

Marcus & Millichap
GHP MULTIFAMILY GROUP



1629
Azalea

1629 AZALEA DRIVE

4-UNIT MULTIFAMILY • 1629 AZALEA DR, FORT COLLINS, CO 80526

OFFERING MEMORANDUM

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1629 AZALEA DR, FORT COLLINS, CO 80526

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The Offering

Marcus & Millichap is pleased to present 1629 Azalea Drive, a fully renovated multifamily asset located in one of Fort Collins' most desirable residential corridors. Situated just minutes from the renowned Horsetooth Reservoir, the property benefits from immediate access to some of Northern Colorado's most sought-after outdoor recreation amenities, including boating, hiking, mountain biking, and open space trails. The asset features an attractive unit mix comprised entirely of spacious three-bedroom units, a highly desirable layout that appeals to families, roommates, and long-term residents seeking larger living accommodations.

Current ownership has completed extensive renovations throughout the property, creating a turnkey investment opportunity with limited near-term capital requirements.

In addition to its renovated condition, investors are presented with a compelling value-add opportunity through the continued growth of rental rates toward market levels. Combining a premium Fort Collins location, large three-bedroom floorplans, modernized interiors, and operational upside, 1629 Azalea Drive offers investors the opportunity to acquire a high-quality asset positioned for both stable cash flow and future income growth.

1629 Azalea Dr



1629 Azalea Dr, Fort Collins, CO 80526

Number of Units 4

List Price
\$1,050,000

Year Built 1969

Acreage 0.23

Year 1 Cap Rate
6.09%

Rentable SF 3,952

Type of Ownership Fee Simple

Price Per Unit
\$262,500

01 | EXECUTIVE OVERVIEW





TAKE A LOOK INSIDE



PROPERTY HIGHLIGHTS



FULLY RENOVATED ASSET WITH LIMITED NEAR-TERM CAPITAL REQUIREMENTS

Current ownership has completed extensive interior and exterior renovations, creating a turnkey investment opportunity for new ownership. The upgraded condition minimizes deferred maintenance and capital expenditure risk while allowing investors to focus on operational execution and cash flow growth rather than renovation projects.



HIGHLY DESIRABLE ALL THREE-BEDROOM UNIT MIX

The property features an increasingly scarce unit mix comprised entirely of three-bedroom residences. Larger floorplans appeal to families, roommates, and long-term renters seeking attainable alternatives to homeownership, resulting in a broader tenant pool, reduced turnover, and strong demand relative to smaller unit types.



EXCEPTIONAL WEST FORT COLLINS LOCATION NEAR HORSETOOTH RESERVOIR

Located minutes from Horsetooth Reservoir and the foothills, 1629 Azalea Drive offers residents immediate access to Northern Colorado's premier outdoor recreation amenities, including boating, paddleboarding, hiking, mountain biking, and open space trails. The property also benefits from proximity to Colorado State University, major employment centers, and the retail and dining destinations of Midtown and Old Town Fort Collins.



EMBEDDED RENT GROWTH THROUGH OPERATIONAL UPSIDE

Despite the property's renovated condition, current rents provide investors with the opportunity to further optimize revenue through strategic rent increases as leases roll. New ownership can capitalize on the property's upgraded interiors, desirable three-bedroom floorplans, and premier location to continue narrowing the gap between in-place and market rents.



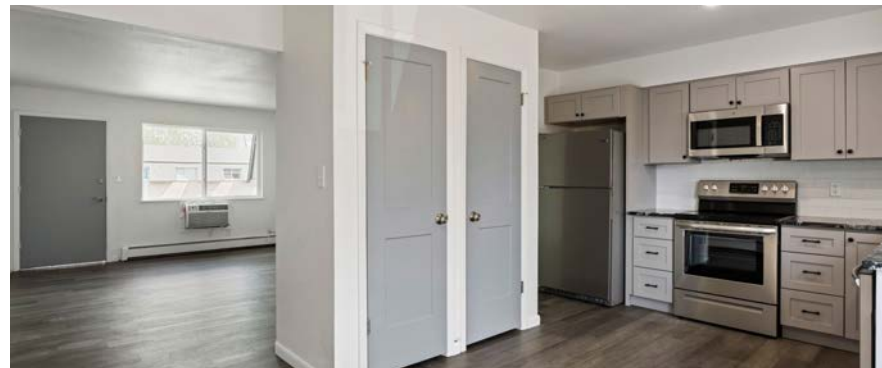
SUPPLY-CONSTRAINED FORT COLLINS SUBMARKET

West Fort Collins remains one of the most sought-after residential locations in Northern Colorado, characterized by limited multifamily development opportunities, strong demographic fundamentals, and consistently high renter demand. The combination of geographic barriers, restrictive development patterns, and proximity to outdoor amenities supports long-term rent growth and asset appreciation.



