



SANDBERG
MONETTE

Corey Sandberg, Vice President
Andy Monette, Vice President
David Barocas, Senior Advisor

4331 Ericson Dr
Colorado Springs, CO 80906



One Broadway Suite A300 | Denver, CO 80203
303.962.9555 | www.pinnaclearea.com



INVESTMENT CONTACT

COREY SANDBERG

VICE PRESIDENT

Main: 303.962.9555

Direct: 303.407.9784

Mobile: 928.533.4581

CSandberg@PinnacleREA.com

INVESTMENT OVERVIEW



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the Colorado Springs area: a meticulously maintained 2,955 SF multifamily property boasting 4 units, all currently at maximum occupancy, offering immediate income potential.

OFFERING SUMMARY

Sale Price:	\$675,000
Occupancy:	100%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	496	1,413	4,506
Total Population	1,400	3,904	11,231
Average HH Income	\$88,865	\$88,912	\$83,494



PROPERTY OVERVIEW



4331 ERICSON DR

Colorado Springs, CO 80906

PROPERTY DESCRIPTION

Building Type:	Multifamily
Building Size:	2,955 SF
Lot Size:	7,150 SF
Number of Units:	4
YOC:	1971
Parking:	4 Surface

PROPERTY HIGHLIGHTS

- Fully Occupied
- All Units renovated in the last 5 years
- Off Street Parking
- Located a 3 minute drive from Ft Carson Gate 3
- Located a 3 minute drive from Pikes Peak State College



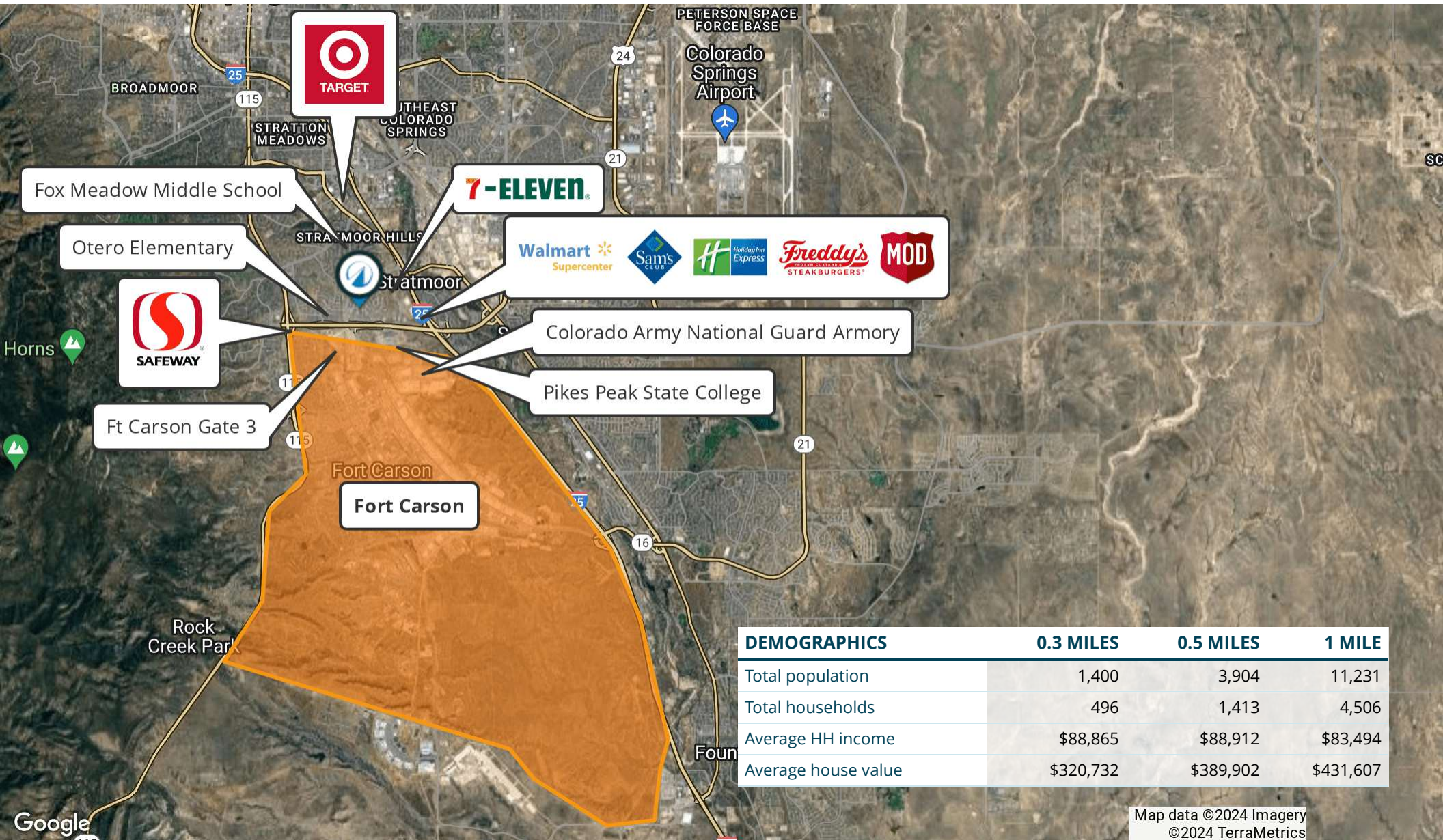
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION MAP



