

# Property Details

CONTROL: Exclusive VALUE: \$1,550,000  
LOAN: \$990,000  
EQUITY: \$560,000

TITLE: Student Housing Fort Collins Colorado  
 TYPE: Multi-Family  
 HAVE: 5408 Square Foot Tudor Residence previously leased to a fraternity house. Close proximity to Colorado State University in a very nice area.  
 ADDRESS: 201 East Elizabeth Street, Fort Collins, Colorado  
 BENEFITS TO NEW OWNER: Very close proximity to the Colorado State University campus in a very good location Ideal for B&B, visiting parent or student housing (including scholarship, fraternity or sorority usage) and or special events.

GROSS SCHEDULED INCOME: \$45,000 Actual  
 VACANCY LOSS: \$0  
 GROSS EFFECTIVE INCOME: \$0  
 EXPENSES: \$10,500  
 NOI: \$34,500  
 DEBT SERVICE: \$86,000  
 CASH FLOW: \$-51,500  
 CAP RATE: 2.23%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$990,000	\$7,200	7%	10/31/2029	No

BENEFITS SOUGHT: Down and out or possible joint venture

MOTIVATION: High

REMARKS: Previously leased for \$16000/ month Oppty for higher & better use or conversion to duplex or SFR.

OWNER:

COUNSELOR: Ross Fellenstein Phone: 303-423-4669  
 14143 Denver West Parkway, Ste. 100 Cell: 303-905-3830  
 Golden, Colorado, 80401 Fax: 303-376-6144  
Email: rgf@rmi.net