LARGE UNIT FORMAT POSITIONED FOR LONG-TERM DEMAND

As affordability challenges continue to impact homeownership across the Front Range, well-located three-bedroom rental housing has become increasingly attractive to households seeking additional space without the financial burden of purchasing a home. This dynamic positions the property to benefit from sustained tenant demand and stable occupancy over time.



YOUNG, STRONG DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	12,463	73,942	131,420
2025 Estimate			
Total Population	12,179	72,570	128,726
2020 Census			
Total Population	11,881	71,632	127,051
2010 Census			
Total Population	11,518	66,156	115,683
Daytime Population			
2025 Estimate	7,293	91,196	170,049
HOUSEHOLDS			
2030 Projection			
Total Households	5,257	29,273	55,658
2025 Estimate			
Total Households	5,138	28,623	54,270
Average (Mean) Household Size	2.4	2.2	2.2
2020 Census			
Total Households	4,909	27,374	51,602
2010 Census			
Total Households	4,741	26,184	47,949
Growth 2025-2030	2.3%	2.3%	2.6%
HOUSING UNITS			
Occupied Units			
2030 Projection	5,434	31,075	59,099
2025 Estimate	5,309	30,355	57,575
Owner Occupied	2,645	12,641	25,483
Renter Occupied	2,505	15,993	28,755
Vacant	170	1,733	3,305
Persons in Units			
2025 Estimate Total Occupied Units	5,138	28,623	54,270
1 Person Units	25.2%	30.2%	31.8%
2 Person Units	37.1%	36.4%	36.9%
3 Person Units	20.7%	18.4%	16.8%
4 Person Units	12.6%	11.1%	10.2%
5 Person Units	3.2%	2.9%	3.1%
6+ Person Units	1.2%	1.1%	1.3%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	8.2%	8.7%	10.5%
\$150,000-\$199,999	9.8%	8.8%	9.5%
\$100,000-\$149,999	18.5%	18.6%	18.7%
\$75,000-\$99,999	13.5%	11.5%	11.8%
\$50,000-\$74,999	18.7%	14.5%	14.8%
\$35,000-\$49,999	11.2%	10.5%	10.6%
\$25,000-\$34,999	7.2%	6.8%	6.8%
\$15,000-\$24,999	4.2%	8.0%	6.8%
Under \$15,000	8.8%	12.6%	10.3%
Average Household Income	\$99,742	\$89,815	\$99,751
Median Household Income	\$80,112	\$71,900	\$79,232
Per Capita Income	\$41,876	\$39,182	\$44,179
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	12,179	72,570	128,726
Under 20	18.1%	23.6%	21.4%
20 to 34 Years	40.5%	40.8%	36.7%
35 to 39 Years	7.2%	5.5%	6.2%
40 to 49 Years	11.0%	9.1%	10.3%
50 to 64 Years	12.1%	10.7%	12.4%
Age 65+	11.1%	10.3%	12.9%
Median Age	35.0	33.0	35.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	7,745	38,992	77,860
Elementary (0-8)	0.4%	0.7%	1.2%
Some High School (9-11)	1.5%	2.3%	2.3%
High School Graduate (12)	16.6%	14.0%	14.3%
Some College (13-15)	16.5%	16.8%	17.5%
Associate Degree Only	8.5%	7.7%	7.8%
Bachelor's Degree Only	36.8%	33.8%	32.4%
Graduate Degree	19.7%	24.9%	24.4%
Population by Gender			
2025 Estimate Total Population	12,179	72,570	128,726
Male Population	51.9%	50.1%	50.2%
Female Population	48.1%	49.9%	49.8%

DEMOGRAPHICS HIGHLIGHTS (WITHIN 1 MILE)



\$99,742
AVERAGE HOUSEHOLD
INCOME



56.5%
PERCENTAGE OF POPULATION WITH A
BACHELORS DEGREE OR HIGHER



12,179
TOTAL POPULATION (2020 CENSUS)

02 | PROPERTY ANALYSIS



1629
Azalea

BPR-E79

FINANCIAL SUMMARY

PRICE	\$1,050,000	RETURNS	CURRENT	YEAR 1	MARKET LOAN	1ST LOAN
Down Payment	\$262,500	CAP Rate	5.44%	6.09%	Loan Amount	\$787,500
Number of Units	4	GRM	12.91	11.74	Loan Type	New
Price Per Unit	\$262,500				Interest Rate	6.00%
Price Per SqFt	\$262.50				Amortization	30 Years
Rentable SqFt	4,000				Year Due	2056
Lot Size	0.23 Acres					
Approx. Year Built	1969					

