

624 PRAIRIE RD

COLORADO SPRINGS, CO

8 UNITS | BUILT IN 1952



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PROPERTIES

TCN
COMMERCIAL
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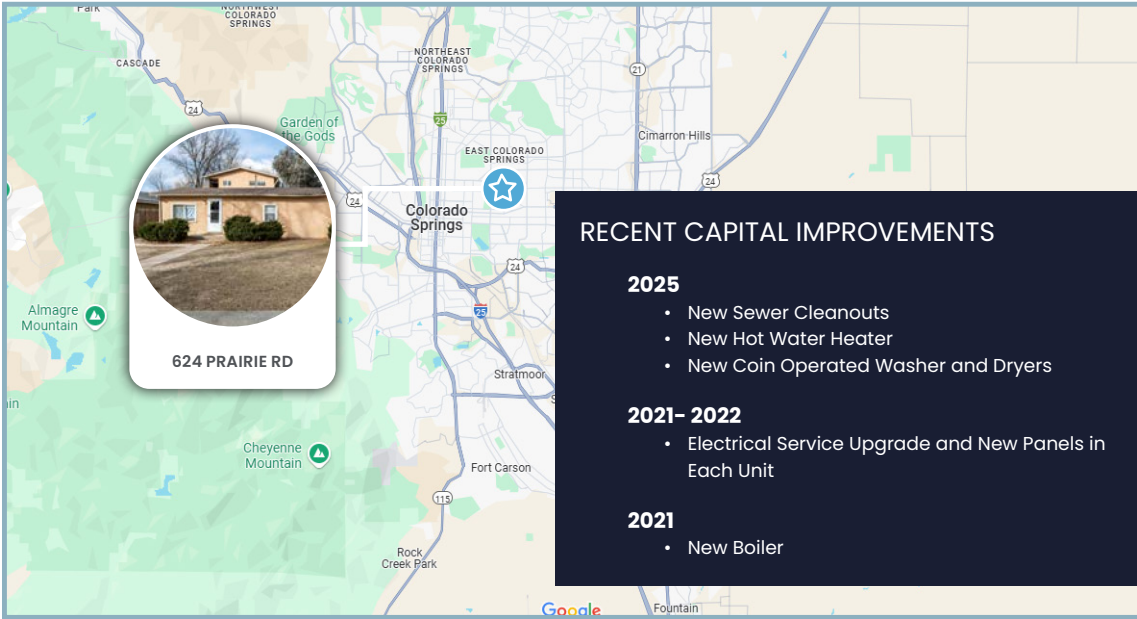
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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Offered for sale is a well-located multifamily asset at 624 Prairie Rd in the heart of Colorado Springs, CO. This property consists of two buildings totaling approximately 4,708 square feet of rentable space, situated on an 11,250 square foot lot. Built in 1952, the buildings feature stucco exterior construction with pitched composition shingle roofs and a two-story configuration. The unit mix includes a total of eight units, comprised of six one-bedroom, one-bath units and two two-bedroom, one-bath units. The property also includes one garage parking space.

624 Prairie Rd is situated just a few blocks from the U.S. Olympic Training Center and Boulder Park, offering tenants access to outdoor recreation, green space, and one of the city's most prominent athletic landmarks. This proximity enhances both tenant desirability and long-term investment appeal. With solid in-place fundamentals and room for operational upside, this asset presents a compelling opportunity for investors seeking stable returns and value-add potential in a strong rental submarket of Colorado Springs.



624 PRAIRIE RD

RECENT CAPITAL IMPROVEMENTS

2025

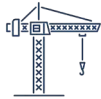
- New Sewer Cleanouts
- New Hot Water Heater
- New Coin Operated Washer and Dryers

2021- 2022

- Electrical Service Upgrade and New Panels in Each Unit

2021

- New Boiler

ADDRESS 624 PRAIRIE RD COLORADO SPRINGS, CO	COUNTY EL PASO	UNITS EIGHT (8)	BLDG SIZE 4,708 SF
STORIES TWO (2)	CONSTRUCTION STUCCO	Y.O.C. 1952	PARKING 1 - GARAGE 8 - SURFACE PARKING SPACES
HVAC WINDOW UNITS - TENANT OWNER / BOILER	WATER/SEWER MASTER METERED - LANDLORD PAID	GAS MASTER METERED - LANDLORD PAID	ELECTRIC INDIVIDUALLY METERED - TENANT PAID

