

Seven Rustic Cabins in Woodland Park, CO

PRICE: \$950,000

1052 W US HWY 24,
Woodland Park, CO
80863

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PROPERTY SUMMARY

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Property Summary

Rented Units:	7
Available Units:	8
Price:	\$950,000
Lot Size:	170,799 SF
Rentable SF:	3,120
Type:	MultiFamily

Property Overview

Eight cabins on a hill in Woodland Park, Colorado, seven of which are fully leased and locally managed. The eighth cabin is just a shell. Water is provided by cistern, with a septic and leach field. All units are heated with wood burning stoves, complimented by electric baseboard heaters.

Location Overview

Woodland Park, Colorado is the most populous municipality in Teller County. Seventeen miles from Colorado Springs, Woodland Park is surrounded by the million acre Pike National Forest and is one of the closest cities to Pikes Peak. Though quaint and relatively rugged, Woodland Park does have major grocery stores and restaurants you'd expect from a city.

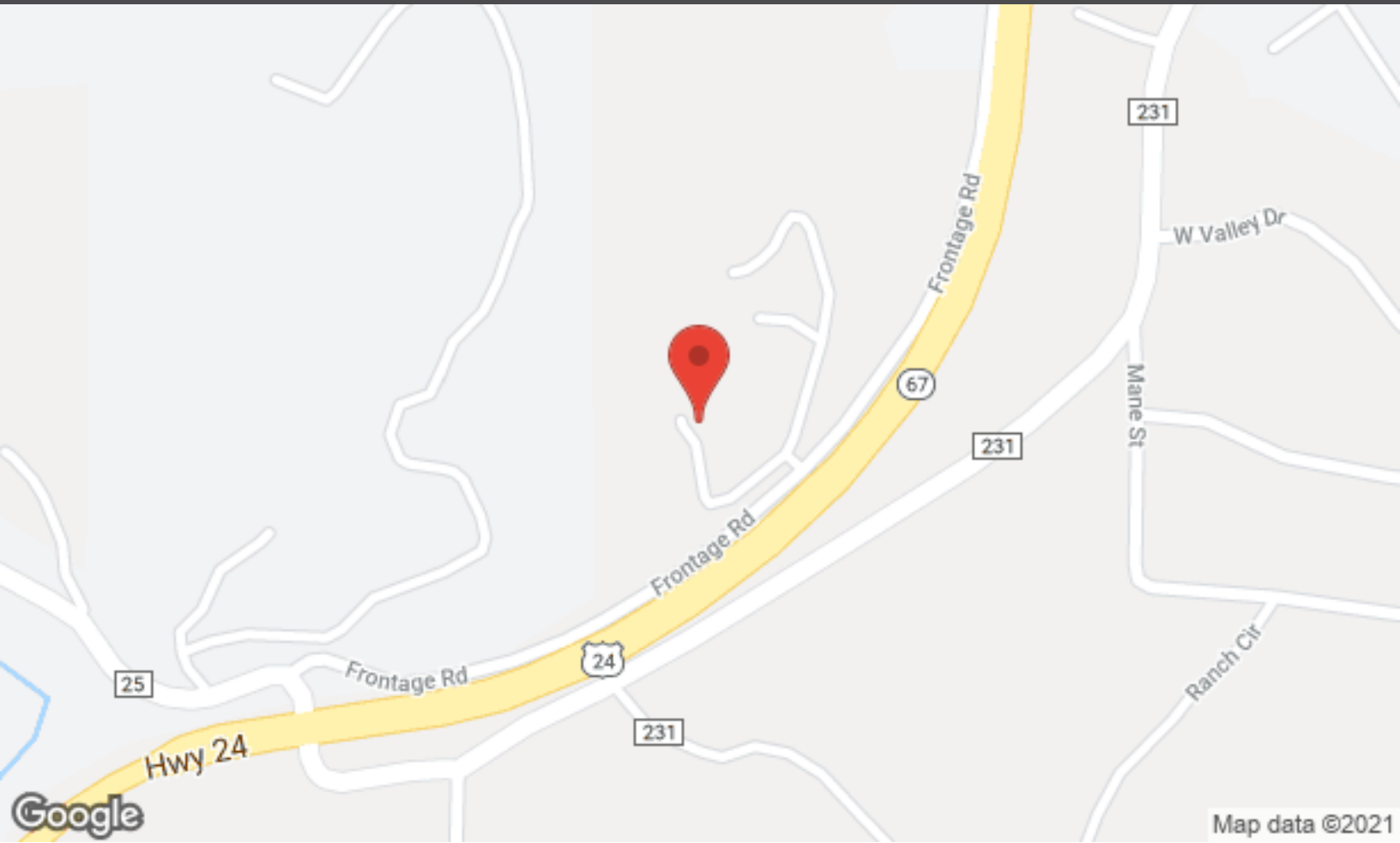
REGIONAL MAP

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LOCATION MAP

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AERIAL MAP

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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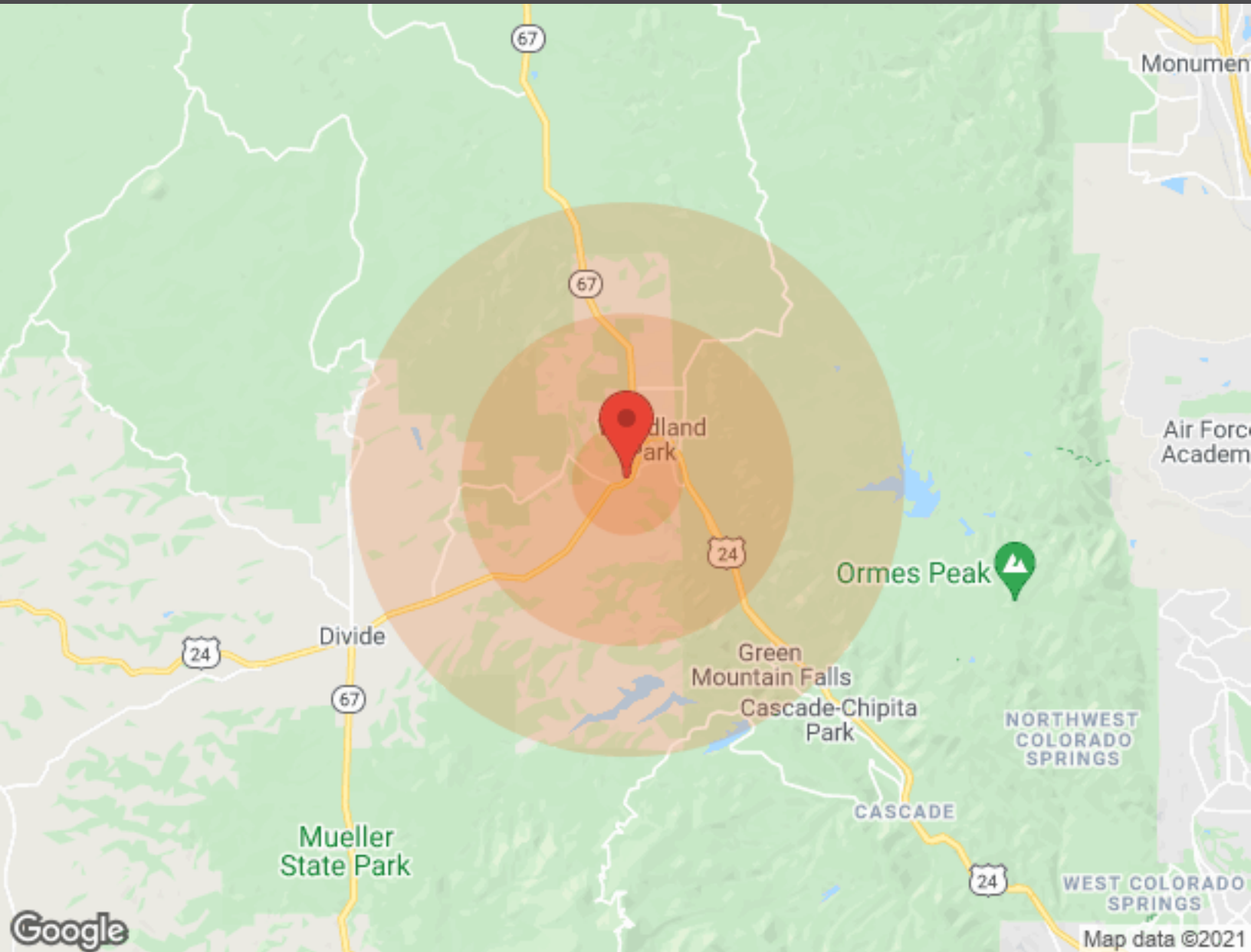
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	375	4,200	5,774
Female	384	4,171	5,761
Total Population	759	8,371	11,535

