

A 3D architectural rendering of a row of five townhomes. The townhomes feature a mix of colors: red, green, blue, and tan. They have gabled roofs with dark shingles and large windows. Some units have balconies with wooden railings. The townhomes are set in a lush, green environment with trees and a paved walkway. In the background, there are large, forested mountains under a clear sky. Several people are shown walking on the path and standing on the balconies to provide a sense of scale.

# CREEKWALK TOWNHOMES

467 - 471 El Paso Blvd Manitou Springs, CO 80829

# CREEKWALK TOWNHOMES

## EXECUTIVE SUMMARY

YOC	TOTAL UNITS	TOTAL ACRES	AVERAGE SF/UNIT	GARAGE SF/UNIT
<b>2006</b>	<b>8</b>	<b>1.24</b>	<b>1,623</b>	<b>1,336</b>

**Sale Price: \$5,192,000**



In a place where diverse interests intermingle with urban life, Creekwalk Townhomes manage to combine mountain ruggedness with contemporary sophistication creating a brilliant balance between recreation and retreat. These eight exclusive townhomes are wrapped with the scenery of tall cottonwoods, the tranquil Fountain Creek, and breathtaking mountainscapes - a haven in the heart of Manitou Springs. Creekwalk Townhomes provide convenience to eclectic shops, cafes, and art galleries of Historic Manitou Springs, the walking trails of Garden of the Gods, and quick access to expansive Rocky Mountains.

# THE OFFERING

## CREEKWALK TOWNHOMES

The Equity Group is pleased to present Creekwalk Townhomes, an eight-unit townhome community located at 467 – 471 El Paso Blvd in Manitou Springs, Colorado, just minutes from Downtown Colorado Springs. Built in 2006, the property sits on approximately 1.24 acres and consists of two facing rows of four townhomes each.

The average unit is 1,623 square feet. The property currently generates annual rental income of \$290,000 and is 100% occupied.

Located in Manitou Springs, a highly desirable and supply-constrained submarket near Garden of the Gods, the Rocky Mountains, and Downtown Colorado Springs, the property benefits from strong rental demand driven by the area's historic charm, walkability, and proximity to outdoor recreation and employment centers.

**Location: 467 - 471 El Paso Blvd. Manitou Springs, CO 80829**

**The offering presents an attractive opportunity for investors seeking a 1031 exchange.**

**A rare opportunity to acquire luxury-style townhomes in a quiet, creekside environment, offering superior quality at a highly competitive price.**

# PROJECTED INCOME GROWTH

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Year	2026	2027	2028	2029	2030	2031
Rents Income	\$275,380	\$303,530	\$312,200	\$323,136	\$329,599	\$336,191
Utility Income	\$6,240	\$6,365	\$6,492	\$6,589	\$6,721	\$6,856
Trash & Courtyard Income	\$9,024	\$9,204	\$9,389	\$9,529	\$9,720	\$9,914
<b>Total Income</b>	<b>\$290,644</b>	<b>\$319,099</b>	<b>\$328,081</b>	<b>\$339,255</b>	<b>\$346,040</b>	<b>\$352,961</b>
<b>Total Expenses/Year</b>	<b>\$99,272</b>	<b>\$100,761</b>	<b>\$102,272</b>	<b>\$103,807</b>	<b>\$105,364</b>	<b>\$106,944</b>
<b>Net Operating Income (NOI)</b>	<b>\$190,530</b>	<b>\$218,338</b>	<b>\$225,808</b>	<b>\$235,448</b>	<b>\$240,676</b>	<b>\$246,017</b>
<b>Cap Rate</b>	<b>3.67%</b>	<b>4.21%</b>	<b>4.35%</b>	<b>4.53%</b>	<b>4.64%</b>	<b>4.74%</b>

Creekwalk Townhomes represents a compelling investment opportunity characterized by strong in-place income and significant upside potential. The asset offers clear opportunities to enhance operational efficiency, including potential optimization of operating expenses, positioning it for improved overall performance. Distinguished by its quality, location, and pricing, the property stands as a superior offering within the market, combining stability with meaningful value-add potential and long-term appreciation.

