

McConnell 7 Plex

APT #	NAME	# Bdrm	# Bth	Original Lease date	LEASE Expire	Current Rent	Utility Fee	Total Income	Annual Income
3328 McConnell		3	1.5			\$1,450.00	\$60.00	\$1,510.00	\$18,120.00
3330 McConnell		3	1.5			\$1,400.00	\$60.00	\$1,460.00	\$17,520.00
3332 McConnell		3	1.5			\$1,400.00	\$60.00	\$1,460.00	\$17,520.00
3334 McConnell		3	1.5			\$1,400.00	\$60.00	\$1,460.00	\$17,520.00
3336 McConnell		3+	1			\$1,400.00	\$60.00	\$1,460.00	\$17,520.00
3338 McConnell		3	1			\$1,400.00	\$60.00	\$1,460.00	\$17,520.00
3340 McConnell		4	1.5			\$1,799.00	\$60.00	\$1,859.00	\$22,308.00
Total						\$10,249.00	\$420.00	\$10,669.00	\$128,028.00

Appliances Included	Dishwasher	Stove	Refrigerator	Washer/dryer	Garage Space	Proforma Rent	
3328 McConnell	yes	yes	yes	yes	1	\$1,750.00	
3330 McConnell	yes	yes	yes	no	1	\$1,750.00	
3332 McConnell	yes	yes	yes	no	1	\$1,750.00	
3334 McConnell	yes	yes	yes	no	1	\$1,750.00	
3336 McConnell	yes	yes	yes	no	1	\$1,650.00	
3338 McConnell	yes	yes	yes	no	1	\$1,650.00	
3340 McConnell	yes	yes	yes	no	carport	\$1,800.00	
Gross Operating Income						\$12,100.00	\$145,200.00

Expenses	Gross Proforma Income
Management	\$ 12,342.00
Appliances	\$ 115.00
Landscaping	\$ 1,030.00
Plumbing	\$ 585.19
Repairs/Maintenance	\$ 2,804.97
Sprinklers	\$ 75.00
Trash	\$ 5,417.09
Utilities	\$ 6,838.55
Taxes	\$ 8,426.49
Total Expense	\$ 37,634.29
NOI	\$ 107,565.71

Cap Rate	Current	Proforma
8.5% mgmt fee	\$ 5.19	\$ 5.98

Numbers believed accurate but not guaranteed. Buyer should verify and use his/her judgement to determine feasibility of the property.



Dane Brandt-Broker 970-222-4000 Cell
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 1504 W Prospect, Ft Collins, Co 80526

McConnell Management Trust
Profit and Loss
January - December 2023

	3328 MCCONNELL	3330 MCCONNELL	3332 MCCONNELL	3334 MCCONNELL	3336 MCCONNELL	3340 MCCONNELL	3340 MCCONNELL	3340 MCCONNELL	3340 MCCONNELL	TOTAL
Income										
Late Fees	50.00	0.00	0.00	61.00	0.00	0.00	0.00	0.00	0.00	\$111.00
Pat fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$598.00
Rental	14,264.37	13,407.49	14,599.08	13,551.88	14,282.97	598.00	14,919.97	18,845.75	0.00	\$103,871.51
Utility Reimbursement	1,212.97	1,436.94	1,066.89	1,047.06	1,212.97	1,251.54	763.92	0.00	0.00	\$7,992.29
Total Income	\$15,527.34	\$14,844.43	\$15,665.97	\$14,659.94	\$16,093.94	\$16,171.51	\$19,609.67	\$0.00	\$0.00	\$112,572.80
GROSS PROFIT	\$15,527.34	\$14,844.43	\$15,665.97	\$14,659.94	\$16,093.94	\$16,171.51	\$19,609.67	\$0.00	\$0.00	\$112,572.80
Expenses										
Appliance	0.00	245.34	0.00	0.00	0.00	0.00	327.00	0.00	0.00	\$572.34
Electrical	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$115.00
Landscaping and Groundskeeping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$1,030.00
Owners Draw	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$95,267.23
Plumbing	0.00	480.23	0.00	0.00	0.00	104.96	0.00	0.00	0.00	\$585.19
Property Management Fees	1,279.69	1,206.67	1,280.75	1,326.21	1,276.00	1,322.04	1,675.32	0.00	0.00	\$9,366.68
Repairs and Maintenance	0.00	497.00	0.00	0.00	559.00	0.00	448.97	0.00	0.00	\$2,804.97
Sprinklers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$75.00
Trash Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$5,417.09
Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$6,838.55
Total Expenses	\$1,279.69	\$2,429.24	\$1,280.75	\$1,326.21	\$1,835.00	\$1,427.00	\$2,451.29	\$110,042.87	\$122,072.05	\$8,499.25
NET OPERATING INCOME	\$14,247.65	\$12,415.19	\$14,385.22	\$13,333.73	\$14,258.94	\$14,744.51	\$17,158.38	\$-110,042.87	\$-8,499.25	\$-8,499.25
NET INCOME	\$14,247.65	\$12,415.19	\$14,385.22	\$13,333.73	\$14,258.94	\$14,744.51	\$17,158.38	\$-110,042.87	\$-8,499.25	\$-8,499.25

