



**10 UNIT PUEBLO
MULTI- FAMILY PORTFOLIO
OFFERING MEMORANDUM**



NON-ENDORSEMENT AND DISCLAIMER NOTICE

CONFIDENTIALITY AND DISCLAIMER

This Confidential Offering Memorandum (“Memorandum”) is furnished to prospective purchasers solely to facilitate the purchaser’s consideration of 201-203 Quincy St, Pueblo, CO 81004, 109 W Grant Ave, Pueblo, CO 81004, and 114 Colorado Ave, Pueblo, CO 81004 (“Property”). The Memorandum contains proprietary information and was prepared by Hoff & Leigh (“HL”) using information compiled from sources we consider to be reliable. By receipt of this Memorandum, you agree that: (a) the Memorandum and its contents are of a confidential nature and that you will hold and treat it in strictest confidence in full compliance with the separate confidentiality agreement you have executed; (b) you will not reproduce, transmit or disseminate the information contained in the Memorandum through any means, or disclose this Memorandum or any of its contents to any other entity without the prior written authorization of HL, nor will you use this Memorandum or any of its contents in any fashion or manner detrimental to the interests of HL or seller; and (c) upon request you will return the Memorandum without retaining any copy or extract of any portion thereof. This Memorandum does not purport to be all-inclusive or to contain all the information which prospective purchasers may desire; it is a summary upon which prospective purchasers are not entitled to rely. Certain documents and materials are described herein in summary form.

The summaries are not complete descriptions of the documents and materials. Interested parties are expected to review all such documents and materials independently. Market financial projections are provided for reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond the control of HL and are, therefore, subject to material variation. Additional information and an opportunity to inspect the Property will be made available to qualified prospective purchasers upon request. Each purchase offer is to be based strictly and entirely upon the purchaser’s independent investigation, analysis, appraisal and evaluation of facts and circumstances deemed relevant by the purchaser. Neither Owner, HL nor any of their respective directors, officers or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of this Memorandum or its contents. This offering is submitted and received with the understanding that all negotiations for the acquisition of the herein described property will be conducted through HL. The sellers and HL expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice.





10 UNIT MULTI-FAMILY PORTFOLIO

PUEBLO, CO 81004



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10 UNIT MULTI-FAMILY PORTOFLIO

PUEBLO, CO 81004

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Leigh.**

INVESTMENT OVERVIEW

10 UNIT MULTI-FAMILY PORTFOLIO

PUEBLO, CO 81004

OFFERING PRICE

\$1,692,500

CAP RATE

8%

NOI

\$135,400

Hoff & Leigh is pleased to present a 10-unit multi-family portfolio sale located in the heart of Pueblo, Colorado.

This portfolio comprises 2 fourplexes and 1 duplex, providing a diverse unit mix and a unique value-add opportunity for potential investors.

Key features of this portfolio include:

- 1. Well-maintained Properties:** The properties are well-maintained, ensuring durability and attractiveness to tenants.
- 2. One-Month Rental Credit:** The Seller's offer of a one-month rental credit at closing for any vacant units provides an added incentive for potential buyers and helps mitigate potential vacancy risks.
- 3. Beautifully Renovated Units:** The units in the portfolio have been beautifully renovated, adding to their appeal and potentially allowing for higher rental rates.
- 4. Old Brick and Oversized Units:** The properties boast old brick architecture and oversized units, adding character and comfort to the living spaces.
- 5. Desirable Locations:** Situated in nice areas of Pueblo, the properties offer proximity to downtown, which may attract tenants seeking convenience and accessibility to amenities.

Overall, this multi-family portfolio presents a compelling investment opportunity with its combination of well-maintained properties, diverse unit mix, value-add potential, and desirable locations in Pueblo, Colorado

INVESTMENT OVERVIEW

10 UNIT MULTI-FAMILY PORTFOLIO

PUEBLO, CO 81004

Property Addresses & Details:



201-203 Quincy St, Pueblo, CO 81004 (4-Plex)

- NOI: \$59,959.28
- Price: \$749,491
- Size: 5,342
- Parcel number: 536327020
- Unit Mix: 2 X 3 Bed/ 2.5 Bath; 1 X 4 Bed/ 2 Bath; 1 X 1 Bed / 1 Bath (Current Airbnb)
- Price Per Unit: \$169,250
- Zoning: R-3



109 W Grant Ave, Pueblo, CO 81004 (Duplex)

- NOI: \$28,302.30
- Price: \$353,775
- Size: 3,040
- Parcel number: 536327020
- Unit Mix: 2 X 3 Bed/ 2 Bath (Duplex)
- Price Per Unit: \$169,250
- Zoning: R-5