# OF UNITS	UNIT TYPE	SQFT/ UNIT	SCHEDULED RENTS	MARKET RENTS
4	3 Bedroom	1,000	\$1,695	\$1,863

UNIT MIX

Unit Type	# of Units	Avg. SF	Rental Range	SCHEDULED			POTENTIAL		
				Rent/Month	Rent/Month	Rent/SF/Month	Avg. Rent/SF	Rent/Month	Rent/SF/Month
3 Bedroom 1 Bathroom	3	969	\$1,595 - \$1,795	\$1,695	\$1.75	\$5,085	\$1,850	\$1.91	\$5,550
3 Bedroom 2 Bathroom	1	1,093	\$1,695 - \$1,695	\$1,695	\$1.55	\$1,695	\$1,900	\$1.74	\$1,900
TOTALS/WEIGHTED AVERAGES	4	1,000		\$1,695	\$1.70	\$6,780	\$1,863	\$1.86	\$7,450



OPERATING STATEMENT

INCOME	CURRENT		YEAR 1		NOTES	PER UNIT	PER SF
Gross Potential Rent	89,400		89,400			22,350	22.35
Loss / Gain to Lease	(8,040)	9.0%	0			0	0.00
Gross Current Rent	81,360		89,400			22,350	22.35
Physical Vacancy	(4,068)	5.0%	(4,470)	5.0%	[1]	(1,118)	(1.12)
TOTAL VACANCY	(\$4,068)	5.0%	(\$4,470)	5.0%		(\$1,118)	(\$1)
Effective Rental Income	77,292		84,930			21,233	21.23
Other Income							
Utility Bill-Back	6,344		6,535		[2]	1,634	1.63
TOTAL OTHER INCOME	\$6,344		\$6,535			\$1,634	\$1.63
EFFECTIVE GROSS INCOME	\$83,636		\$91,465			\$22,866	\$22.87

EXPENSES	CURRENT		YEAR 1		NOTES	PER UNIT	PER SF
Real Estate Taxes	6,270		6,458			1,615	1.61
Insurance	3,200		3,200		[3]	800	0.80
Utilities - Electric	492		507			127	0.13
Utilities - Water & Sewer	2,124		2,188			547	0.55
Utilities - Gas	2,400		2,472			618	0.62
Trash Removal	2,448		2,521			630	0.63
Repairs & Maintenance	3,200		3,296		[4]	824	0.82
Landscaping	1,400		1,442		[5]	361	0.36
Management Fee	5,018	6.0%	5,488	6.0%	[6]	1,372	1.37
TOTAL EXPENSES	\$26,552		\$27,572			\$6,893	\$6.89
EXPENSES AS % OF EGI	31.7%		30.1%				
NET OPERATING INCOME	\$57,084		\$63,893			\$15,973	\$15.97



NOTES TO OPERATING STATEMENT

- [1] Year 1 Vacancy is Underwritten at a Market Standard of 5%
- [2] Year 1 Utility Bill Back is Grown at 3%
- [3] Current & Year 1 Insurance are Underwritten to Market Standard of \$800 Unit/ Year
- [4] Current Repairs & Maintenance Expense is Underwritten to a Market Standard of \$800 Unit/ Year and Grown at 3% in Year 1
- [5] Current Landscaping Expense is Underwritten to a Market Standard of \$350 Unit/Year and Grown at 3% in Year 1
- [6] Management Fee is Underwritten to a Market Standard of 6%

