

Investment Property for Sale

757 COUNTY ROAD 308, DUMONT, CO 80436

SELLER CARRY FINANCING BEING OFFERED!



Overview

Hoff & Leigh brings you a highly profitable mobile home park and covered land play with I-70 frontage and over 50,000 cars per day! The property is fully leased with annual lease agreements and rent increases; the property already generates \$96,747.60 in annual gross income with potential for increased growth. Recent renovations including a new roof on the cabin have the property primed and ready for a hands-off investor to collect checks. The property has 6 units total with 3 park owned mobile homes, 1 park owned cabin, and two lot rentals. As a covered land play, zoning allows for a variety of uses including restaurant, retail, office, and industrial. A short 40 min drive to downtown Denver and to the major ski resorts makes it ideal for ski town workers or even as short-term rentals. Call us today to take advantage of this rare opportunity! Seller will carry with following terms:

- 20% Down
- 8% Interest Rate
- 30 Year Fully Amortized With a 3 Year Balloon





For more info please text/call Michael (720) 683-0399 or Brandon (715) 512-0265

Hoff & Leigh listing website: <https://www.hoffleigh.com/listing/757-county-road-308/>

Highlights

- 50,000+ VPD
- Located in Dumont On High Traffic I-70 Frontage Road Between Denver and Ski Resorts
- Redevelopment Opportunity
- Well Water, City Sewer
- Current CAP Rate: 8.81%. Proforma CAP Rate: 9.25%
- NOI: \$78,902.36 (Including Vacancy & Management Fee)

Property Details

	Sales Price \$895,000	
	Park Owned Buildings 2,650 SF	
	Lot Size 119,616 SF	
		Zoning C-1

Rev: January 29, 2024

Our Network Is Your Edge

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Michael Crawford

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DEMOGRAPHICS



1,042

Population



Median Age



Average
Household Size

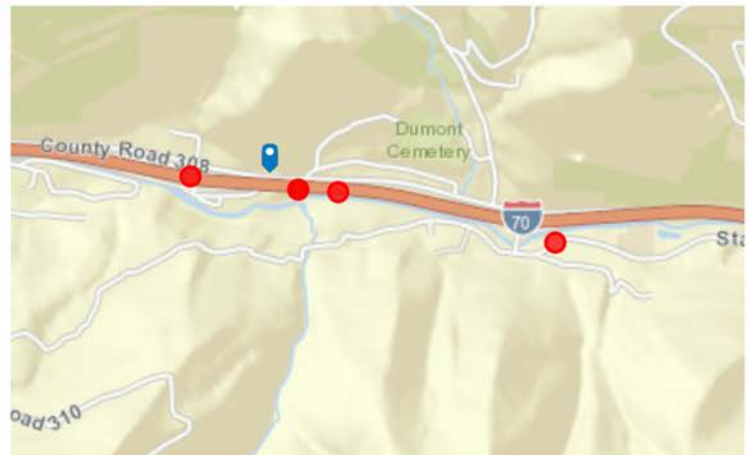


\$55,449

Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
County Rd308	43,923	0.1
County Rd308	51,357	0.1
County Rd308	43,923	0.2
County Rd308	33,000	0.2
Turkey Gulch Rd	816	0.7



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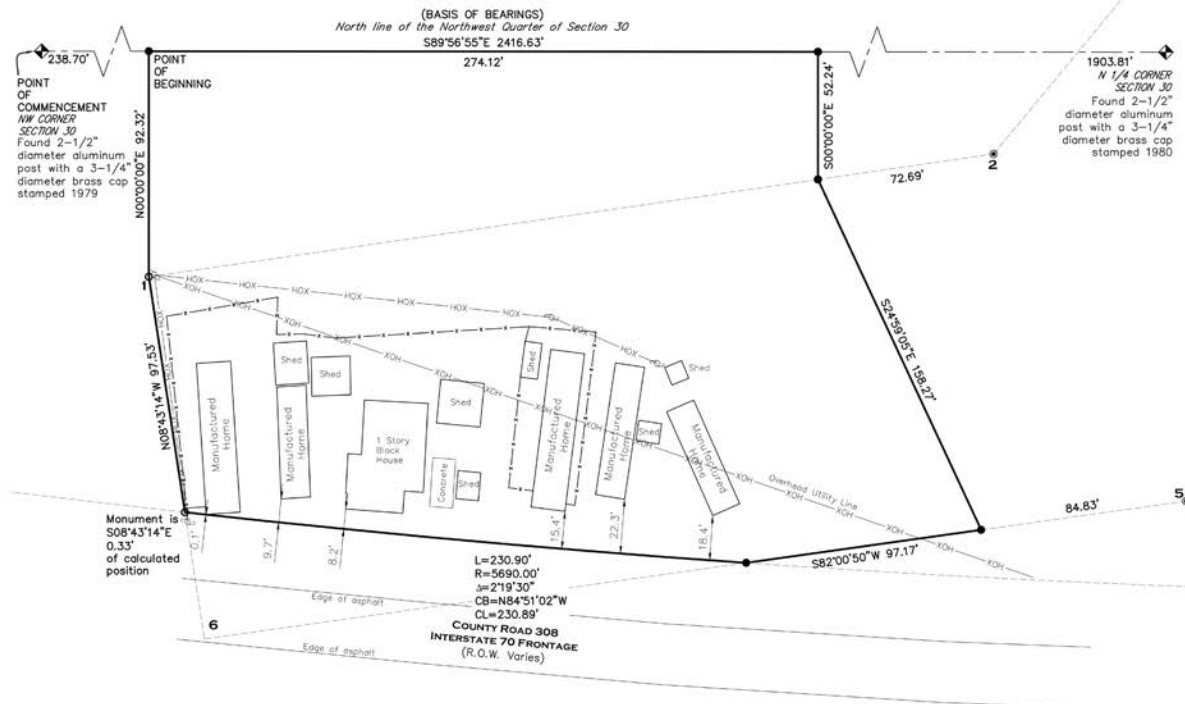
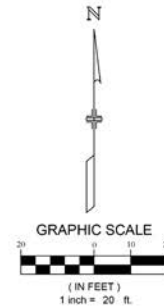
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ALTA/NSPS LAND TITLE SURVEY

