

7 Units
100% Occupancy
Zero Deferred Maintenance

FOR SALE
\$3,080,274

Turn-key Northern Colorado Portfolio 4 Single-Family Homes | 3 Townhomes

Seven-unit acquisition defines "turnkey." Unlike standard bulk offerings, these assets have been under rigorous, proactive stewardship with a strict zero-deferred-maintenance policy. From mechanical systems to structural integrity, every property is in peak condition, offering a seamless transition and immediate performance in a high-demand corridor.



Listing Agents Contact



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970 - 518 - 7802

[CollectiveNoCoProperties.com](https://www.CollectiveNoCoProperties.com)

PROPERTY BREAKDOWN

656 Foxtail Way, Severance (SFH)

5 Bed / 3.5 Bath | 1,814 SqFt | Built 2005
Current Rent: \$2,600 | Market Rent: \$2,915

6801 Meade Street, Wellington (SFH)

3 Bed / 2 Bath | 1,365 SqFt | Built 2013
Current Rent: \$2,200 | Market Rent: \$2,437

4602 Binfield Drive, Windsor (SFH)

3 Bed / 2.5 Bath | 2,319 SqFt | Built 2020
Current Rent: \$3,300 | Market Rent: \$3,400

229 Pennsylvania Street, Ft Collins (SFH)

3 Bed / 2 Bath | 1,596 SqFt | Built 1958
Current Rent: \$2,300 | Market Rent: \$2,595

5260 Cornerstone Drive, Ft Collins (TH)

2 Bed / 2.5 Bath | 1,422 SqFt | Built 2001
Current Rent: \$2,375 | Market Rent: \$2,613

330 Sundance Circle N A401, Ft Collins (TH)

3 Bed / 2 Bath | 1,296 SqFt | Built 1980
Current Rent: \$2,230 | Market Rent: \$2,300

2602 Timberwood Dr #42, Ft Collins (TH)

2 Bed / 2 Bath | 1,132 SqFt | Built 1996
Current Rent: \$2,195 | Market Rent: \$2,415

Information contained herein is not guaranteed. Potential purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.



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INVESTMENT HIGHLIGHTS

Turnkey Efficiency:

Stabilized 7-unit portfolio with 100% occupancy across Northern Colorado.

Meticulous Maintenance:

Zero-deferred-maintenance.

Immediate Revenue Upside:

Significant gap between current rents and market rates for an immediate annual NOI lift.

Prime Locations:

High-growth, high-barrier markets ensuring appreciation and low vacancy risk.

Streamlined Acquisition:

Efficient single-asset transaction for all 7 doors; ideal for 1031 Exchanges.

Monthly Rental Revenue: Current vs. Market Potential

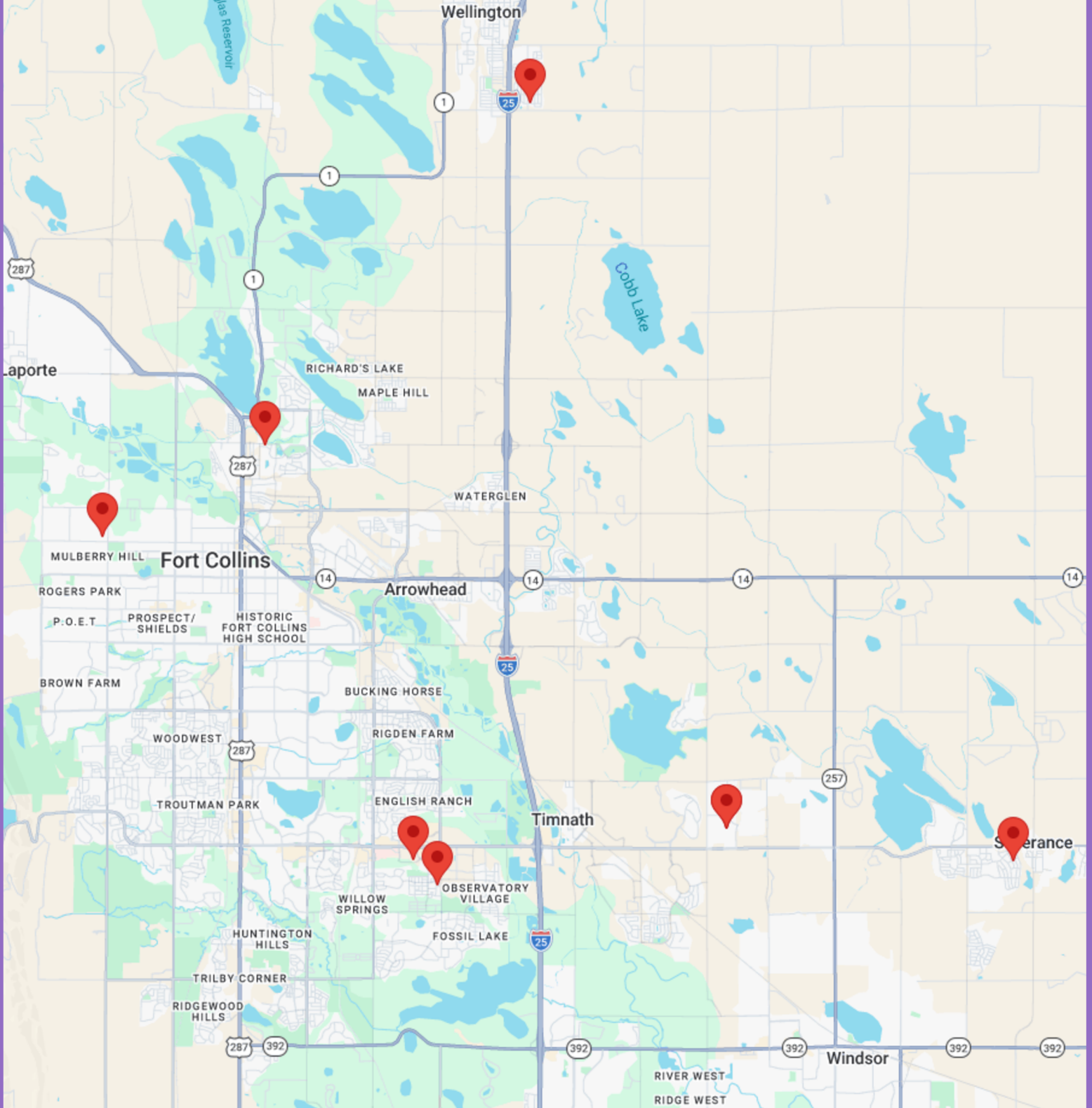


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MAP LOCATION



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