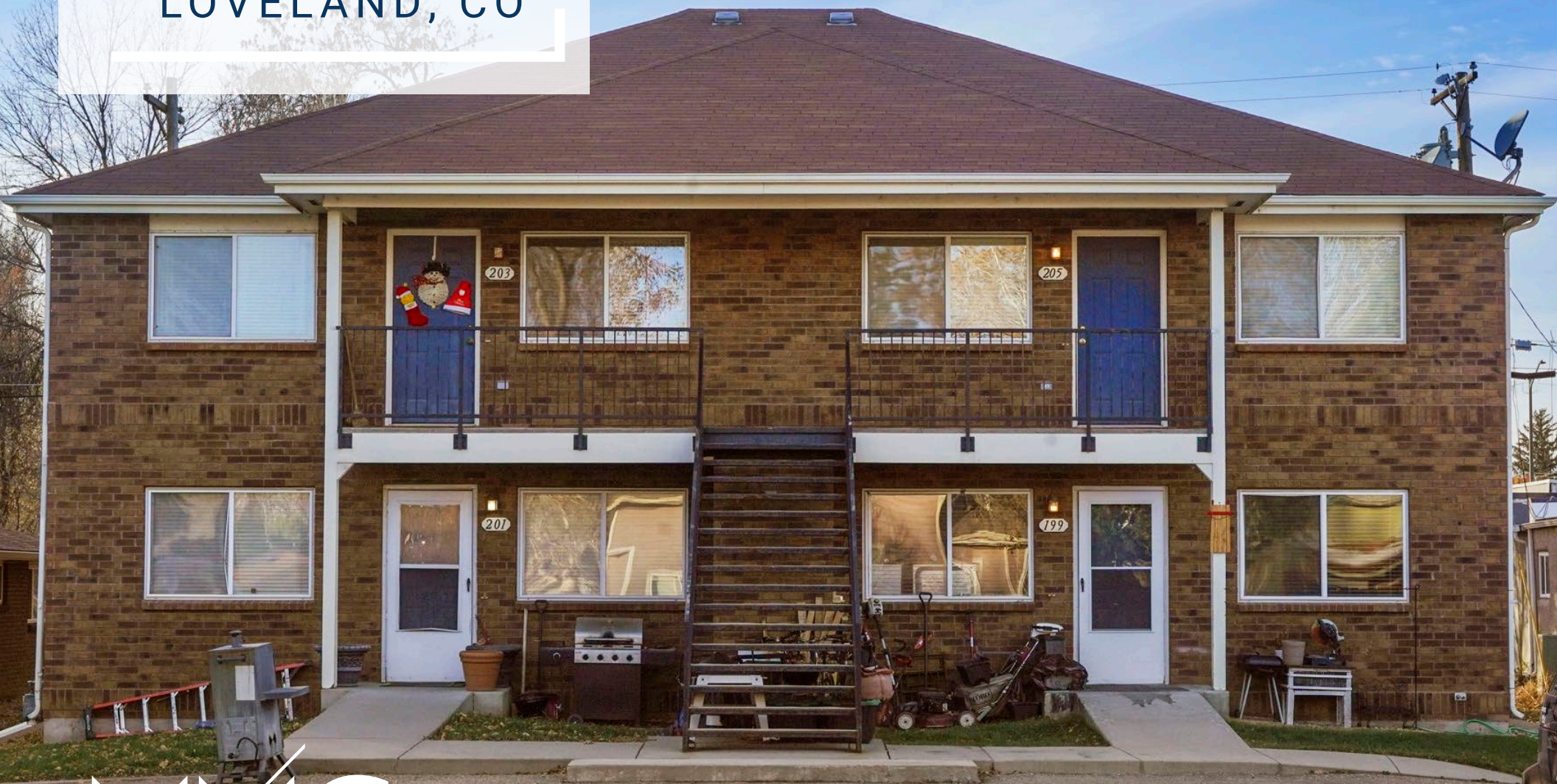


199 S JEFFERSON
LOVELAND, CO



CONFIDENTIAL OFFERING MEMORANDUM

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Marketing Specialist

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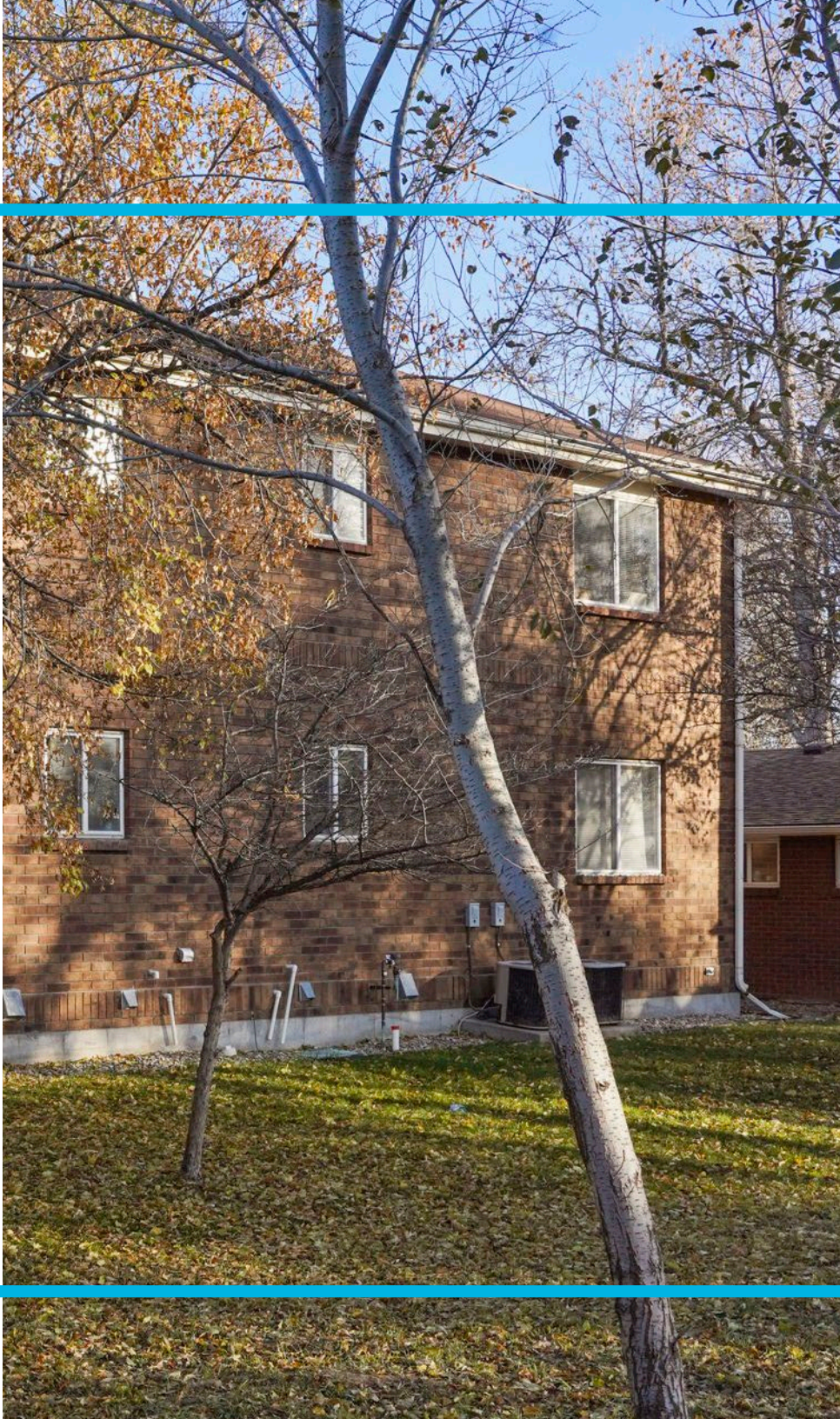
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INVESTMENT OVERVIEW

executive summary

investment highlights

EXECUTIVE SUMMARY

The 199 S Jefferson Ave Apartments is a fully-occupied 4-unit multifamily property in the heart of Loveland, Colorado, offered at \$1,100,000 by MMG. Built in 2003, this newer build features all two-bed, one-bath units. With 8 off-street parking spaces and close proximity to popular local dining, retail, and major employers, 199 S Jefferson presents an opportunity for investors to acquire a stabilized asset in a central location with solid, ongoing rental demand.