McConnell Management Trust
Profit and Loss
January - March, 2024

	3328 MCCONNELL	3330 MCCONNELL	3332 MCCONNELL	3334 MCCONNELL	3336 MCCONNELL	3338 MCCONNELL	3340 MCCONNELL	MCCONNELL	TOTAL
Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rental	3,470.00	3,410.00	2,833.25	2,590.00	3,518.00	2,496.00	3,396.00	0.00	\$21,713.25
Utility Reimbursement	180.00	210.00	180.00	180.00	90.00	180.00	180.00	0.00	\$1,200.00
Total Income	\$3,650.00	\$3,620.00	\$3,013.25	\$2,770.00	\$3,608.00	\$2,676.00	\$3,876.00	\$0.00	\$23,213.25
Expenses	0.00	0.00	0.00	0.00	2,327.00	0.00	0.00	0.00	\$2,327.00
Appliances	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$130.00
Electrical	0.00	130.00	0.00	0.00	0.00	0.00	0.00	0.00	\$130.00
Furnace	0.00	89.00	0.00	0.00	0.00	0.00	0.00	0.00	\$179.00
Landscaping and Groundskeeping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$356.00
Owners Draw	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$300.00
Plumbing	0.00	376.92	0.00	0.00	0.00	58.00	0.00	0.00	\$20,759.16
Property Management Fees	190.74	80.10	221.00	233.10	311.16	221.00	303.82	0.00	\$376.92
Repairs and Maintenance	206.00	0.00	151.00	0.00	120.00	0.00	0.00	0.00	\$1,560.92
Trash Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$477.00
Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$758.18
Total Expenses	\$966.74	\$676.02	\$972.00	\$233.10	\$2,758.16	\$279.00	\$303.82	\$24,071.25	\$29,090.06
NET OPERATING INCOME	\$3,253.26	\$2,943.98	\$2,641.25	\$2,536.90	\$849.84	\$2,397.00	\$3,572.18	\$-24,071.25	\$-5,876.84
NET INCOME	\$3,253.26	\$2,943.98	\$2,641.25	\$2,536.90	\$849.84	\$2,397.00	\$3,572.18	\$-24,071.25	\$-5,876.84

Building Improvements

3328 MCCONNELL DR THRU LAPORTE, CO 80535

Parcel #: 9829327013 Schedule #: 1140396 Account #: R1140396

View Building ID: 1 2

Building ID:	1
Address	3328 MCCONNELL DR THRU
Property Type:	Multiple Unit
Built As:	Apartment <= 3 Stories
Occupancy:	Apartment w/4-8 Units
Year Built from:	1978
Quality:	Average
Condition:	Average
Exterior:	Frame Siding
Interior:	Drywall
Heat	Hot Water Baseboard
Roof Type:	Gable
Roof Cover:	Composition Shingle
Foundation:	Concrete
Rooms:	0
Bedrooms:	22
Baths:	13.00
Units:	7
Stories:	2.00
Total Above Grade Sq Ft*:	7,258

* Total Above Grade Sq Ft for Split Level and Bi Level homes includes garden level areas

Property Attributes & Descriptions

Attribute	Attribute Description
Topography/Shape	Level
Land	Standard
City Limit**	LAPORTE
Emissions**	Gasoline and Diesel

* Land Attribute Standard includes: Natural Gas, Public Water, Public Sewer, Electricity, Public Streets, Sidewalks, Streetlights and Curb & Gutter

** "City Limit" and "Emissions" data is information not provided by the Assessor's Office and has no influence on a property's valuation.

Building Detail Type & Description

Detail	Description	Units
Balcony	Wood Wood Fin	112
Balcony	Wood Wood Fin	112
Balcony	Wood Wood Fin	119
Fixture	Bath 1/2	6
Fixture	Bath Full	7
Garage	Detached	576
Porch	Open Slab	70
Porch	Open Slab	70
Porch	Open Slab	112
Porch	Open Slab	112
Porch	Open Slab	119
Porch	Open Slab	154
Porch	Open Slab	154

Building Improvements

3328 MCCONNELL DR THRU LAPORTE, CO 80535

Parcel #: 9829327013 Schedule #: 1140396 Account #: R1140396

View Building ID: 1 2

Building ID:	2
Address	3328 MCCONNELL DR
Property Type:	Multiple Unit
Built As:	Apartment <= 3 Stories
Occupancy:	Apartment w/4-8 Units
Year Built from:	1978
Quality:	Average
Condition:	Average
Exterior:	Frame Siding
Interior:	Drywall
Heat	Hot Water Baseboard
Roof Type:	Gable
Roof Cover:	Composition Shingle
Foundation:	Concrete
Rooms:	0
Bedrooms:	3
Baths:	1.00
Units:	1
Stories:	2.00
Total Above Grade Sq Ft*:	1,152

* Total Above Grade Sq Ft for Split Level and Bi Level homes includes garden level areas

Property Attributes & Descriptions

Attribute	Attribute Description
Topography/Shape	Level
Land	Standard
City Limit**	LAPORTE
Emissions**	Gasoline and Diesel

* Land Attribute Standard includes: Natural Gas, Public Water, Public Sewer, Electricity, Public Streets, Sidewalks, Streetlights and Curb & Gutter

** "City Limit" and "Emissions" data is information not provided by the Assessor's Office and has no influence on a property's valuation.

Building Detail Type & Description

Detail	Description	Units
Balcony	Wood Wood Fin	140
Fixture	Bath Full	1
Garage	Attached	1,152