

804 & 812 W Cedar Ct – Most Recent Notes pertaining to Documents in MLS Associated docs.

At this time, showings will not be permitted until the property is under contract. Once under contract, access to all units can be arranged. I apologize for the inconvenience and appreciate your understanding. Please let me know if you have any questions regarding access.

Attached for your review:

- Updated rent rolls as of 8/31/26
- 2025 cash flow statements
- 2026 YTD Cash Flow
- Note: I am still waiting on the final updated rent roll reflecting 812 W Cedar Ct, Unit 4 new leased being signed for \$1,200 p/m.

Rent Roll Updates

804 W Cedar Ct

- Unit 1: Renewed through 1/31/27 at \$1,100/month
- Unit 2: Renewed through 2/27 at \$1,100/month
- Unit 3: Renewed through 7/31/26 at \$1,100/month
- Unit 4: Renewed through 1/31/27 at \$1,100/month

812 W Cedar Ct

- Unit 1: Renewed through 1/31/27 at \$1,100/month
- Unit 2: Renewed through 1/31/27 at \$1,100/month
- Unit 3: Renewed through 1/31/27 at \$1,100/month
- Unit 4: Renewed through TBD at \$1,200/month

The projected gross annual income is \$106,800, resulting in an estimated cap rate of 6.83% based on current assumptions.

Expense Overview

- Tenants pay gas and electricity
- Ownership pays water, sewer, and trash
- Taxes and insurance are paid directly by the seller and are not reflected in the property management operating statements

Annual Expenses:

- Insurance: \$1,700 per building
- Taxes: \$6,119 total for both buildings

Property Overview

Located in Fruita near schools, shopping, and Downtown, this offering includes two separate 4-unit buildings (8 units total).

Each unit features:

- 2 bedrooms, 1 bathroom
- Approximately 1,022 sq ft
- In-unit washer/dryer hookups
- Individually metered gas and electric (tenant-paid)

Recent Improvements:

- Wood laminate flooring in 6 of 8 units (1 units have older carpet) 1 Unit has new Carpet.
- 7 of 8 water heaters replaced as needed; some newer boilers
- Roof replaced approximately 11–12 years ago

The seller prefers to sell both buildings together but may consider selling individually with the right offer.

Please don't hesitate to reach out with any questions or if you'd like to review the numbers in more detail. I'm happy to discuss the opportunity further.

Best regards,

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