CASH FLOW

INCOME	CURRENT	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Gross Potential Rent	89,400	89,400	92,082	94,844	97,690	100,620	103,639	106,748	109,951	113,249	116,647
Loss / Gain to Lease	(8,040)	0	(1,842)	(1,897)	(977)	(1,006)	(1,036)	(1,067)	(1,100)	(1,132)	(1,166)
Gross Current Rent	81,360	89,400	90,240	92,948	96,713	99,614	102,603	105,681	108,851	112,117	115,480
Physical Vacancy	(4,068)	(4,470)	(4,512)	(4,647)	(4,836)	(4,981)	(5,130)	(5,284)	(5,443)	(5,606)	(5,774)
TOTAL VACANCY	(4,068)	(4,470)	(4,512)	(4,647)	(4,836)	(4,981)	(5,130)	(5,284)	(5,443)	(5,606)	(5,774)
Effective Rental Income	77,292	84,930	85,728	88,300	91,877	94,634	97,473	100,397	103,409	106,511	109,706
Other Income											
Utility Bill-Back	6,344	6,535	6,535	6,535	6,535	6,535	6,535	6,535	6,535	6,535	6,535
TOTAL OTHER INCOME	6,344	6,535	6,535	6,535	6,535	6,535	6,535	6,535	6,535	6,535	6,535
EFFECTIVE GROSS INCOME	83,636	91,465	92,263	94,835	98,412	101,168	104,007	106,931	109,943	113,046	116,241
EXPENSES											
Operating Expenses	(7,048)	(7,259)	(7,477)	(7,702)	(7,933)	(8,171)	(8,416)	(8,668)	(8,928)	(9,196)	(9,472)
Real Estate Taxes	(6,270)	(6,458)	(6,652)	(6,851)	(7,057)	(7,269)	(7,487)	(7,711)	(7,943)	(8,181)	(8,426)
Insurance	(3,200)	(3,200)	(3,296)	(3,395)	(3,497)	(3,602)	(3,710)	(3,821)	(3,936)	(4,054)	(4,175)
Utilities	(5,016)	(5,166)	(5,321)	(5,481)	(5,646)	(5,815)	(5,989)	(6,169)	(6,354)	(6,545)	(6,741)
Management Fee	(5,018)	(5,488)	(5,536)	(5,690)	(5,905)	(6,070)	(6,240)	(6,416)	(6,597)	(6,783)	(6,974)
Total Expenses	(26,552)	(27,572)	(28,282)	(29,119)	(30,037)	(30,926)	(31,842)	(32,785)	(33,757)	(34,758)	(35,789)
Operating Reserves	0	0	0	0	0	0	0	0	0	0	0
NET OPERATING INCOME	57,084	63,893	63,981	65,716	68,375	70,242	72,165	74,146	76,186	78,288	80,452
PURCHASE PRICE NET RESIDUAL VALUE											
Purchase Price/Net Residual Value	(1,050,000)										1,237,721
Cash Flow Before Debt Financing		63,893	63,981	65,716	68,375	70,242	72,165	74,146	76,186	78,288	1,318,173
DEBT FINANCING											
Loan Amount	787,500	0	0	0	0	0	0	0	0	0	0
Remaining Balance		0	0	0	0	0	0	0	0	0	0
Loan Origination Fees	(7,875)	0	0	0	0	0	0	0	0	0	0
Prepayment Penalty		0	0	0	0	0	0	0	0	0	0
Closing Costs		0	0	0	0	0	0	0	0	0	(37,132)
Debt Service - Interest		(46,987)	(46,390)	(45,757)	(45,085)	(44,371)	(43,613)	(42,809)	(41,955)	(41,048)	(40,085)
Debt Service - Principal		(9,671)	(10,267)	(10,900)	(11,573)	(12,286)	(13,044)	(13,849)	(14,703)	(15,610)	(16,572)
Cash Flow After Debt Financing	(270,375)	7,235	7,323	9,058	11,718	13,585	15,508	17,489	19,529	21,630	1,224,384
Debt Coverage Ratio		1.13	1.13	1.16	1.21	1.24	1.27	1.31	1.34	1.38	1.42
INVESTOR RETURN											
IRR-Unleveraged		0.00%			6.19%	6.75%	7.13%	7.41%	7.61%	7.77%	7.67%
IRR-Leveraged		2.68%			6.00%	8.16%	9.45%	10.28%	10.81%	11.17%	11.03%
Capitalization Rate		6.09%	6.09%	6.26%	6.51%	6.69%	6.87%	7.06%	7.26%	7.46%	7.66%
Cash-on-Cash		2.76%	2.79%	3.45%	4.46%	5.18%	5.91%	6.66%	7.44%	8.24%	9.06%

GROWTH RATE PROJECTIONS

INCOME	YEAR 1	2028	2029	2030	2031	2032	2033	2034	2035	2036
Gross Potential Rent	0.0%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Loss / Gain to Lease(1)	0.0%	2.00%	2.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Physical Vacancy		5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Total Vacancy		5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
TOTAL OTHER INCOME		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

EXPENSES	YEAR 1	2028	2029	2030	2031	2032	2033	2034	2035	2036
Operating Expenses		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Real Estate Taxes		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Insurance		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Utilities		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Management Fee (2)	6.0%									

(1) Displayed as a % of Gross Potential Rent | (2) Management Fees Calculated by % of EGR

