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OFFER MEMORANDUM

LOCATION:

465 Colorado Boulevard, Idaho Springs, CO 80452

PROPERTY DESCRIPTION:

Introducing the Blair Trailer Court, a turnkey mobile home park investment located at 465 Colorado Boulevard in the heart of Idaho Springs, Colorado. This property offers immediate cash flow with significant upside potential, making it an ideal opportunity for investors seeking stable income and future development possibilities.

Property Highlights

- Location: 465 Colorado Boulevard, Idaho Springs, CO
- Units: 8 fully renovated mobile homes, each leased to long-term tenants
- Current Gross Monthly Income: \$13,100
- NOI: \$143,088
- Potential Upside: Opportunity to lease the two RV storage space and two storage sheds for additional revenue

Investment Opportunity

With a total of 9 water and sewer tap sets included (valued at approximately \$170,082 based on current city rates of \$18,898 per set), this property presents a unique redevelopment opportunity. The existing taps can be credited toward a new multi-unit development, should the buyer choose to pursue redevelopment.

Strategic Location

Situated in downtown Idaho Springs, the Blair Trailer Court is within walking distance to local shops, restaurants, and attractions. The property's proximity to I-70 provides easy access to Denver and the surrounding areas, enhancing its appeal to tenants and future development prospects.

Financial Overview

- Asking Price: \$1,400,000
- Current Gross Annual Income: \$157,200
- Additional Income Potential: Leasing remaining storage spaces + additional RV space
- Redevelopment Potential: Utilize existing taps for new construction

Don't miss this exceptional opportunity to acquire a high-performing asset with both immediate income and long-term development potential in a thriving Colorado community.

Clear Creek County Parcel Link [HERE](#)

REVENUE:

- Unit #1 / Mobile Home: \$1,450
- Unit #2 / Mobile Home: \$2,100
- Unit #3 / RV Storage Spot: Currently Vacant w/Electricity + Sewer (Market Rent \$125)
- Unit #4 / Mobile Home: \$1,400
- Unit #5 / Mobile Home: \$1,800
- Unit #6 / Mobile Home: \$1,600
- Unit #7 / Mobile Home: \$1,800
- Unit #8 / Mobile Home: \$1,400
- Unit #9 / Mobile Home: \$1,550
- Unit #10 / RV Storage Spot (Market Rent \$125)
- Shed #1: Currently Vacant (Market Rent \$85)
- Shed #2: Currently Vacant (Market Rent \$85)

MOBILE HOME DETAILS:

Mobile Home #1: / (Clear Creek County Parcel Link [HERE](#))

Mobile Home #1 is rented for \$2,100 per month. This home rents as a 3 bedroom / 1 bathroom unit consisting of 550 sq ft of living space + an additional 64 sq ft deck. The mobile home dimensions are 47' long x 10' wide. Recent updates include granite counter tops in the bathroom and kitchen, dishwasher, washer/dryer in a dedicated laundry/storage room.

Mobile Home #2: / (Clear Creek County Parcel Link [HERE](#))

Mobile Home #2 is rented for \$1,450 per month. This home is a 2 bedroom / 1 bathroom unit consisting of 470 sq ft . It has a fenced yard with a tenant storage shed. This unit has parking for 3 vehicles.

Mobile Home #3 / Currently Vacant

Mobile Home #3 was removed, making this one of the 2 available RV storage locations..

Mobile Home #4 / (Clear Creek County Parcel Link [HERE](#))

Mobile Home #4 is rented for \$1,400 per month. This home is a 2 bedroom / 1 bathroom unit consisting of 550 sq ft. It has a fenced yard area with a tenant storage shed. While the parking for this unit is currently set for only 1 vehicle, there is the option for additional parking in the alley.

Mobile Home #5 / (Clear Creek County Parcel Link [HERE](#))

Mobile Home #5 is rented for \$1,800 per month. This home is a 2 bedroom / 1 bathroom unit consisting of 510 sq ft. It has a fenced yard with a tenant storage shed. This unit comes with 1 tenant parking space. Recent upgrades include the addition of a washer/dryer and dishwasher, along with granite countertops on both the kitchen and bathroom.

Mobile Home #6 / (Clear Creek County Parcel Link [HERE](#))

Mobile Home #6 is rented for \$1,600 per month. This home is a 2 bedroom / 1 bathroom unit consisting of 560 sq ft. Washer/Dryer hookups are available in the unit. It has a fenced yard, with public parking available directly in front of the home on 5th Avenue.

Mobile Home #7 / (Clear Creek County Parcel Link [HERE](#))

Mobile Home #7 is rented for \$1,800 per month. This home is a 2 bedroom / 1 bathroom unit consisting of 540 sq ft. Washer/Dryer hookups are available in the unit. It has a fenced yard with a tenant storage shed. Public parking is available directly in front of the trailer on Colorado Boulevard.

Mobile Home #8 / (Clear Creek County Parcel Link [HERE](#))

Mobile Home #8 is rented for \$1,400 per month. This home is currently a 1 bedroom / 1 bathroom unit consisting of 500 sq ft. A wall was removed to incorporate the original 2nd bedroom into the living space. However if desired, this wall could be put back up to make this

unit a 2 bedroom. It has a fenced yard with a tenant storage shed. Public parking is available directly in front of the trailer on Colorado Boulevard.

Mobile Home #9 / (Clear Creek County Parcel Link [HERE](#))

Mobile Home #9 is rented for \$1,550 per month. This home is a 2 bedroom / 1 bath unit consisting of 600 sq ft. It has a fenced yard along with parking for 1 vehicle.

ADDITIONAL DETAILS:

1. *All Trailers are Park Owned.*
2. *Tenants pay their own utilities and snow removal. Only costs to owner are Trash + Property Insurance (Trash \$150 per month / Insurance \$167 per month)*
3. *Leases are month-to-month auto renew with a 30 day move out notice required.*

IDAHO SPRINGS DEVELOPMENT DETAILS:

1. ARGO MINE PROJECT - Gondola Serviced Mountain Biking + Hiking / Restaurants / Amphitheater / See more about this project [HERE](#) and [HERE](#)
2. THE CLEAR CREEK GREENWAY - Pedestrian + Biker Pathway / Learn more [HERE](#)

****BUYER & BUYERS AGENT to verify all information pertaining to this property.***