199 S Jefferson Ave
ADDRESS



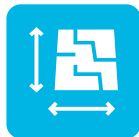
4
UNITS



Apartments
PROPERTY TYPE



2002
YEAR BUILT



4,000
SQUARE FEET



\$999,000
PURCHASE PRICE



INVESTMENT HIGHLIGHTS:

- » 199 S Jefferson boasts very large units, all over 1,000 square feet.
- » Individually metered units presents less operating expenses and complications with pass through utility billing.
- » 2003 construction means fewer immediate maintenance costs and updated building standards.
- » Rents are under market presenting an opportunity for investors to boost performance and maximize value






203

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PROPERTY
DESCRIPTION

property details

aerial view

PROPERTY DETAILS



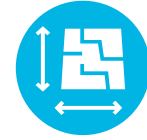
4
OF UNITS



2003
YEAR BUILT

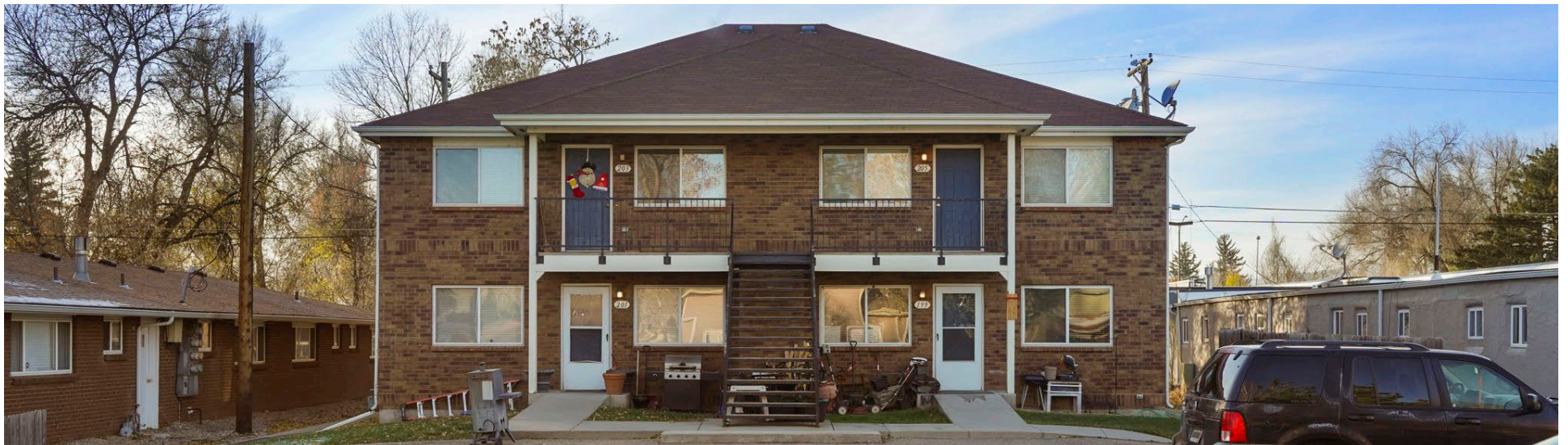


4,000
RENTABLE SF



0.21
ACREAGE

UNIT TYPE	# OF UNITS	SF/UNIT	TOTAL SF	MARKET RENT/UNIT	MARKET RENT/SF
2 BR/1 BA	4	1,000	4,000	\$975	\$0.98
TOTALS/AVERAGES	4	1,000	4,000	\$975	\$0.98



AERIAL VIEW





The COFFEE TREE
"Where Good Things Grow"

OPEN

ICE SCULPTURE
LOCATION



MARKET
OVERVIEW

area overview

the foundry

nearby amenities

LOVELAND OVERVIEW

Loveland, Colorado, is a vibrant city nestled against the foothills of the Rocky Mountains, renowned for its thriving arts scene and access to outdoor activities. It's celebrated for its community spirit, picturesque parks, and annual events, making it a cherished destination for both residents and visitors.

GROWTH & EMPLOYMENT

The city's strategic location within the Northern Colorado corridor, along with its investment in infrastructure and community development, has made it an attractive hub for both commercial and residential expansion. Additionally, Loveland's commitment to nurturing its cultural and recreational assets continues to enhance its appeal as a desirable place to live, work, and play, contributing to its dynamic and growing economy.

