

FOR SALE



223 MAIN ST, MEEKER, CO 81641



SUBSTANTIAL RENT UPSIDE — NEARLY 45% BELOW MARKET AT STABILIZATION

ASKING PRICE

\$615,000

OFFERING TYPE

SFH + Triplex

IDEAL FOR

**Owner/Occupant or
Investor**

A rare owner/occupant opportunity in the heart of Meeker, Colorado.

Pinnacle Real Estate Advisors is pleased to present the opportunity to acquire 223 Main Street, a unique offering in Meeker, CO combining a single family home with an income-producing triplex on one lot.

An incoming owner can live in the main house while the triplex helps offset the mortgage — making this a perfect owner/occupant investment — or operate all four units as a single rental portfolio. Current in-place rents sit well below today's Meeker market, offering substantial upside for an incoming owner.

FOR MORE INFORMATION, PLEASE CONTACT

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THE OFFERING

223 MAIN STREET · INVESTMENT SUMMARY

223 Main Street pairs a single family home with a three-unit income property on one lot in downtown Meeker — a layout that works equally well for an owner-occupant looking to offset their mortgage or an investor building a small rental portfolio.

Every unit on the property is currently rented below today's market. As leases turn, in-place rents have room to climb toward stabilized levels, creating a clear, near-term path to increased cash flow without new construction or major capital improvements.

At full stabilization, the property is projected to produce **\$5,200/month** in combined rent — a **44.8% increase** over current in-place income.

\$615K

ASKING PRICE

\$5,200

STABILIZED RENT / MO

4

TOTAL UNITS

+44.8%

UPSIDE VS. CURRENT

SINGLE FAMILY HOME		
Current Tenant		Occupied
Current → Market		\$1,790 → \$2,500/mo

TRIPLEX — RENT UPSIDE		
Unit #1		\$480 → \$900/mo
Unit #2		\$690 → \$900/mo
Unit #3		\$630 → \$900/mo
Total (3 Units)		\$1,800 → \$2,700/mo



Owner/Occupant Friendly

Live in the SFH while triplex income helps offset the mortgage.

Below-Market Across the Board

All four units currently rent below today's Meeker market.

Downtown Location

Walking distance to Main Street shops, dining, and the White River.

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LOCATION OVERVIEW

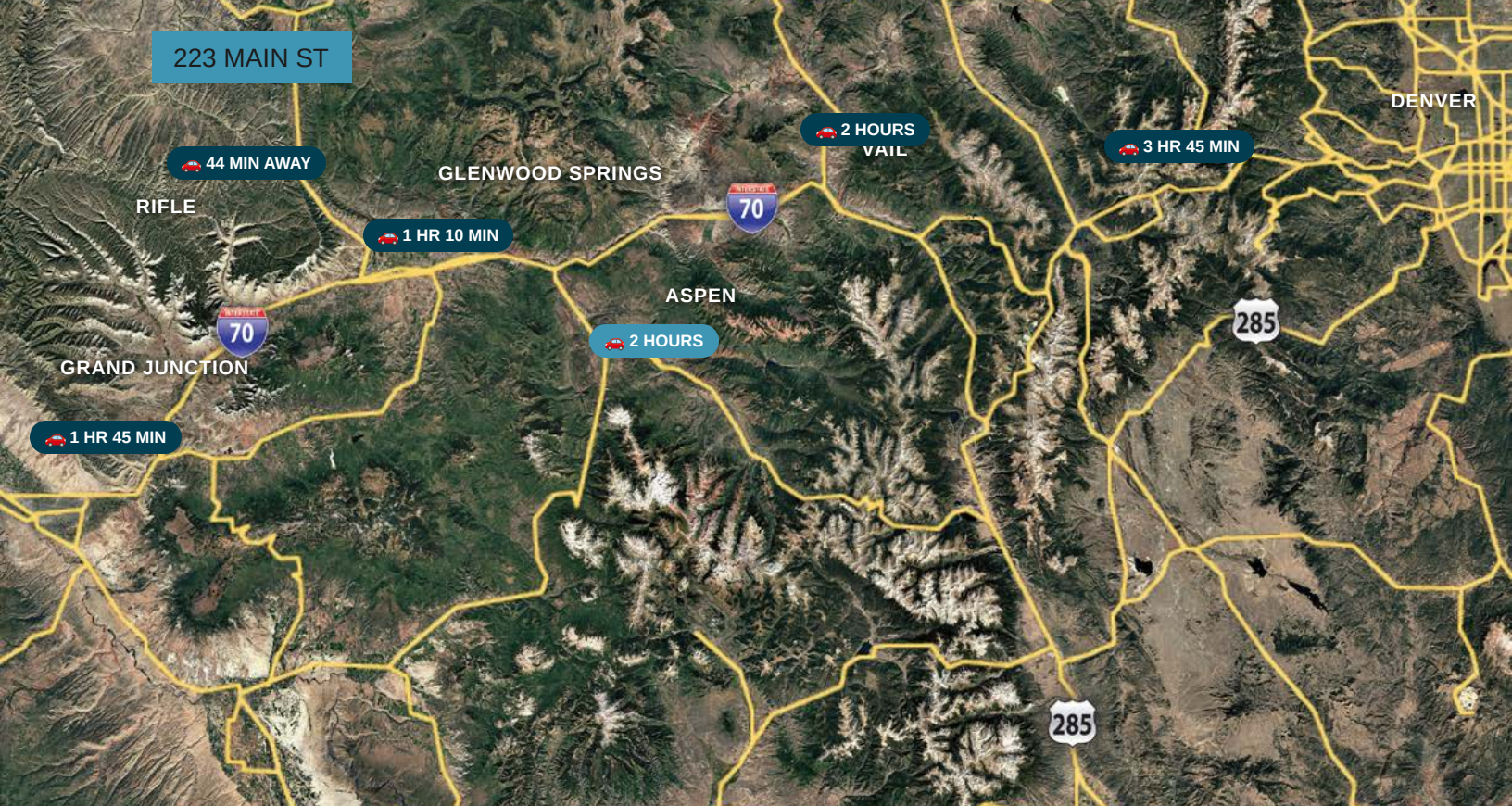
Meeker, Colorado is a historic Western Slope community and the county seat of Rio Blanco County, situated along the White River in northwest Colorado. Surrounded by expansive public lands and scenic mountain landscapes, the community serves as a regional center for agriculture, energy, tourism and outdoor recreation. Its proximity to the White River National Forest and Flat Tops Wilderness provides convenient access to hunting, fishing, hiking, camping, snowmobiling and other year-round activities. Meeker's small-town character, established local economy and access to some of Colorado's most notable outdoor destinations make it a distinctive community within the Western Slope.

2,580	\$66,548	350+ mi	82 mi
POPULATION	MEDIAN HH INCOME	MAINTAINED AREA TRAILS	FLAT TOPS SCENIC BYWAY

REGIONAL ECONOMIC BASE · AGRICULTURE · ENERGY · TOURISM

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223 Main Street combines rare owner/occupant flexibility with below-market in-place rents in a growing Western Slope community — a package that's difficult to find and priced to move. A full investment analysis, including unit-by-unit financials, is available on request.

223 MAIN ST

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DISCLAIMER

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Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

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