A PART OF THE CRIMEA LODGE U.S. MINERAL SURVEY NO. 11441
LOCATED IN THE DOWNIEVILLE MINING DISTRICT AND
A PART OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF CLEAR CREEK, STATE OF COLORADO



VICINITY MAP
SCALE 1"=400'



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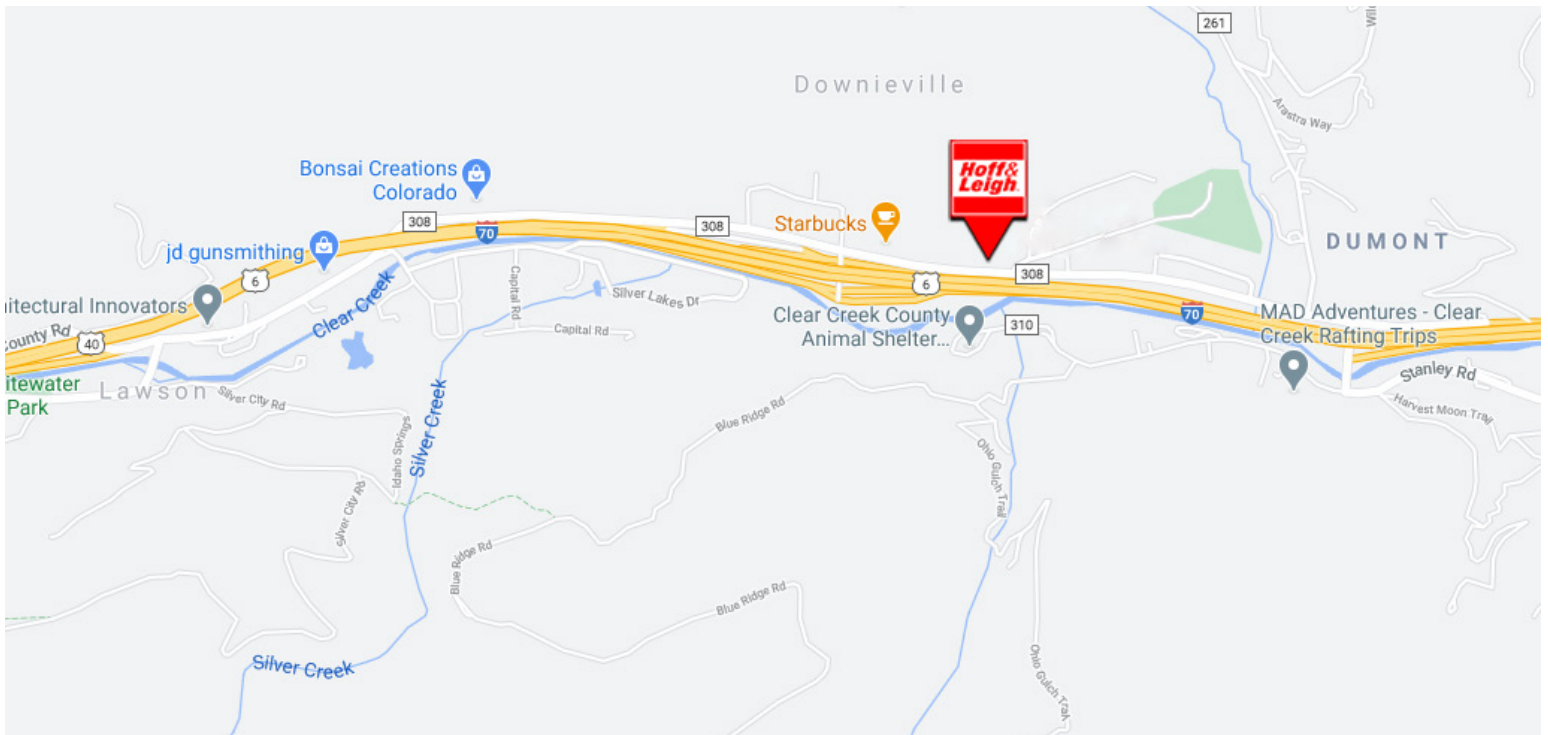
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Property APOD - 757 CR 308										
Suite	Tenant	Appx. SF	Current Monthly Rent	Mo Charges/Utilities	Rate (\$/SF)	% Share	Lease Expiration	Security Deposit	Proforma Market Rent	Proforma Delta
Unit 1	Tenant	924	\$ 1,475.00	\$ 121.00	19.16	16.4%	02/29/24	\$ 700.00	\$ 1,600.00	\$ 125.00
Unit 2	Tenant	1000	\$ 1,575.00	\$ 105.00	18.90	17.8%		\$ 1,575.00	\$ 1,600.00	\$ 25.00
Cabin	Tenant	850	\$ 1,600.00	\$ 146.00	22.59	15.1%		\$ 1,600.00	\$ 1,650.00	\$ 50.00
Unit 4	Lot Rent	924	\$ 640.00	\$ 121.00	8.31	16.4%	No End Date	\$ -	\$ 665.00	\$ 25.00
Unit 5	Tenant	1,000	\$ 1,375.00	\$ 121.00	16.50	17.8%	03/31/24	\$ 1,300.00	\$ 1,550.00	\$ 175.00
Unit 6	Lot Rent	924	\$ 640.00	\$ 121.00	8.31	16.4%	11/30/23	\$ -	\$ 665.00	\$ 25.00
Total		5,622	\$ 7,305.00	\$ 735.00	15.63	100.0%		\$ 5,175.00	\$ 7,730.00	\$ 425.00