ATTRACTIONS & SPORTS

- Benson Sculpture Garden
- Loveland Museumt
- Devil's Backbone Nature Trail
- Chapungu Sculpture Park at Centerra
- Boyd Lake State Park
- Downtown Loveland
- Rialto Theater Center



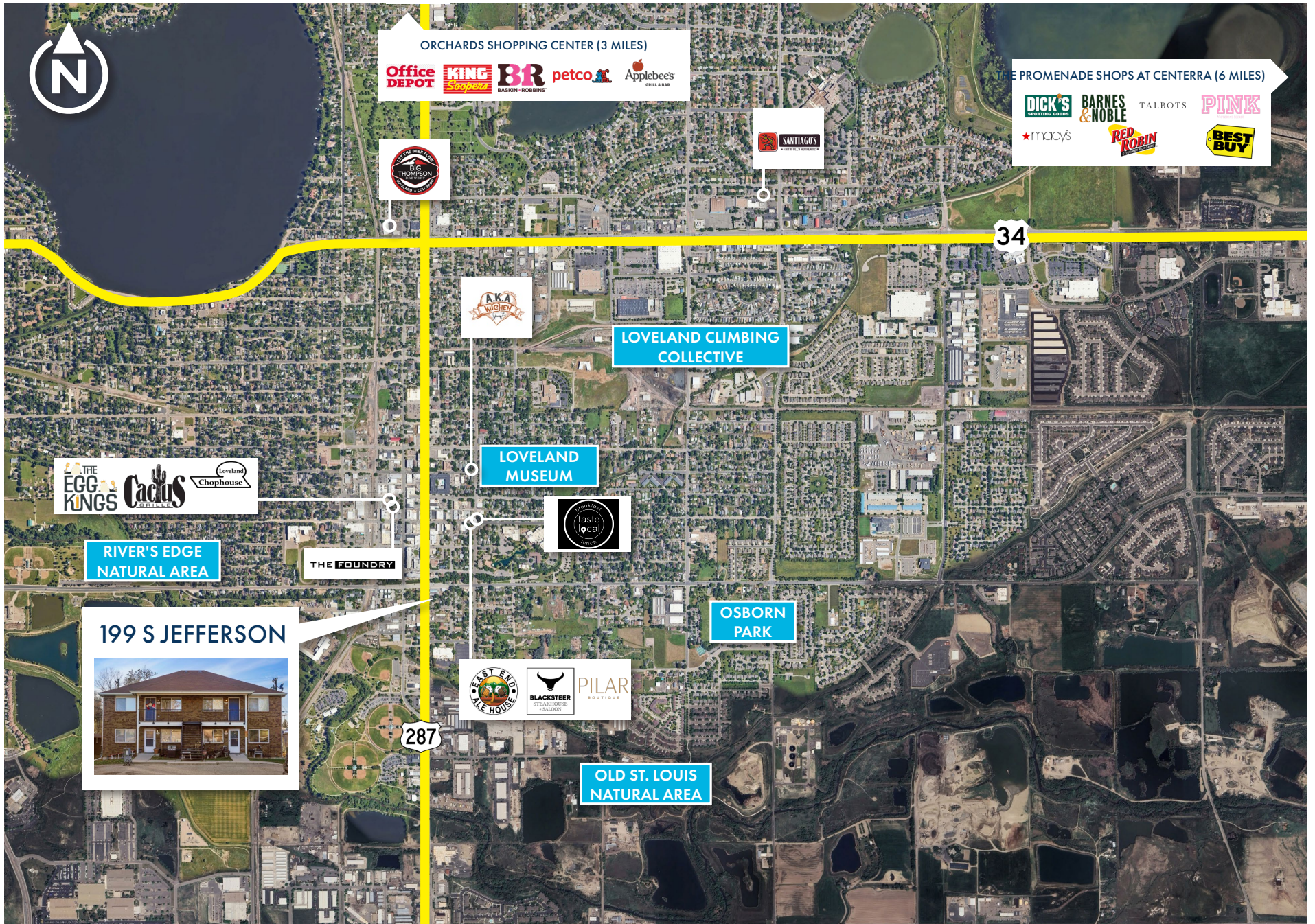
EDUCATION

In Loveland, Colorado, education is highly valued, with a strong emphasis on providing quality learning experiences from early childhood through secondary education. The city is served by the Thompson School District, which encompasses a diverse range of public schools, including elementary, middle, and high schools, known for their commitment to academic excellence, innovation, and inclusivity. Additionally, Loveland offers various private and charter school options, catering to different educational philosophies and needs. For post-secondary education, residents have access to higher education institutions in nearby cities, including Colorado State University in Fort Collins and the University of Northern Colorado in Greeley, ensuring a comprehensive educational pathway for students within the community.

