

Investment Opportunity

Strategy A

Buy and Hold

Strategy B:

Flip

Strategy C:

Wholesale

Property Detail

Beds	2
Baths	3
Garage	0
Year Built	1946
Upstairs Sq footage	2541
Downstairs Sq Footage	0
Total Sq. Footage	2541
Land Size (Sq. Ft)	7200
Style	Duplex
Sub Area:	Old Colorado City
10 Yr Price Trend:	11.47%
Average Rental Days on Market:	38
Average Sale Days on Market:	21

Investment Analysis

Projected Value After Capex	\$349,209
Purchase Price (+)	\$314,950
Capex (+)	\$10,000
Closing Costs (+)	\$6,299
Acquisition Basis (=)	\$331,249
Potential Equity	\$17,960
Income and Expense Statement	
Total Income (+)	\$28,200
Total Expenses (-)	\$7,247
Net Operating Income (=)	\$20,953
Loan Assumptions	
Max LTV:	75%
Interest Rate:	5.50%
Amortization (yrs):	30

Investment Analysis

	Year 1	Year 2	Year 3	Year 4	Year 5
Cap Rate	6.3%	6.5%	6.6%	6.7%	6.9%
Total Equity Return	8.6%	9.3%	10.0%	10.8%	11.5%
Equity Internal Rate of Return (IRR)	20%				
Operating Expense Ratio (Yr 1)	26%				

Fully occupied and performing at 9% ROE at market commercial rents (\$10 sf). C5 zoning allows for unlimited potential uses. Good path of development with easy access to shopping, restaurants, interstate and other amenities. Comps to \$435k. This is a 3rd party listing. NCND and/or buyer agency agreement requested.

Information provided is deemed reliable but not guaranteed. This is not an appraisal. The preparer of this analysis is a Colorado licensed real estate broker and not registered, licensed or certified as a real estate appraiser or attorney in any jurisdiction. You are advised to seek the advice of professionals in their respective fields for assistance with tax, legal, environmental and other concerns as may be necessary. Projections may not be indicative of future results.

Distance	MLS#	St	SS	Address	Property Type	Rent	Bed	Bath	Park		Unit Total		Area	Price	Cumulativ eDOM
									Sp	Gar	Sp	Gar			
0.2 mi	4310738	CLOSD	No	2634-2636 W Pikes Peak AV	Duplex	\$1,875	6	4	2			2	OCC	\$397,777	1
0.3 mi	4897968	CLOSD	No	2538 W Pikes Peak AV #2540	Duplex		4	4					OCC	\$435,050	8
0.3 mi	5464828	CLOSD	No	3112 W Pikes Peak AV	Duplex	\$2,090	3	3	3			1	WES	\$300,000	1
0.3 mi	8597155	CLOSD	No	405 WILHELMIA AV	Duplex	\$1,600	4	2				0	OCC	\$225,000	17
0.4 mi	8877555	CLOSD	No	2529 W Vermijo AV	Duplex	\$2,350	5	3	4			1	OCC	\$359,000	10
0.4 mi	7923931	CLOSD	No	2617 Robinson ST	Duplex	\$2,000	3	2				1	OCC	\$230,000	3
0.5 mi	9706762	CLOSD	No	2515 W Willamette AV	Duplex		4	2					OCC	\$275,000	147
0.6 mi	8642062	UND	No	2419 Robinson ST	Duplex		3	2	2			1	OCC	\$325,000	3
0.6 mi	3703134	CLOSD	No	2617 Hagerman ST	Duplex								OCC	\$260,000	2
0.6 mi	2589891	CLOSD	No	2312 W Platte AV	Duplex		3	2					OCC	\$239,900	40
0.6 mi	3187780	CLOSD	No	3312-3314 W Kiowa ST	Duplex		3	3	2			9	WES	\$320,000	3
0.7 mi	3788439	CLOSD	No	3308 W Bijou ST	Duplex	\$2,900	6	4	2			2	WES	\$429,500	3
0.7 mi	6427164	CLOSD	No	805 Pioneer LN	Duplex		5	3	4			0	WES	\$374,900	2
0.8 mi	8854637	CLOSD	No	2220 Friendship CR	Duplex		6	4				2	WES	\$330,000	63
0.9 mi	1311138	CLOSD	No	915 Pioneer LN	Duplex		5	3				2	WES	\$389,000	5

												Average:	106.06%	111.33%	114.68%
Month	Sale Price, Median 2008	Sale Price, Median 2009	Sale Price, Median 2010	Sale Price, Median 2011	Sale Price, Median 2012	Sale Price, Median 2013	Sale Price, Median 2014	Sale Price, Median 2015	Sale Price, Median 2016	Sale Price, Median 2017	Sale Price, Median 2018	M-o-M %	Y-o-Y %	10 Yr Price Trend	
Jan	\$160,000					\$253,500	\$232,142		\$181,000	\$254,400	\$225,000	152.11%	88.44%	111%	
Feb	\$175,500		\$162,900	\$130,900	\$75,000		\$179,000			\$282,500	\$260,000	111.05%	92.04%	120%	
Mar	\$131,500		\$169,000		\$135,000	\$312,500	\$265,445	\$175,750	\$185,000	\$276,250	\$346,500	97.79%	125.43%	121%	
Apr	\$231,000	\$194,900	\$113,500				\$207,000	\$265,000	\$168,500			0.00%		103%	
May	\$173,500	\$115,000		\$220,000	\$181,000		\$174,000	\$165,000	\$210,000	\$300,000	\$389,000	108.60%	129.67%	116%	
Jun	\$390,000			\$102,250	\$107,400	\$188,200	\$212,500	\$210,000	\$235,300	\$269,500	\$297,250	89.83%	110.30%	107%	
Jul		\$205,000		\$144,900	\$135,000	\$144,000	\$160,700	\$152,400	\$330,500	\$325,000	\$420,000	120.59%	129.23%	115%	
Aug		\$125,000	\$280,000		\$149,000	\$188,000		\$209,450	\$199,950	\$309,000	\$314,700	95.08%	101.84%	124%	
Sep	\$187,750	\$163,125	\$241,600	\$94,750	\$147,500	\$139,900	\$192,000	\$174,250	\$294,900	\$250,000	\$332,500	80.91%	133.00%	114%	
Oct		\$214,750	\$104,950		\$96,500	\$207,500	\$150,556	\$209,438	\$249,500	\$339,750	\$312,525	135.90%	91.99%	118%	
Nov	\$156,100	\$112,000	\$162,500	\$145,000		\$145,000	\$133,900	\$350,000	\$258,000	\$330,000		97.13%	0.00%	120%	
Dec		\$120,000			\$153,000	\$175,845	\$231,865	\$177,500	\$167,250	\$256,500		77.73%	0.00%	116%	