



INVESTMENT SALE 100% OCCUPIED



Sale Price: \$2,850,000
0.37 Acres
Zoned: Old Town - C



12,130 SF Total Building Area
10 Units | Multi-Family
Two Parcel



Strategic location on Remington Street within Fort
Collins' Old Town District (High Density)
close proximity to Colorado State University



100% Leased
NOI: \$147,190

CONTACTS

DAVID KATZ, CCIM | 970.481.5808 | dkatz@waypointRE.com • JACK CHUNKO | 970.213.5063 | jchunko@waypointRE.com

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

The information contained within the following offering memorandum is exclusive and strictly confidential. No person, other than as provided for herein, has been authorized to give any information or to make any representations other than those contained in this memorandum in connection with the offer being made hereby, and if given or made, such information or representation must not be relied upon as having been authorized by Waypoint Real Estate, LLC.

This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Waypoint Real Estate, LLC, has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this investment offering has been obtained from sources believed to be reliable. However, all potential buyers are responsible to take appropriate measures to verify all of the information set forth herein.

Contact Waypoint Real Estate, LLC, for any property showings or for more information.



An aerial photograph of a city street, likely in Denver, showing a roundabout in the foreground and a dense residential area with various buildings and trees extending into the distance. The street has yellow lane markings and a central island with a circular pattern. The surrounding area is filled with houses, some with large porches, and commercial buildings. The sky is clear and blue.

TABLE OF CONTENTS

4 | Executive Summary

5 | Aerial View

6 | Property Details

7-8 | Financial Summary

CONTACTS

DAVID KATZ, CCIM

970.481.5808

dkatz@waypointRE.com

JACK CHUNKO

970.213.5063

jchunko@waypointRE.com

EXECUTIVE SUMMARY

THE OFFERING

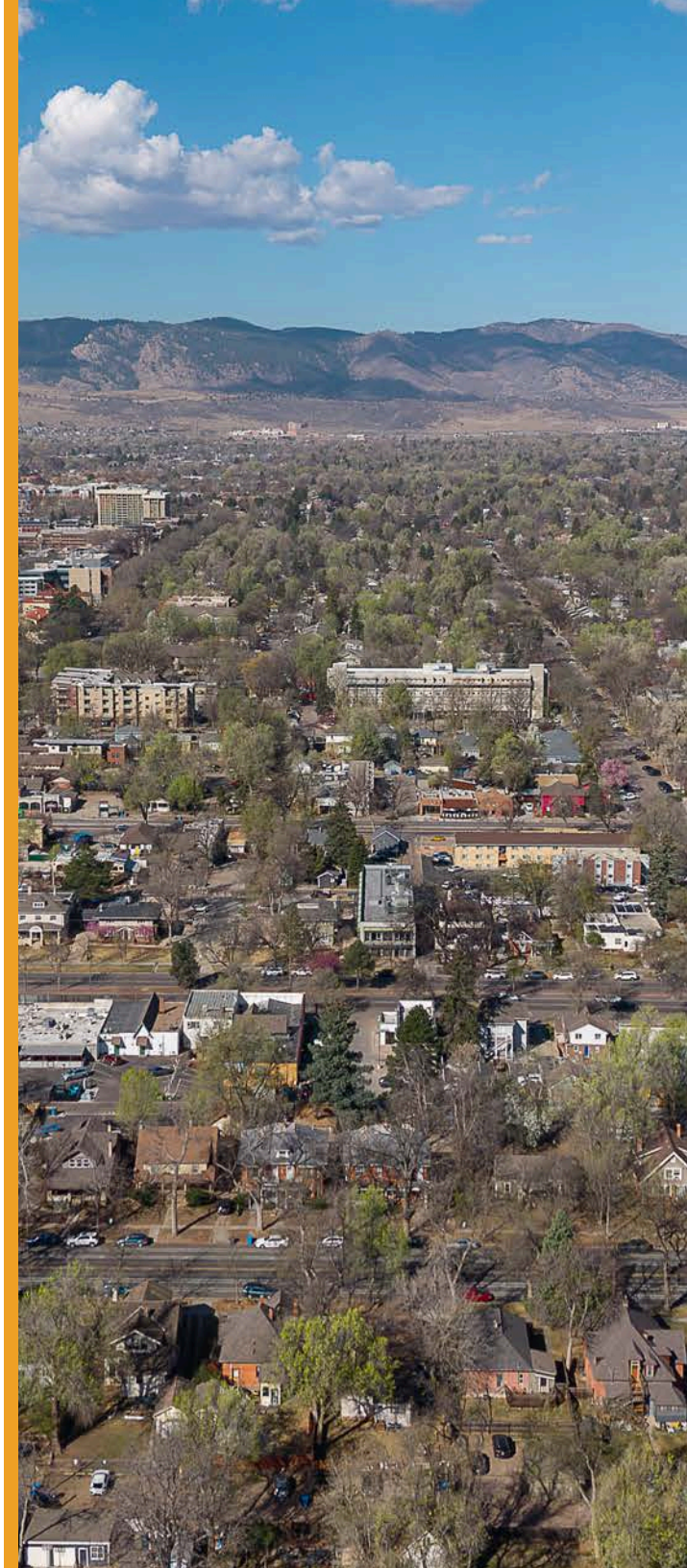
Waypoint Real Estate is pleased to present **615–621 Remington Street**, a 12,130 SF two-building multifamily portfolio situated on 0.37 acres within walking distance of Colorado State University and minutes from Old Town Fort Collins. The 10-unit, 100% occupied portfolio offers a unit mix of two studios (215 SF), five 3-bedroom/2-bathroom units (1,500 SF), and three 3-bedroom/1-bathroom units (1,400 SF), zoned OT-C within the Old Town corridor.