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# DISPOSITION & VALUE ANALYSIS

## Individual Unit FMV Valuations

Unit 1	\$600,000
Unit 2	\$649,000
Unit 3	\$649,000
Unit 4	\$698,000
Unit 5	\$600,000
Unit 6	\$649,000
Unit 7	\$649,000
Unit 8	\$698,000

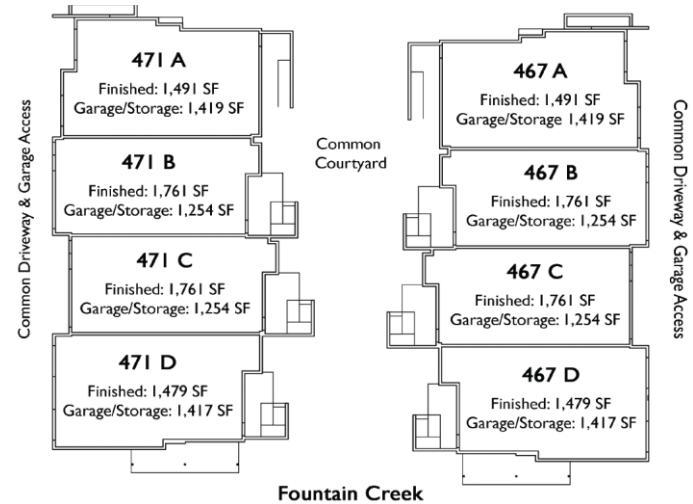
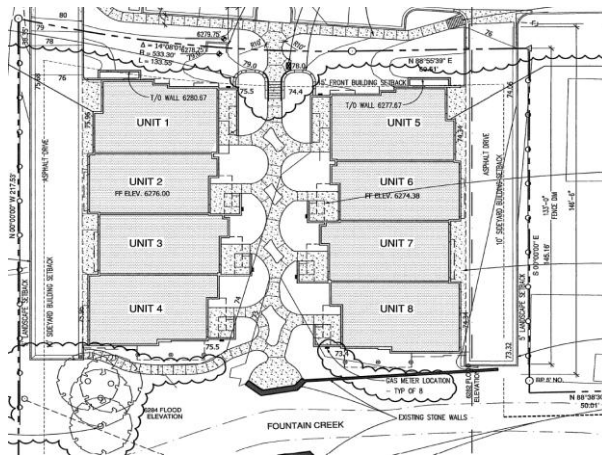
**Total** **\$5,192,000**

## Key Investment Metrics

Occupancy	100%
Average Price per SF	\$400
Average SF	1,623
Average Price per Unit	\$649,000