AREA OVERVIEW



Located just 60 miles south of Denver, Colorado Springs is the second largest city in Colorado and is located in El Paso County, the most populous county in the state of Colorado. Known for its natural attractions and mild climate, Colorado Springs experiences 300 days of sunshine annually. The community's beautiful setting and high quality-of-life have helped to build a growing community of academic, government, high-tech, non-profit, and defense-related businesses.

- **A Thriving Metropolitan Area** — Located one hour south of Denver and 30 minutes north of Pueblo, Colorado Springs is home to over 755,000 people and is an easy commute for more than 3 million.
- **Tourism** — The city-owned Garden of the Gods Park is one of the area's most popular recreation spots, and the famed Broadmoor Hotel hosts thousands of tourists and vacationers monthly from all over the world. Other significant attractions include the U.S. Olympic Training Center, Cheyenne Mountain Zoo and Pikes Peak.
- **Military** — Home to the prestigious United States Air Force Academy, Fort Carson, Peterson Air Force Base and Schriever Air Force Base, Colorado Springs is an epicenter for our military. The city is home to five military installations that contribute to a \$7 billion economic impact, and over 45,000 active-duty military, Guard and Reserve members. The aerospace and defense industry accounts for more than 40% of the Colorado Springs economy with more than 200 space, aerospace, cybersecurity and defense companies employing 111,000 people, with an annual economic impact of more than \$10.2 billion.



- **Employment** — Colorado Springs boasts a strong economy with 2.09% job growth over the past year and a median household income of \$79,026. Government, education, healthcare, tech and aerospace are leading industries in the economically diverse city. Colorado Springs has the infrastructure in place to become the cybersecurity capital of the United States. Cybersecurity is an industry that in the next five years is expected to grow from a \$190 billion industry to a \$299 billion a year business.
- **Education** — Home to numerous higher education institutions, The University of Colorado-Colorado Springs (UCCS), Colorado College, Pikes Peak Community College and United States Air Force Academy are the main schools in the city which offer degree programs to over 37,000 students.

MOST POPULOUS CITY IN COLORADO

#2

U.S. CENSUS BUREAU

TOP CITY FOR BUSINESS AND CAREERS

#19

FORBES MAGAZINE

FOUR MAJOR HIGHWAYS LEAD INTO THE CITY OF COLORADO SPRINGS

1 HOUR

DRIVETIME FROM DENVER

POPULAR TOURIST DESTINATION

\$2.9B

YEARLY TOURISM EARNINGS



AREA OVERVIEW



The Broadmoor in Colorado Springs is known for being a member of the Historic Hotels of America of the National Trust for Historic Preservation, as well as the longest-running consecutive winner of both the AAA Five-Diamond and Forbes Five-Star awards. The property originally started as a dairy farm, was turned into a casino in 1891, and became a hotel in 1918. Blending European elegance and Western hospitality, The Broadmoor has been the destination of a long list of presidents, statesmen, foreign dignitaries, sports stars, and celebrities. The Broadmoor is not only the premier attraction for the Springs, but draws consistent visitors nationwide.

The Broadmoor continues to offer impeccable service, distinctive amenities, and endless opportunities to explore the picturesque mountains, streams, and canyons that have inspired generations. The hotel offers over 185,000 square feet of meeting space and 779 rooms including suites, cottages, and cabins. Fine dining includes 18 award-winning restaurants and lounges, including the Five Diamond Penrose Room. The Forbes Five-Star Spa at The Broadmoor offers luxurious spa services. The Broadmoor features three of Colorado's championship golf courses and is also ranked among the Top 10 tennis resorts in the United States. Additionally, there are 26 specialty shops located across from the resort. Nearby activities include fly fishing, horseback riding, waterfall treks, and ziplining adventures.