THE FOUNDRY

The Foundry is a mixed-use development completed in 2018 and is located two blocks from 168 S Lincoln in the heart of Downtown Loveland. This Class A development stands out significantly due to lack of new supply in Loveland. The Foundry features convenient parking, apartments, restaurants, salon, hotel, dine-in movie theater, and a central plaza for community entertainment with easy access to an array of restaurants and retail shops in the downtown core.





FINANCIAL ANALYSIS

rental competitors

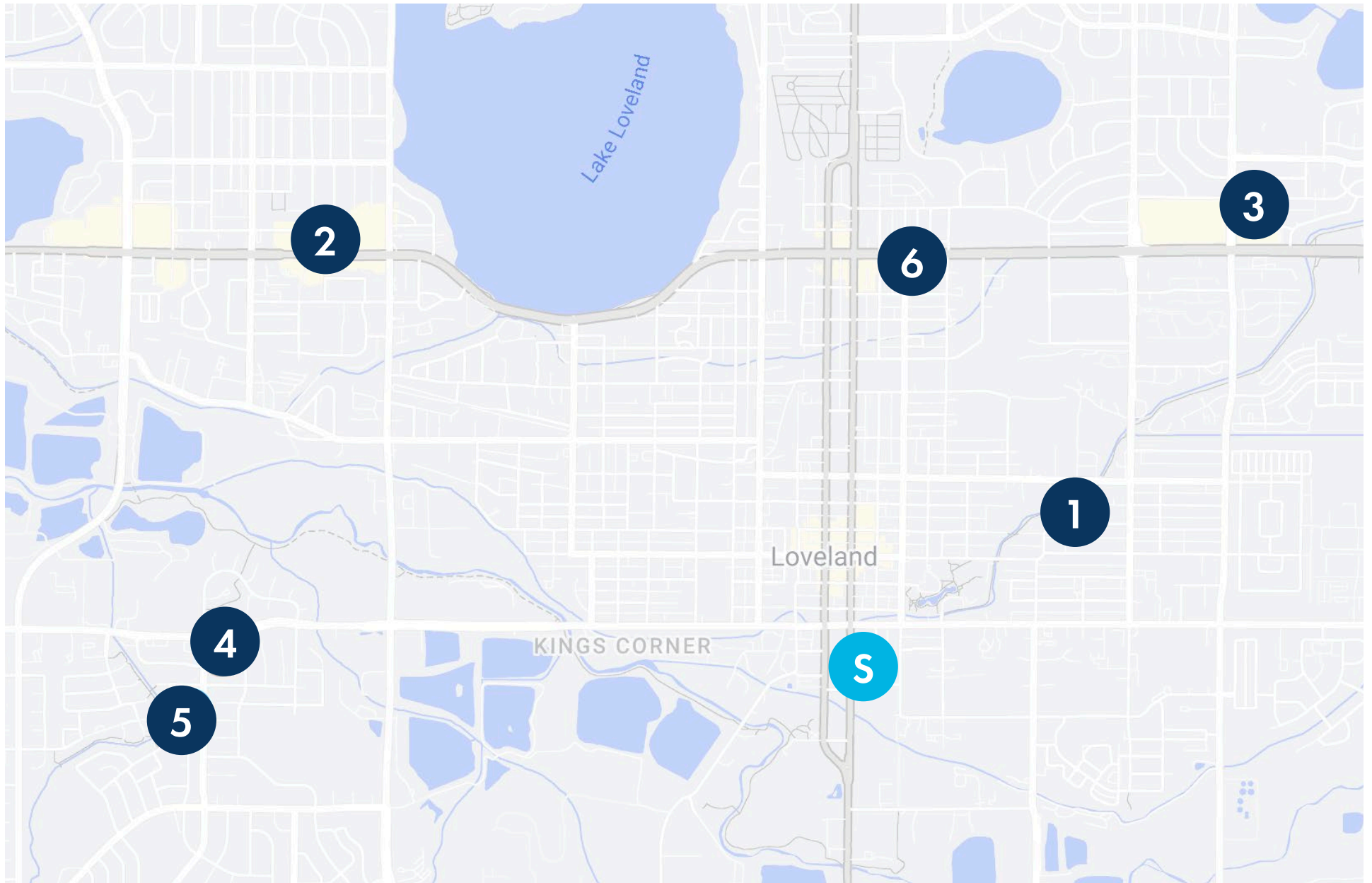
cash flow analysis

underwriting assumptions

RENTAL COMPETITORS

	STREET ADDRESS	YOC	UNIT COUNT	OCCUPANCY	ASKING RENT/UNIT	RENT/SF
S	199 S Jefferson Ave	2003	4	100.0%	\$975	\$0.98
1	1162 E 6th St	1984	8	100.0%	\$1,336	\$1.67
2	1476 Prospect Dr	1973	2	100.0%	\$1,325	\$1.57
3	1660 E 16th St	1971	8	100.0%	\$1,375	\$1.72
4	1828 Lydia Dr	1979	4	100.0%	\$1,350	\$1.46
5	364 Terri Dr	1986	8	100.0%	\$1,300	\$1.48
6	1342 N Washington Ave	1962	2	100.0%	\$1,595	\$1.33
	TOTALS/AVERAGES	1976	5	100.0%	\$1,380	\$1.54

RENTAL COMPETITORS



CASH FLOW ANALYSIS

	T3 INCOME/T12 EXPENSE		YEAR 1 PRO FORMA		YEAR 2 PRO FORMA	YEAR 3 PRO FORMA
	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL	TOTAL
INCOME						
Market Rent	43,000	10,750	66,960	16,740	68,969	71,038
GROSS POTENTIAL RENT	\$43,000	\$10,750	\$66,960	\$16,740	\$68,969	\$71,038
Vacancy Loss	0	-	(2,009)	(502)	(3,448)	(3,552)
EFFECTIVE RENTAL INCOME	\$43,000	\$10,750	\$64,951	\$16,238	\$65,520	\$67,486
Utility Reimbursement	0	-	3,200	800	3,264	3,329
EFFECTIVE GROSS INCOME	\$43,000	\$10,750	\$68,151	\$17,038	\$68,784	\$70,815
<i>Annual EGI Increase</i>			57.8%		0.9%	3.0%
EXPENSES						
Repairs and Maintenance	1,900	475	2,400	600	2,448	2,497
Utilities	3,105	776	3,200	800	3,264	3,329
Insurance	3,940	985	4,000	1,000	4,000	4,000
Real Estate Taxes	3,605	901	3,677	919	3,750	3,825
TOTAL OPERATING EXPENSE	\$12,550	\$3,137	\$13,277	\$3,319	\$13,462	\$13,652
<i>Expense % of EGI</i>	29.2%		19.5%		19.6%	19.3%
TOTAL EXPENSE - POST RESERVE	\$12,550	\$3,137	\$13,277	\$3,319	\$13,462	\$13,652
NET OPERATING INCOME	\$30,450	\$7,613	\$54,874	\$13,719	\$55,322	\$57,164

All interested buyers are hereby advised that the ownership of 168 S Lincoln Ave is soliciting offers via MMG Real Estate Advisors. Any offers submitted by a prospective buyer may be accepted or rejected in the sole discretion of the Owners. As part of the offer process, the Owners will be evaluating a number of factors above and beyond the price and terms, including the experience, financial health and track record of the purchasers.