Category	Current Financials	\$/SF	Proforma Financials	\$/SF
Annual Gross Rent	\$ 87,660.00	\$ 15.59	\$ 92,760.00	\$ 16.50
Other Income	\$ 9,087.60	\$ 1.62	\$ 10,423.05	\$ 1.85
Effective Gross Income	\$ 96,747.60	\$ 17.21	\$ 103,183.05	\$ 18.35
Annual Expenses	Current		Proforma	
Real Property Taxes (Actual)	\$ 2,516.98	\$ 0.45	\$ 2,562.52	\$ 0.46
Property Insurance (Actual)	\$ 2,737.00	\$ 0.49	\$ 2,737.00	\$ 0.49
Trash	\$ 1,560.00	\$ 0.28	\$ 2,770.00	\$ 0.49
Utilities: Electric, Water, Sewer, Gas	\$ 5,021.66	\$ 0.89	\$ 4,954.37	\$ 0.88
Repairs and Maintenance	\$ 6,009.60	\$ 1.07	\$ 7,384.77	\$ 1.31
Management	\$ 6,607.16	\$ 1.18	\$ -	\$ -
Vacancy	\$ 6,099.34	\$ 1.08	\$ -	\$ -
Annual Gross Expenses	\$ 30,551.74	\$ 5.43	\$ 20,408.66	\$ 3.63
Net Operating Income	Current		Proforma	
	\$ 66,195.86	\$ 11.77	\$ 82,774.39	\$ 14.72
Purchase Price	Current		Proforma	
	\$ 895,000.00	\$ 159.20	\$ 895,000.00	\$ 159.20
Renovation Costs	\$ -	\$ -	\$ -	\$ -
Cap Rate	7.396%		9.249%	

*loan terms are estimates only

Debt Service Info	
Purchase Price	\$ 895,000.00
Down Payment	\$ 232,700.00
Loan Amount	\$ 662,300.00
Est Closing Costs	
Annual Interest Rate	8.00%
Amortization Period	360
Number of Payments	360
Interest Only	No
Payment Info	
Monthly Payment	\$ 4,859.72
Total Payments	\$ 1,749,503.57
Total Interest Paid	\$ 1,087,203.57
Current Investment Numbers	
Initial Cash Investment	\$ 232,700.00
Annual Debt Service	\$ 58,316.64
DSCR	1.135
Net Yearly Cash Flow	\$ 7,879.22
Cash on Cash	3.39%
Proforma Investment Numbers	
Initial Cash Investment	\$ 232,700.00
Annual Debt Service	\$ 58,316.64
DSCR	1.419
Net Yearly Cash Flow	\$ 24,457.75
Cash on Cash	10.51%

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