Current in-place rents sit below market, presenting a clear mark-to-market opportunity through natural lease turnover, no renovation, or repositioning required. The property's proximity to CSU provides a consistent rental pool that underpins occupancy year over year, reducing vacancy risk and supporting steady NOI growth from day one.

615–621 Remington Street is offered at \$2,850,000 (\$285,000/unit), presenting an opportunity to acquire a fully performing asset with embedded upside in one of Fort Collins' most supply-constrained rental corridors.

INVESTMENT OVERVIEW

Sale Price	\$2,850,000
Acres	0.37
Zoned	Old Town - C
Total Building SF	12,130
Leased	100%
NOI	\$147,190
Strategic Location	Fort Collins' Old Town District, close to CSU





PROPERTY DETAILS

UTILITY PROVIDERS

Electric	City of Fort Collins
Gas	Xcel Energy
Water	City of Fort Collins
Sewer	City of Fort Collins
Trash	Republic
Internet	Xfinity

CONSTRUCTION

Total Building Size	12,130 SF (source: Rent Roll)
Studio	2 Total (215 SF each)
3 Bed / 2 Bath	5 Total (1,500 SF each)
3 Bed / 1 Bath	3 Total (1,400 SF each)
Zoning	Old Town - C
Acres	0.37
Structure	Masonry
Roof Type	Shingles
Heat Type	Furnace
Air Conditioning	Yes
Parcel #	615 - 9713210002, 621 - 9713210001

PARKING & ACCESS

Parking Ratio	Mainly street parking, with limited spots available in backyard / back alleyway
Fenced Yard	Yes



615 - 621 Remington St
Fort Collins, CO

 [Link to Google Maps](#)

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.

FINANCIAL SUMMARY

RENT ROLL

Current & Market Rents

UNIT	BREAKDOWN	SF	CURRENT RENT	MARKET RENT	PET INCOME	CURRENT UTILITY	MARKET UTILITY
615 Studio	0/1.0	215	\$995.00	\$1,150.00	-	\$35.00	\$50.00
615 Apt 1	3/2.0	1,500	\$1,995.00	\$2,300.00	-	\$105.00	\$125.00
615 Apt 2	3/2.0	1,500	\$2,125.00	\$2,300.00	-	\$105.00	\$125.00
617 Studio	0/1.0	215	\$995.00	\$1,150.00	-	\$35.00	\$50.00
617 Apt 1	3/1.0	1,400	\$1,920.00	\$2,100.00	-	\$105.00	\$125.00
617 Apt 2	3/2.0	1,500	\$1,895.00	\$2,300.00	\$35	\$105.00	\$125.00
621 Lower	3/2.0	1,500	\$2,020.00	\$2,300.00	-	\$105.00	\$125.00
621 Upper	3/1.0	1,400	\$1,995.00	\$2,100.00	-	\$105.00	\$125.00
623 Lower	3/2.0	1,500	\$2,020.00	\$2,300.00	-	\$105.00	\$125.00
623 Upper	3/1.0	1,400	\$1,950.00	\$2,100.00	-	\$105.00	\$125.00
Garage	-	-	\$70.00	\$70.00	-	-	-
TOTALS	-	12,130	\$17,890.00	\$20,170.00	\$35	\$910.00	\$1,100.00

OVERALL INCOME

CURRENT MONTHLY INCOME	\$18,925.00
CURRENT YEARLY INCOME	\$227,100.00

MARKET MONTHLY INCOME	\$21,305.00
MARKET YEARLY INCOME	\$255,660.00

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.



FINANCIAL SUMMARY

CURRENT

REVENUE	YEAR 1 - Current	
Gross Potential Income	-	\$227,100.00
Add Other Revenues	-	
Less Vacancy	\$(4,542.00)	
Less Concessions	-	
Effective Gross Rent	-	\$222,558.00
Less: Operating Expenses	-	
Property Taxes	\$16,131.10	
Mangement Expenses	\$14,973.87	
Insurance	\$14,822.00	
Maintenance	\$19,344.54	
Administrative	\$10,096.42	
Other	-	-
Total Operating Expenses	\$75,367.93	
CAP X	-	\$75,367.93
Net Operating Income	-	\$147,190.07

MARKET

REVENUE	YEAR 1 - Current	
Gross Potential Income	-	\$255,660.00
Add Other Revenues	-	\$2,556.60
Less Vacancy	\$(5,113.20)	
Less Concessions	-	
Effective Gross Rent	-	\$253,103.40
Less: Operating Expenses	-	
Property Taxes	\$16,131.10	
Mangement Expenses	\$15,186.20	
Insurance	\$14,822.00	
Maintenance	\$19,344.54	
Utilities	\$10,096.42	
Other	-	
Total Operating Expenses	\$75,580.26	
CAP X	-	\$75,580.26
Net Operating Income	-	\$177,523.14

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.





CONTACTS



David Katz, CCIM

970.481.5808

dkatz@wapointRE.com



Jack Chunko

970.213.5063

jchunko@wapointRE.com

© 2025 Waypoint Real Estate. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.