LOCATION OVERVIEW



128,033

Residents

3-Mile Radius



258,540

Residents

5-Mile Radius



35

Avg Age of Residents

3-Mile Radius



\$44,423

Median Household Income

3-Mile Radius



2.4

Avg Persons / Household

3-Mile Radius



362,398

Total Labor Force

Colorado Springs MSA



\$425,000

Median Sale Price

El Paso County, CO

CO SPRINGS, CO

Colorado Springs is the largest city by area in Colorado and is the county seat and the most populous municipality of El Paso County. Colorado Springs is situated along Fountain Creek and is located in the east-central portion of the state, approximately 60 miles south of Denver. The city has a 2020 estimated population of 487,333 residents, making it the second most-populous city in the state, behind Denver. The Colorado Springs metro area, or Pikes Peak Region, is comprised of El Paso County and the less-populated Teller County and is home to an estimated population of 765,830 residents. Colorado Springs is included in the Front Range

Urban Corridor – a growing area situated along the Front Range of the Rocky Mountains in Colorado and Wyoming with over 4.8 million residents.

#4 150 Best Places to Live in the U.S.

– *U.S. News & World
Report, 2020-21*

The aerospace, aviation, and defense industry service sectors are Colorado Springs' top economic engines. Colorado Springs' culture and economy are heavily influenced by the military and a significant number of defense corporations and bases located within the area. The city is home to Fort Carson and the United States Air Force Academy, the county's top two largest employers with a total of 43,141 jobs supported. There are over 240 aerospace and defense companies in the area that have the world's most advanced technologies in global positioning, cybersecurity, and satellite

communications. Significant investments have been made in the city by major corporations such as Northrop Grumman Corporation, Aerospace Corporation, Boeing, Raytheon, Science Applications International Corporation, and Lockheed Martin.

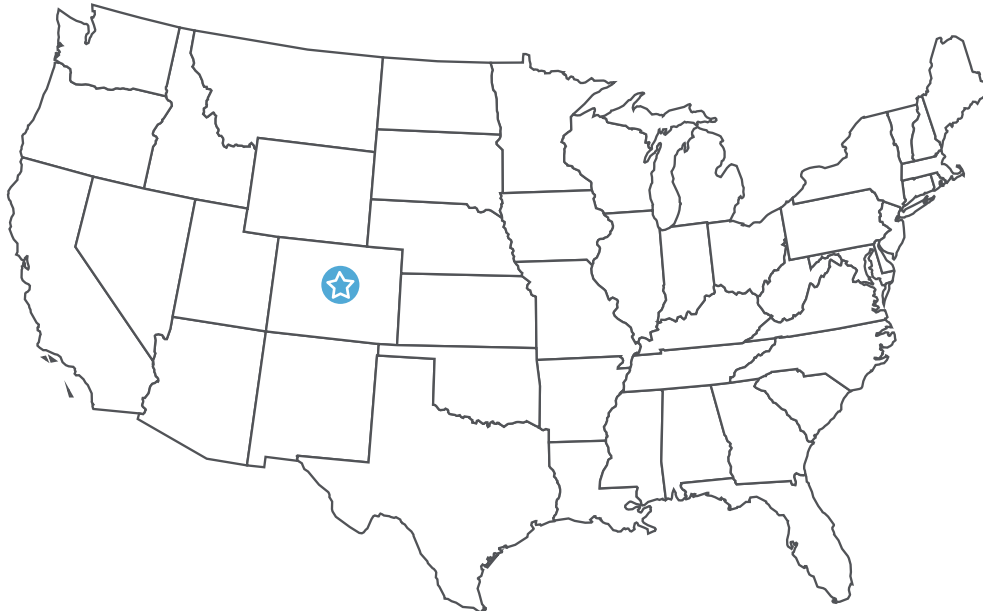


DAILY CONVENIENCES

A sampling of nearby conveniences include:



Hair and beauty salons; fitness centers; gas stations; auto repair shops and parts supply stores; insurance services; and medical clinics are also nearby.



SHOPPING AND DINING

THE CITADEL MALL

One of Southern Colorado's largest retail centers over 130 stores, 2.5 miles from the property.