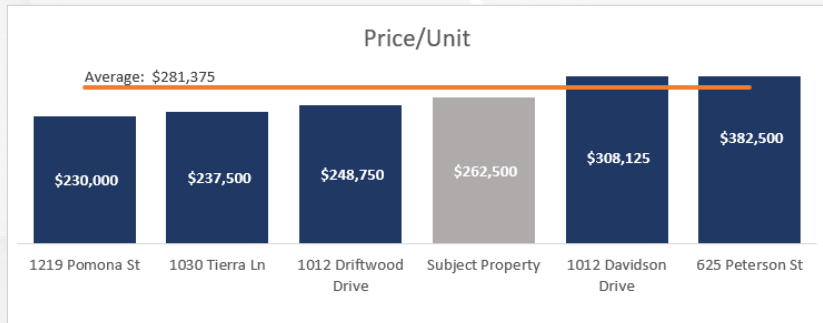
03 | COMPARABLE PROPERTIES



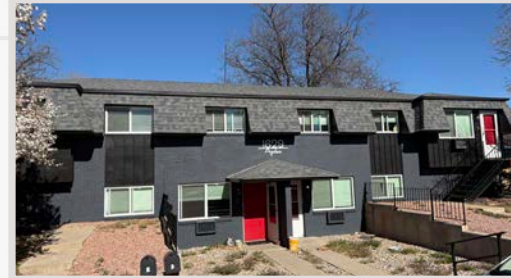
SALES COMPARABLES SUMMARY

SORTED BY PRICE/UNIT

Property	Unit Mix	COE	YOC	Sale Price	Units	Price/Unit	Price/SF
625 Peterson St	(1) One Bedroom, (2) Two Bedroom, (1) Three Bedroom	6/8/2026	2017	\$1,530,000	4	\$382,500	\$351
1012 Davidson Drive	(2) Two Bedroom, (2) Three Bedroom	10/31/2024	1979	\$1,232,500	4	\$308,125	\$238
Subject Property	(4) 3 Bedroom	TBD	1969	\$1,050,000	4	\$262,500	\$266
1012 Driftwood Drive	(4) Two Bedroom	12/19/2025	1980	\$995,000	4	\$248,750	\$221
1030 Tierra Ln	(4) Two Bedroom	5/15/2025	1997	\$950,000	4	\$237,500	\$256
1219 Pomona St	(4) Two Bedroom	8/29/2025	1973	\$920,000	4	\$230,000	\$228
Averages:						\$281,375	\$258.95



SUBJECT 1629 Azalea Dr
1629 Azalea Dr, Fort Collins, CO 80526

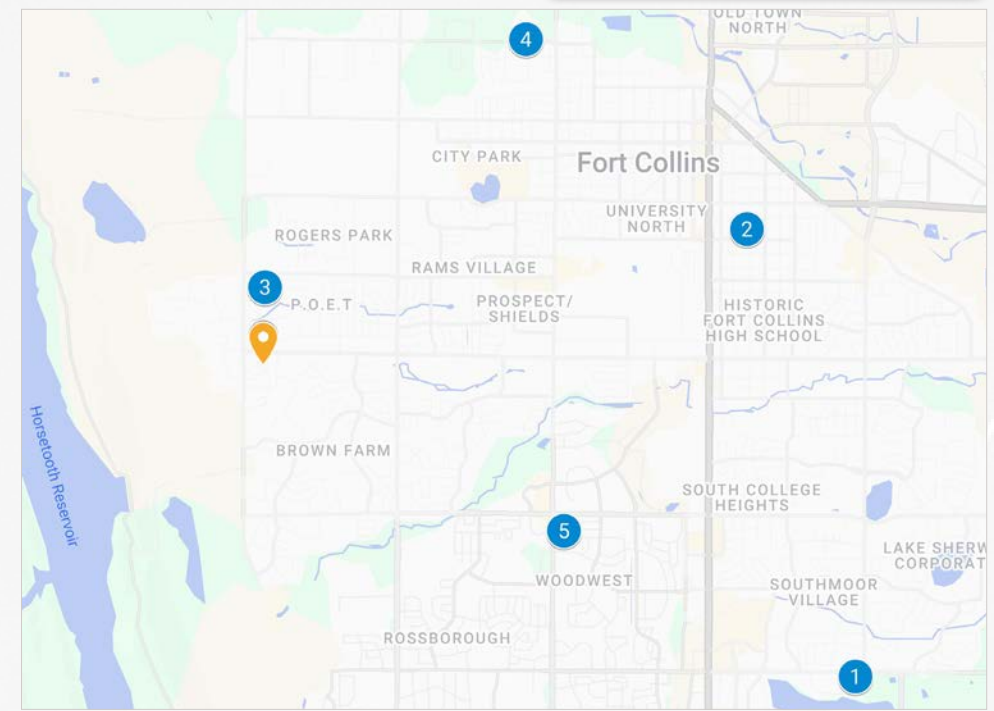


Listing Price:	\$1,050,000	Cap Rate:	5.44%
Total SF:	3,952	Type:	C
Year Built:	1969	COE:	TBD
Number of Units:	4	Price/SF	\$265.69
Lot Size:	0.23	Price/Unit:	\$262,500

Unit Type	# Units	% Of	Size
Three-Bed	4	100%	1066
Total/AVG	4	100%	0

KEY

- Subject Property
- 1012 Driftwood Drive
- 625 Peterson St
- 1030 Tierra Ln
- 1219 Pomona St
- 1012 Davidson Drive



1 1012 Driftwood Drive
1012 Driftwood Drive, Fort Collins, CO 80525



Listing Price:	\$995,000	Cap Rate:	6.38%
Total SF:	4,500	Type:	C
Year Built:	1980	COE:	12/19/2025
Number of Units:	4	Price/SF	\$221.11
Lot Size:	0.28	Price/Unit:	\$248,750

Unit Type	# Units	% Of	Size
Two-Bed	4	100%	1125
Total/AVG	4	100%	1125

Unit Mix: (4) Two Bedroom

Partially Renovated

Unit: Carpeted Flooring, Tile Flooring in Kitchen, Range, Fridge, Dishwasher, Baseboard Electric Heating, Ceiling Fans

