Sales & Related Occupations (5,065 people). This chart illustrates the share breakdown of the primary jobs held by residents of Longmont, CO.



## EMPLOYMENT INDUSTRY

**53K** 2022 VALUE  
+ 1,880

From 2021 to 2022, employment in Longmont, CO declined at a rate of -0.228%, from 53.1k employees to 53k employees.

The most common employment sectors for those who live in Longmont, CO, are Manufacturing (7,188 people), Professional, Scientific, & Technical Services (6,533 people), and Retail Trade (6,066 people). This chart shows the share breakdown of the primary industries for residents of Longmont, CO, though some of these residents may live in Longmont, CO and work somewhere else. Census data is tagged to a residential address, not a work address.



# Meet the Broker



**JOSH HORWITZ**

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# CAPITAL

— property group —

CONTACT US TODAY

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