RETAILERS: Dillard's Clearance Center, JCPenney, Burlington, Sportsman's Warehouse
Dining: Chick-fil-A, Elotes Locos Mexican Cravings, Q'Rico Tacos, Steak & Bake, Wing It

CITADEL CROSSING

Located adjacent to Citadel Mall

RETAILERS: Office Depot, Dollar Tree, Lowe's Home Improvement, PetSmart, Guitar Center, Barnes & Noble
Dining: Black Bear Diner, The Egg & I, Chipotle, Olive Garden, Picture Show at Citadel Crossing

EATERIES

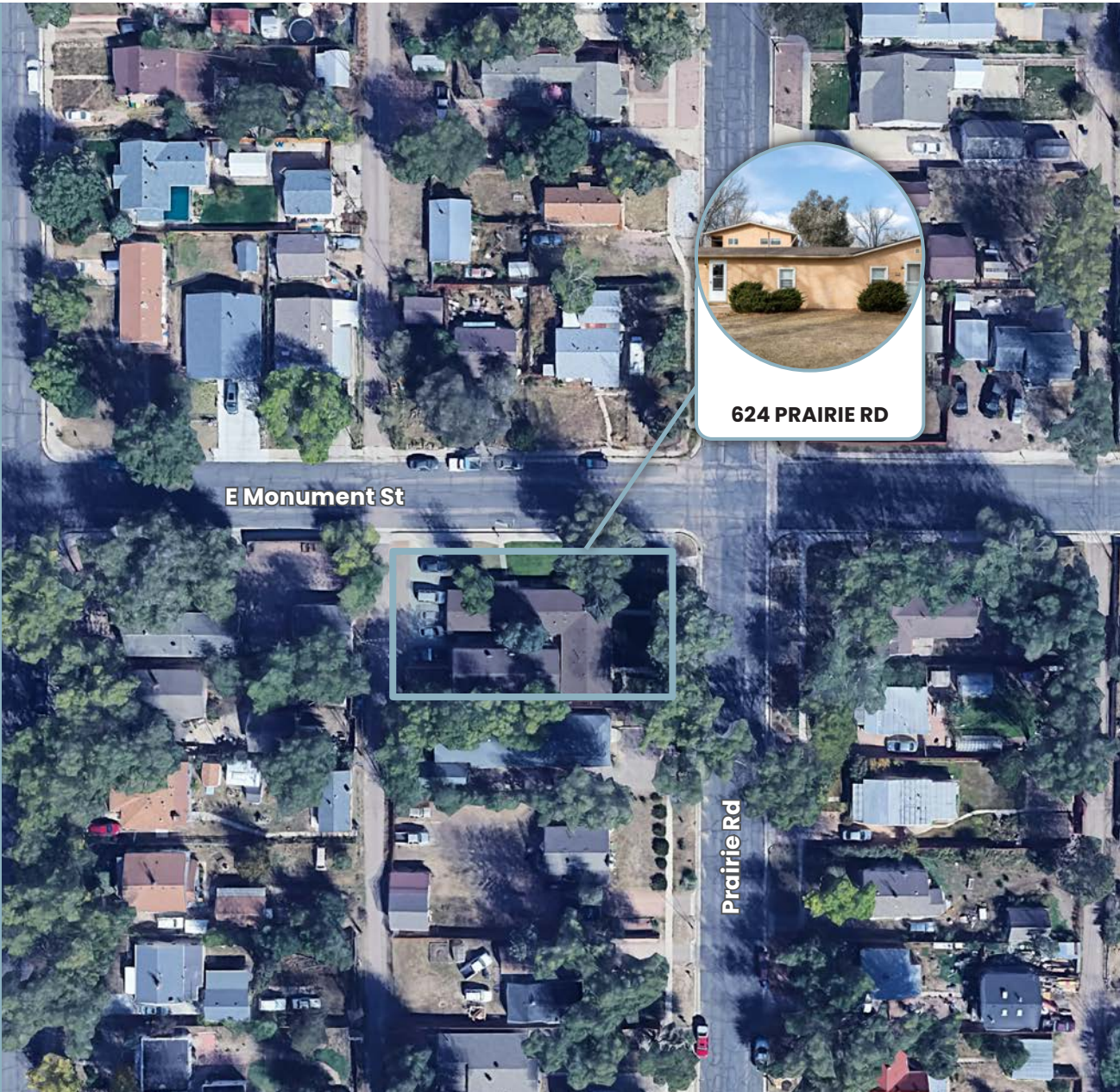
- Uri Sushi & Grill
- Valley Hi Grill & Pub
- Carrabba's Italian Grill
- Chili's Grill & Bar
- Outback Steakhouse
- Julie's Kitchen
- Pueblo Viejo
- Omelets Etc
- Wingstop
- Captain D's
- Jimmy John's
- Uwe's German Restaurant