2 625 Peterson St
625 Peterson Street, Fort Collins, CO 80524



Listing Price:	\$1,530,000	Cap Rate:	4.65%
Total SF:	4,357	Type:	C
Year Built:	2017	COE:	6/8/2026
Number of Units:	4	Price/SF	\$351.16
Lot Size:	0.28	Price/Unit:	\$382,500

Unit Type	# Units	% Of	Size
One-Bed	1	25%	526
Two-Bed	2	50%	946
Three-Bed	1	25%	1939
Total/AVG	4	100%	1137

Unit Mix: (1) One Bedroom, (2) Two Bedroom, (1) Three Bedroom

Partially Renovated

Unit: Hardwood Flooring, Stainless Steel Appliances, Carpeted Bedrooms, Ceiling Fans

3 1030 Tierra Ln
1030 Tierra Lane, Fort Collins, CO 80521



Listing Price:	\$950,000	Cap Rate:	6.59%
Total SF:	3,712	Type:	C
Year Built:	1997	COE:	5/15/2025
Number of Units:	4	Price/SF	\$255.93
Lot Size:	0.51	Price/Unit:	\$237,500

Unit Type	# Units	% Of	Size
Two-Bed	4	100%	928
Total/AVG	4	100%	928

Unit Mix: (4) Two Bedroom

Partially Renovated

4 1219 Pomona St
1219 Pomona Street, Fort Collins, CO 80521



Listing Price:	\$920,000	Cap Rate:	4.72%
Total SF:	4,032	Type:	C
Year Built:	1973	COE:	8/29/2025
Number of Units:	4	Price/SF	\$228.17
Lot Size:	0.29	Price/Unit:	\$230,000

Unit Type	# Units	% Of	Size
Two-Bed	4	100%	1008
Total/AVG	4	100%	1008

Unit Mix: (4) Two Bedroom

Partially Renovated

Unit: LVP Flooring, Laminate Countertops, Cabinets, Baseboard Electric Heating, Carpeted Flooring, Washer and Dryer

5 1012 Davidson Drive
1012 Davidson Drive, Fort Collins, CO 80526



Listing Price:	\$1,232,500	Cap Rate:	5.37%
Total SF:	5,170	Type:	C
Year Built:	1979	COE:	10/31/2024
Number of Units:	4	Price/SF	\$238.39
Lot Size:		Price/Unit:	\$308,125

Unit Type	# Units	% Of	Size
Two-Bed	2	50%	1224
Three-Bed	2	50%	1361
Total/AVG	4	100%	1293

Unit Mix: (2) Two Bedroom, (2) Three Bedroom

Unrenovated

Unit: Laminate Countertops, Carpeted Flooring, Ceiling Fans, Two Story Units

RENT COMPARABLES SUMMARY

TWO-BEDROOM (SORTED BY AVG. RENT)				
Property	YOC	Avg SF	Avg Rent	Rent/SF
1720 Azalea Ct	1970	1000	\$2,295	\$2.30
1919 Pecan St	1972	1290	\$1,930	\$1.50
2120 Orchard Pl	1995	1010	\$1,899	\$1.88
Subject Property - Proforma	1969	1066	\$1,850	\$1.74
1734 Azalea Dr	1977	925	\$1,750	\$1.89
1628 Azalea Dr	1971	952	\$1,695	\$1.78
Subject Property - Current	1969	1066	\$1,695	\$1.59
Averages:		1035	\$1,914	\$1.87