## Fee Simple Valuation Summary

Average Valuation per Unit	\$649,000
Value	\$5,192,000



# SMART CHOICE



## SMART LIFESTYLE



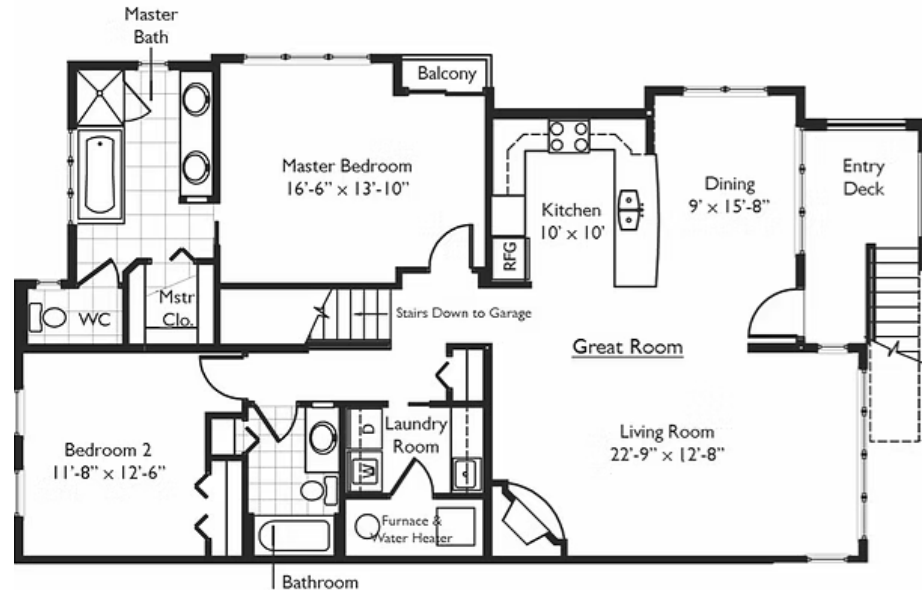
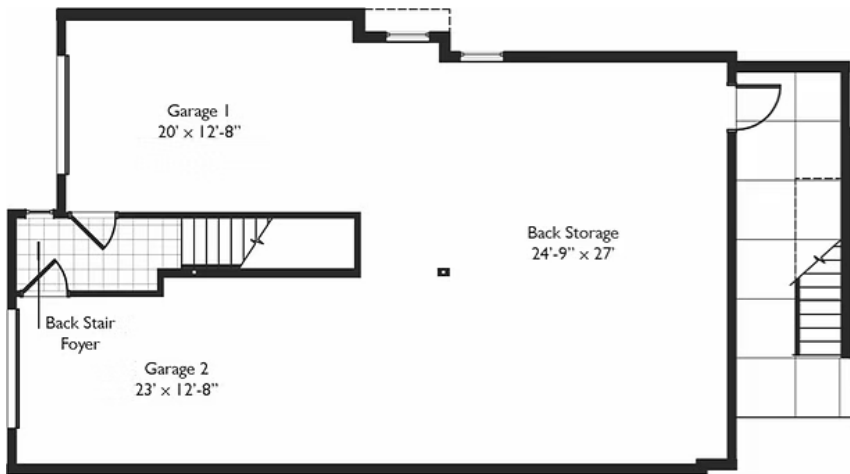
These mountain contemporary townhomes boast secluded living, abundant storage, easy access to outdoor escapes, and close boutique shopping in Manitou & Old Colorado City. With upscale features such as central air, private outdoor living spaces along Fountain Creek, and maintenance free exteriors, Creekwalk Townhomes fits the lifestyle and interests of artists and outdoor enthusiasts alike.



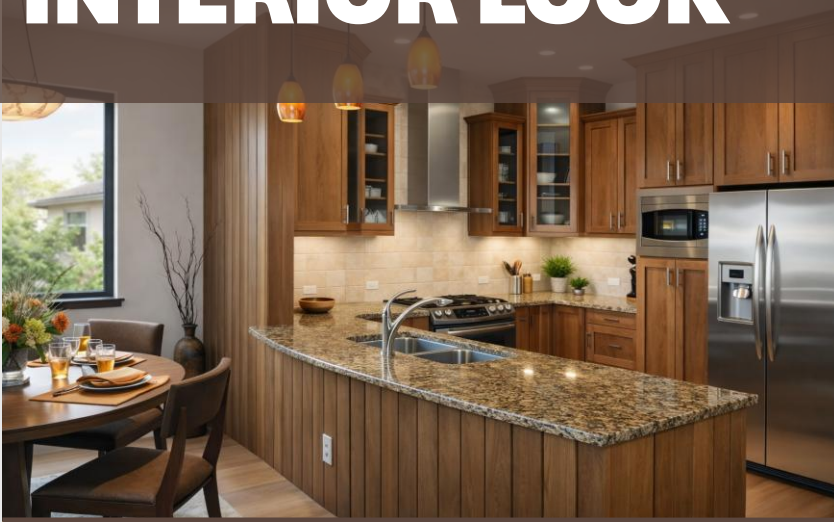
## SMART LOOKING

Whether you desire to live close to the mountains, are seeking to minimize your maintenance burden, or are considering a second home, Creekwalk Townhomes will not only meet your needs, but also seek to fulfill your dream. Become part of Manitou Springs and allow Creekwalk Townhomes to redefine your standard of living. Spend less time maintaining your house and more time enjoying your beautiful surroundings.

## CREEKWALK FLOORPLANS



# INTERIOR LOOK



# CREEKWALK TOWNHOMES



## 8-UNIT GARDEN-STYLE TOWNHOMES

### SMART LOOKING

With natural landscaping, a fresh color palette, and aesthetic & durable materials, Creekwalk Townhomes offer casual functionality coupled with elegant style. The large window configurations allow natural light to penetrate deep into each townhome. Spacious rooms collaborate with environmentally conscious architecture to create eight uniquely comfortable living spaces.





CREEKWALK  
TOWNHOMES