This Offering Memorandum package was prepared exclusively by MMG Real Estate Advisors, with all information within having been reviewed by the Owner. The information herein is confidential and provided solely for the purpose of analyzing a potential acquisition of the Property. It is not to be used for any other purpose or made available to another without the express written consent of MMG Real Estate Advisors. While the information relied on to create this package is deemed to be highly reliable, it does not represent all material information regarding the subject Property and buyers should not consider this package as any sort of substitute for a thorough and complete examination of the financials and a rigorous and in-depth due diligence process. MMG Real Estate Advisors and seller have not conducted an analysis of the operating documents and history, the financial records, the individual leases, or the tenants that have signed them. In addition, there has been no in-depth investigation of the physical premises or any potential environmental issues that could potential affect the property, and MMG Real Estate Advisors makes no warranty or representation whatsoever regarding the integrity or accuracy of the aforementioned information. As such, any prospective purchasers are strongly encouraged to conduct their own in-depth investigation of both the financial health and physical soundness of the property. MMG Real Estate Advisors also strongly encourages all prospective purchasers to contact their own personal and corporate tax and legal counsel to determine the consequences of this type of potential investment.

MMG Real Estate Advisors and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Properties unless otherwise agreed to by the Owners in writing. Any compensation paid to a buyer's broker will be paid by the purchaser and will not be paid by the seller or seller's exclusive agent.

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PROPERTY TOURS

Tours by appointment only. Contact our team to schedule.

ASKING PRICE & TERMS

\$999,000

SOURCES

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199 S JEFFERSON
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