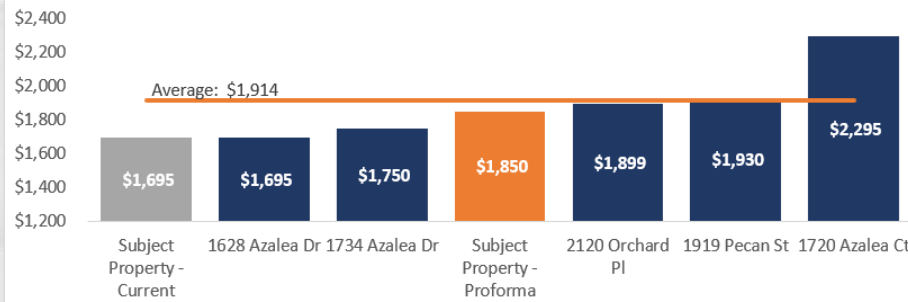
SUBJECT

1629 Azalea Dr
1629 Azalea Dr, Fort Collins, CO 80526

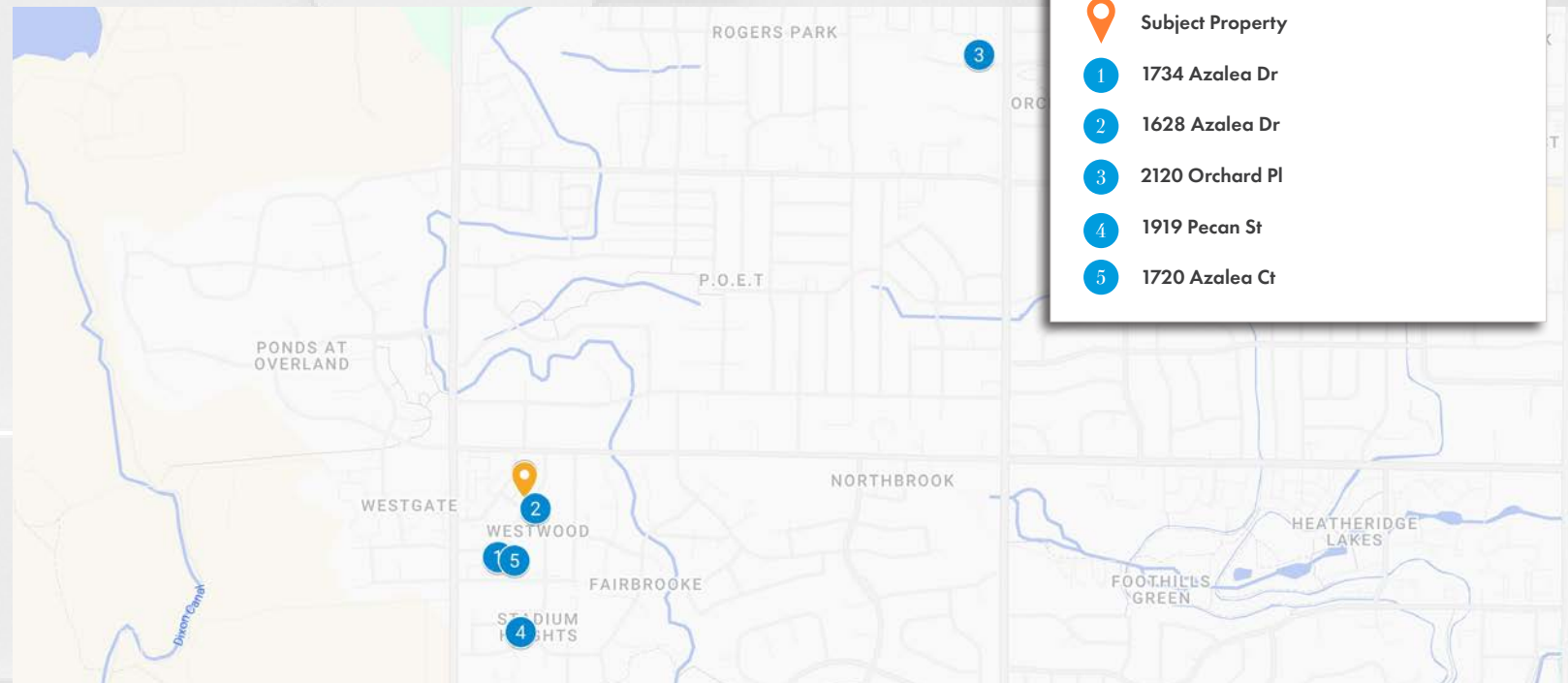
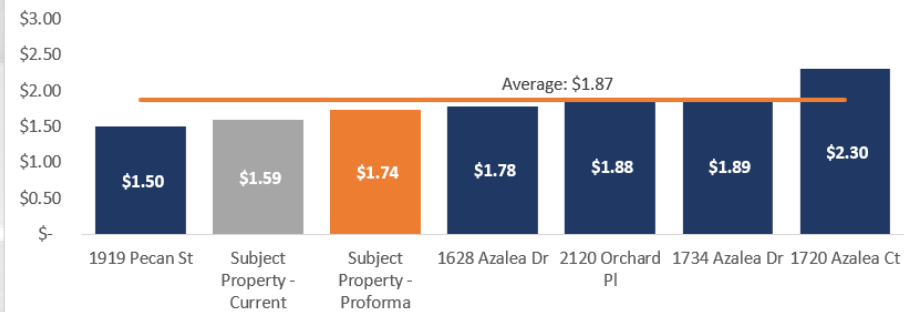
Year Built: 1969
Acreage: 0.23
Building SF: 3,952
Number of Units: 4

Unit Type	# Units	% Of	Size (Low)	Rent (Low)	AVG. SF	AVG. Rent
Three-Bed	4	100%	969	\$1,595	1066	\$1,695
Total/AVG:	4	100%				

Three Bed



Three Bed Rent/SqFt



KEY

- Subject Property
- 1734 Azalea Dr
- 1628 Azalea Dr
- 2120 Orchard Pl
- 1919 Pecan St
- 1720 Azalea Ct

RENT COMPARABLES



1 1734 Azalea Dr
1734 Azalea Dr,
Fort Collins, CO 80526

Year Built: 1977
Acreage: 0.3
Building SF: 5390
Survey Date: 3/24/2026
Number of Units: 6

Unit Type	# Units	% Of	Size (Low)	Size (High)	Rent (Low)	Rent (High)	AVG. SF	AVG. Rent
Three-Bed	6	100%	925		\$1,750		925	\$1,750
Total/AVG:	6	100%						