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	110	1,305	1,822
Ages 15-24	99	1,124	1,552
Ages 55-64	135	1,444	1,991
Ages 65+	79	1,451	2,048

Race	1 Mile	3 Miles	5 Miles
White	748	8,136	11,270
Black	N/A	1	1
Am In/AK Nat	N/A	14	14
Hawaiian	N/A	N/A	N/A
Hispanic	8	219	276
Multi-Racial	18	420	478

Income	1 Mile	3 Miles	5 Miles
Median	\$52,813	\$58,878	\$58,878
< \$15,000	22	255	388
\$15,000-\$24,999	9	285	391
\$25,000-\$34,999	84	330	412
\$35,000-\$49,999	63	516	691
\$50,000-\$74,999	132	599	779
\$75,000-\$99,999	8	500	648
\$10,000-\$149,999	31	720	1,021
\$150,000-\$199,999	N/A	148	277
> \$200,000	N/A	86	108

Housing	1 Mile	3 Miles	5 Miles
Total Units	390	3,794	5,437
Occupied	339	3,320	4,573
Owner Occupied	224	2,578	3,578
Renter Occupied	115	742	995
Vacant	51	474	864

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



ANNUAL PROPERTY OPERATING DATA

Seven Rustic Cabins in Woodland Park, CO
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Description Year Ending	Year 1 12/2020
Income	
Rental Income	\$80,580
Gross Scheduled Income	\$80,580
Turnover Vacancy	(\$4,014)
Gross Operating Income	\$76,566
Expenses	
Speed Analysis Expenses	(\$30,149)
Total Operating Expenses	(\$30,149)
Operating Expense Ratio	39.38%
Net Operating Income	\$46,417

CASH FLOW ANALYSIS

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Before-Tax Cash Flow Year Ending	Year 1 12/2020
Before-Tax Cash Flow	
Gross Scheduled Income	\$80,580
Turnover Vacancy	(\$4,014)
Total Operating Expenses	(\$30,149)
Net Operating Income	\$46,417
Loan Payment	\$0
Before-Tax Cash Flow	\$46,417
Cash-On-Cash Return	4.89%

BASE RENT REPORT

Seven Rustic Cabins in Woodland Park, CO
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Description Year Ending	Year 1 12/2020
1 Cabin	\$8,700
2 Cabin	\$12,000
3 Cabin	\$13,140
4 Cabin	\$11,940
5 Cabin	\$10,800
6 Cabin	\$12,000
7 Cabin	\$12,000
Total Income	\$80,580

Acquisition Costs

Purchase Price, Points and Closing Costs	\$950,000
Investment - Cash	\$950,000

Investment Information

Purchase Price	\$950,000
Price per Unit	\$135,714
Price per SF	N/A
Expenses per Unit	(\$4,307)

Income, Expenses & Cash Flow

Gross Scheduled Income	\$80,580
Total Vacancy and Credits	(\$4,014)
Operating Expenses	(\$30,149)
Net Operating Income	\$46,417
Debt Service	\$0
Cash Flow Before Taxes	\$46,417

Financial Indicators

Cash-on-Cash Return Before Taxes	4.89%
Debt Coverage Ratio	N/A
Capitalization Rate	4.89%
Gross Rent Multiplier	11.79
Gross Income / Square Feet	\$0.00
Gross Expenses / Square Feet	\$0.00
Operating Expense Ratio	39.38%



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PROFESSIONAL BIO

Blake Allen is the owner/Broker of Allen Realty, a Client-Based Real Estate Brokerage in Manitou Springs, Colorado. Licensed for over 30 years, Blake is a member of the National Council of Exchangers which has bestowed upon him the Equity Marketing Specialist Designation since 2007. He is the current (and Past) President of the Pike's Peak Exchangers as well as Past President of the Colorado Creative Marketing Exchange, his state exchange organization. Blake has been on the Board of Directors for the National Council of Exchangers since 2018. Blake received the CCIM designation for Commercial Real Estate in October 2019.



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PROFESSIONAL BIO

Dave Sanchez is a Commercial Broker with over 30 years of real estate investment experience. From Investor to Broker, Dave can handle your real estate needs. Dave specializes in multifamily, industrial/self-storage as well as other asset classes with an emphasis on value-add properties. Dave has coached and provided consulting services to numerous Investors in buying their first real estate investment. He can also help you exchange into larger investment properties.