AREA OVERVIEW



**U.S. AIR FORCE
ACADEMY**

The U.S. Air Force Academy, located north of Colorado Springs, is both a military organization and university for the undergraduate education of officers for the United States Air Force. Graduates of the four-year program receive a Bachelor of Science degree and most are commissioned as second lieutenants. The Academy is also one of the largest tourist attractions in Colorado, welcoming more than one-million visitors each year.

The U.S. Air Force Academy is among the most selective colleges in the United States. Candidates are judged based on their academic achievement, demonstrated leadership, athletics and character. The academy offers more than 500 courses across 32 academic disciplines. To gain admission, candidates must also pass a fitness test, undergo a thorough medical examination and secure a nomination, which usually comes from one of the candidate's members of Congress. Recent incoming classes have usually consisted of about 1,200 cadets; around 1,000 of those usually make it through to graduation. Cadets pay no tuition, but are committed to serve a number of years in the military service after graduation.

In addition to serving 4,400 cadets, the U.S. Air Force Academy employs 300 Air Force and civilian support personnel and manages more than \$250 million worth of staff agencies and faculty resources. The surrounding military community includes 25,000 people, including 3,000 military, civilian, and contract personnel who conduct all base-level support activities, including law enforcement and force protection, civil engineering, communications, logistics, financial management, the clinic, and other services.



AREA OVERVIEW

A large, ornate metal archway spans across the top of the page. The archway is supported by decorative brackets and has a banner hanging from it. The banner is dark with the words "HISTORIC MANITOU SPRINGS" written in large, white, serif capital letters. In the background, a snow-capped mountain peak is visible under a clear blue sky.

HISTORIC
MANITOU SPRINGS



Manitou Springs is a small town located at the base of Pike's Peak, just 15 minutes west of Colorado Springs with about six miles from one downtown to the other. "Manitou" is a Native American word meaning "great spirit." The Ute, Cheyenne and other Native Americans considered this area sacred for its healing springs and clean mountain air. Manitou Springs features eight naturally carbonated mineral spring fountains, which are free to use. Health and wellness continues to be a draw for residents and visitors who come to the area for its unparalleled quality of life and holistic, spiritually uplifting charm. Manitou Springs is a vibrant artisan community with art, music, theater, and sidewalk sculpture displays. The Historic District is lined with unique art galleries, one of a kind gift shops, and trading posts with handcrafted Native American treasures. It is also home to dozens of artists and art galleries.

Manitou Springs is known for its proximity to Pikes Peak. The Manitou and Pikes Peak Cog Railway take travelers to the top of Pikes Peak with an elevation of 14,115 feet. For those that prefer to walk, there are a variety of hiking trails leading to spectacular views at the top, with the 13-mile Barr Trail serving as one of the most popular routes. The area also features the famous Garden of the Gods Park and The Incline, a popular hiking train that gains over 2,000 feet of elevation in less than 1 mile. The Cave of the Winds, Miramont Castle, and Cliff Dwellings Museum are also popular destinations. Additionally, the North Pole and Santa's Workshop, Cheyenne Mountain Zoo, Seven Falls, Dinosaur Resource Center, Colorado Wolf and Wildlife Center, and the Air Force Academy are all a short drive away.



AREA OVERVIEW

The economy of Colorado Springs is based primarily on the military installations in the area as well as on the aerospace and electronics industries and tourism. The military employs one fifth of the work force in the city.

Fort Carson, a U.S. Army base, is the largest employer, maintaining more than 15,000 people on its payroll. The U.S. Air Force Academy and Fort Peterson Air Force Base (AFB) are also major employers.

TOP 10 COLORADO SPRINGS EMPLOYERS		
Ranking	Employer	Description
1	Fort Carson	Military Installation
2	Peterson Air Force Base	Military Installation
3	United States Air Force Academy	Higher Education
4	School District #11- Colorado Springs	Public Education
5	Memorial Health- UCHealth	Hospital/Healthcare
6	School District #20- Air Academy	Public Education
7	Penrose- St. Francis Health Services	Hospital/Healthcare
8	Schriever Air Force Base	Military Installation
9	City of Colorado Springs	City Government
10	Colorado Springs Utilities	Four Service Utility Provider



DISCLOSURE

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 4331 Ericson Dr located in Colorado Springs, CO (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



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