MAP & DEMOGRAPHICS

DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
2024 Population	15,837	60,207	123,504
2029 Population Projection	16,574	62,928	129,405
Median Age	38	36.7	35.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
2025 Households	7,415	26,574	53,19
Avg Household Income	\$65,234	\$69,913	\$70,854
Median Household Income	\$51,107	\$52,871	\$54,171
Median Home Value	\$305,585	\$335,265	\$326,934



E Monument St

Prairie Rd

624 PRAIRIE RD



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FINANCIAL ANALYSIS

UNIT MIX AND RENT SCHEDULE

TYPE	# OF UNITS	CURRENT RENT	AVERAGE RENT	AVERAGE SIZE	RENT / SF	MONTHLY PRO FORMA	TOTAL UNIT SIZE	LOWEST RENT	HIGHEST RENT
1 Bed, 1 Bath	6	\$6,505	\$1,084	543	\$2.00	\$1,095	3,258	\$955	\$1,210
2 Bed, 1 Bath	2	\$2,480	\$1,240	725	\$1.71	\$1,295	1,450	\$1,085	\$1,395
TOTAL	8	\$8,985			All Units-->	\$9,160	4,708		
ANNUALIZED TOTAL		\$107,820				\$109,920			

NET OPERATING INCOME

INCOME	CURRENT			PER UNIT	PRO FORMA			PER UNIT
Scheduled Rent Income	\$107,820				\$109,920			
See Other Income Detail	\$4,980				\$4,980			
Scheduled Gross Income		\$112,800		\$14,100		\$114,900		
Vacancy Allowance		\$(5,391)		\$(674)		\$(5,496)		
Effective Gross Income:		\$107,409		\$13,426		\$109,404		\$13,676
EXPENSES								
Taxes, Property:								
Real	\$4,366	\$4,366		\$546	\$4,366	\$4,366		\$546
Insurance:								
Property	\$6,686	\$6,686		\$836	\$6,686	\$6,686		\$836
Management:								
Off-Site	\$9,024	\$9,024		\$1,128	\$9,192	\$9,192		\$1,149
Utilities:								
Electric	\$395				\$395			
Trash Collection	\$1,233				\$1,233			
Utilities:	\$6,313	\$7,941		\$993	\$6,313	\$7,941		\$993
Repairs & Maintenance:								
Appliances	\$120				\$120			
Doors/Locks/Glass	\$1,547				\$1,547			
Electrical	\$169				\$169			
Exterminating	\$125				\$125			
Janitorial	\$1,295				\$1,295			
Lawn & Landscaping	\$125				\$125			
Other	\$1,276				\$1,276			
Painting	\$27				\$27			
Plumbing	\$2,476				\$2,476			
Supplies: Cleaning	\$2				\$2			
Supplies: Maintenance	\$1,327				\$1,327			
Supplies: Other	\$281				\$281			
Make ready	\$2,050	\$10,820		\$1,353	\$2,050	\$10,820		\$1,353
Marketing & Promotion:								
Leasing Commissions	\$2,600				\$2,600			
Work Order Fee	\$205				\$205			
Digital Fee	\$495	\$3,300		\$413	\$495	\$3,300		\$413
General & Administrative:								
Legal & Accounting	\$1,545				\$1,545			
Inspection	\$90	\$1,635		\$204	\$90	\$1,635		\$204
TOTAL EXPENSES		\$43,772		\$5,472		\$43,940		\$5,493
NET OPERATING INCOME		\$63,637		\$7,955		\$65,464		\$8,183

PRICING OPTIONS

	PRICING
	<u>CURRENT / PRO FORMA</u>
Price	\$840,000
Down Payment	\$210,000 (25%)
Loan Amount	\$630,000
Interest Rate / Amortization	6.25% / 30 Years
Current NOI / Pro Forma NOI	\$63,637 / \$65,464
CURRENT / PRO FORMA ANALYSIS	<u>CURRENT / PRO FORMA</u>
Debt Service	\$(46,548)
	17,088 / 18,915
Net Cash Flow After Debt Service	8.14% / 9.01%
Principal Reduction	\$7,382
	\$24,471 / \$26,298
Total Return	11.65% / 12.52%
Cap Rate	7.58% / 7.79%
GRM	7.79 / 7.64
Price/Unit	\$105,000
Price/Sq Ft	\$178.42





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