Notes	
Renovation Level:	Partially Renovated
Garage/Parking:	Off Street Parking
Pet Rent:	
Other Charges:	

Unit Amenities:
Carpeted Flooring, In Unit Washer & Dryer, Formica Countertops,
Dishwasher, Range, Fridge



2 1628 Azalea Dr
1628 Azalea Dr,
Fort Collins, CO 80526

Year Built: 1971
Acreage: 0.22
Building SF: 3952
Survey Date: 6/10/2026
Number of Units: 4

Unit Type	# Units	% Of	Size (Low)	Size (High)	Rent (Low)	Rent (High)	AVG. SF	AVG. Rent
Three-Bed	4	#DIV/0!	952		\$1,695		952	\$1,695
Total/AVG:	4	100%						

Notes	
Renovation Level:	Partially Renovated
Garage/Parking:	Off Street Parking
Pet Rent:	
Other Charges:	

Unit Amenities:
LVP Flooring, Formica Countertops, Through the Wall A/C Unit, Shared
Laundry, Baseboard Electric Heating, Closet Space



3 2120 Orchard Pl
2120 Orchard Pl,
Fort Collins, CO 80521

Year Built: 1995
Acreage: 0.42
Building SF: 9000
Survey Date: 6/10/2026
Number of Units: 8

Unit Type	# Units	% Of	Size (Low)	Size (High)	Rent (Low)	Rent (High)	AVG. SF	AVG. Rent
Three-Bed	8	100%	1010		\$1,899		1010	\$1,899
Total/AVG:	8	100%						

Notes	
Renovation Level:	Partially Renovated
Garage/Parking:	Off Street Parking
Pet Rent:	
Other Charges:	

Unit Amenities:
Range, Dishwasher, Fridge, Carpet Flooring, Laminate Countertops

RENT COMPARABLES



4 1919 Pecan St
1919 Pecan St,
Fort Collins, CO 80526

Year Built: 1972
Acreage: 0.36
Building SF: 5300
Survey Date: 6/10/2026
Number of Units: 4

Unit Type	# Units	% Of	Size (Low)	Size (High)	Rent (Low)	Rent (High)	AVG. SF	AVG. Rent
Three-Bed	4	100%	1290		\$1,930		1290	\$1,930
Total/AVG:	4	100%						

Notes	
Renovation Level:	Partially Renovated
Garage/Parking:	Off Street Parking
Pet Rent:	
Other Charges:	

Unit Amenities:
In Washer & Dryer, 2 Story Units, Laminate Countertops, LVP Flooring,
Range, Fridge, Dishwasher, Baseboard Electric Heating



5 1720 Azalea Ct
1720 Azalea Ct,
Fort Collins, CO 80526

Year Built: 1970
Acreage: 0.49
Building SF: 10668
Survey Date: 6/10/2026
Number of Units: 8

Unit Type	# Units	% Of	Size (Low)	Size (High)	Rent (Low)	Rent (High)	AVG. SF	AVG. Rent
One-Bed	2	25%						
Two-Bed	4	50%						
Three-Bed	2	25%	1000		\$2,295		1000	\$2,295
Total/AVG:	8	100%						

Notes	
Renovation Level:	Partially Renovated
Garage/Parking:	Garage Parking
Pet Rent:	
Other Charges:	

Unit Amenities:
In Unit Washer & Dryer, Baseboard Electric Heating, Carpeted Living
Spaces, LVP Flooring in Kitchen, Laminate Countertops

1629 AZALEA DRIVE

Exclusively Listed By:

David Bomgaars

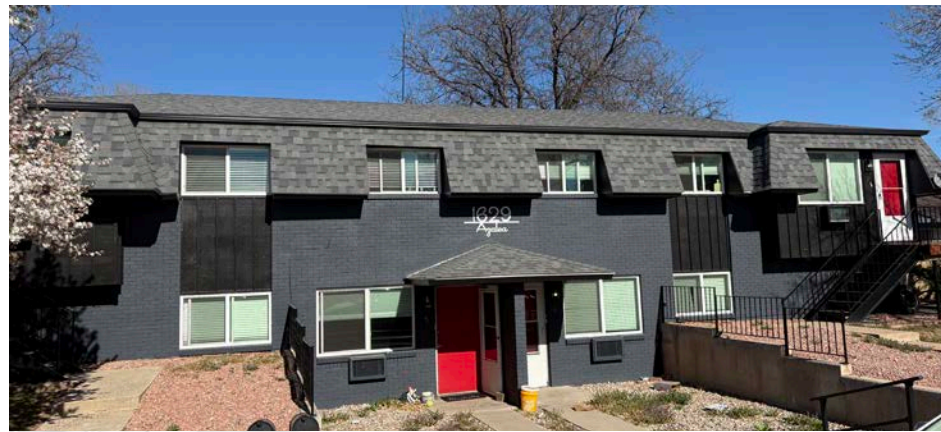
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