114 Colorado Ave, Pueblo, CO 81004 (4-Plex)







- NOI: \$45,940.30
- Price: \$574,253
- Size: 3,025
- Parcel number: 536327020
- Unit Mix: 4 X 1 Bed/ 1 Bath
- Price Per Unit: \$169,250
- Zoning: B-4 (Commercial)

INVESTMENT OVERVIEW

10 UNIT MULTI-FAMILY PORTFOLIO

PUEBLO, CO 81004

Highlights:

	Price:	\$1,692,500
	Projected NOI:	\$135,400
	Projected Cap Rate:	8%
	Price Per Unit:	\$169,250
	Location:	Pueblo, CO
	Total Units:	10



EXECUTIVE SUMMARY

10 Unit Multi-family Portfolio

LOCATION OVERVIEW

This 10-unit multifamily portfolio is strategically situated within the charming Historic Mesa Junction neighborhood in Pueblo, CO, presenting a unique and enticing investment opportunity. Comprising of three distinct addresses—201 Quincy St, 114 Colorado Ave, and 109 W Grant Ave— with a collective distance of just 0.4 miles between them, this portfolio provides investors with a consolidated and convenient package.

Residents will appreciate the cultural atmosphere of the Mesa Junction neighborhood, characterized by its walkable streets and close proximity to The Riverwalk. The neighborhood's allure is further enhanced by its convenient access to Union Avenue, and an array of excellent restaurants and shopping options.





114 COLORADO AVENUE

PUEBLO, CO 81004



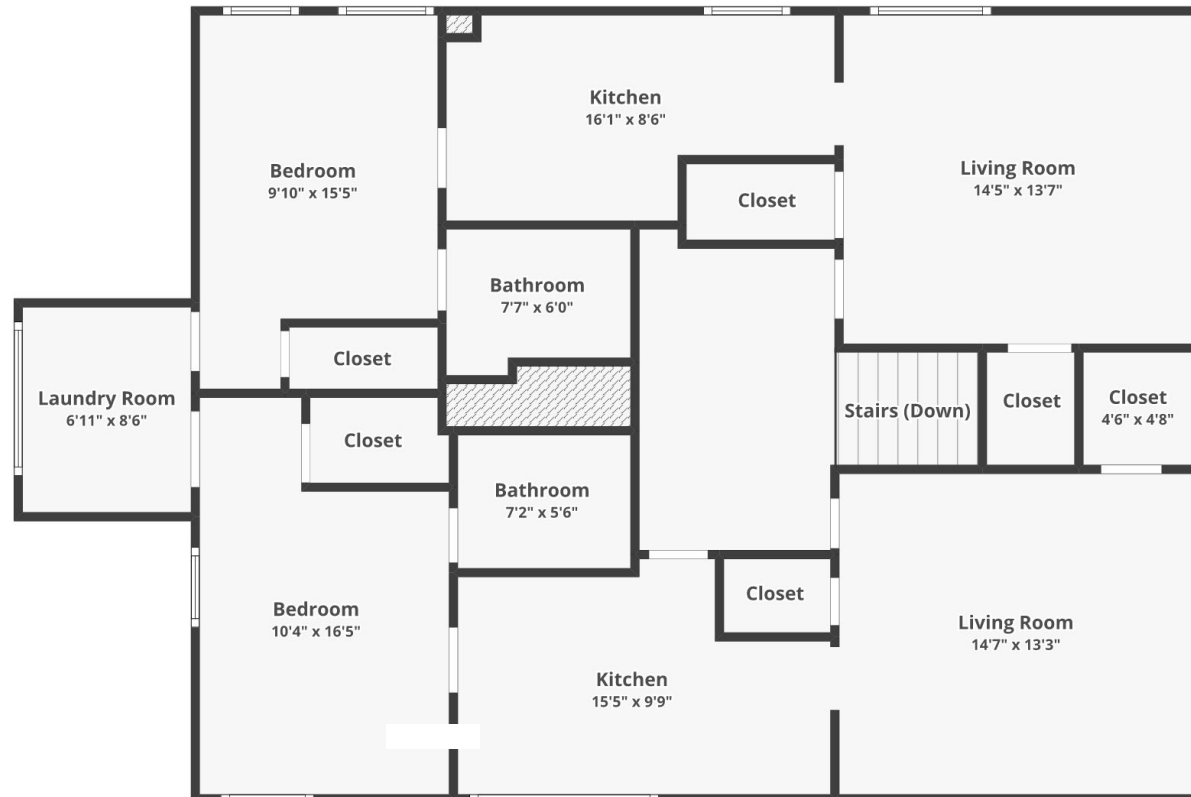
EXTERIOR PHOTOS



FLOOR PLANS



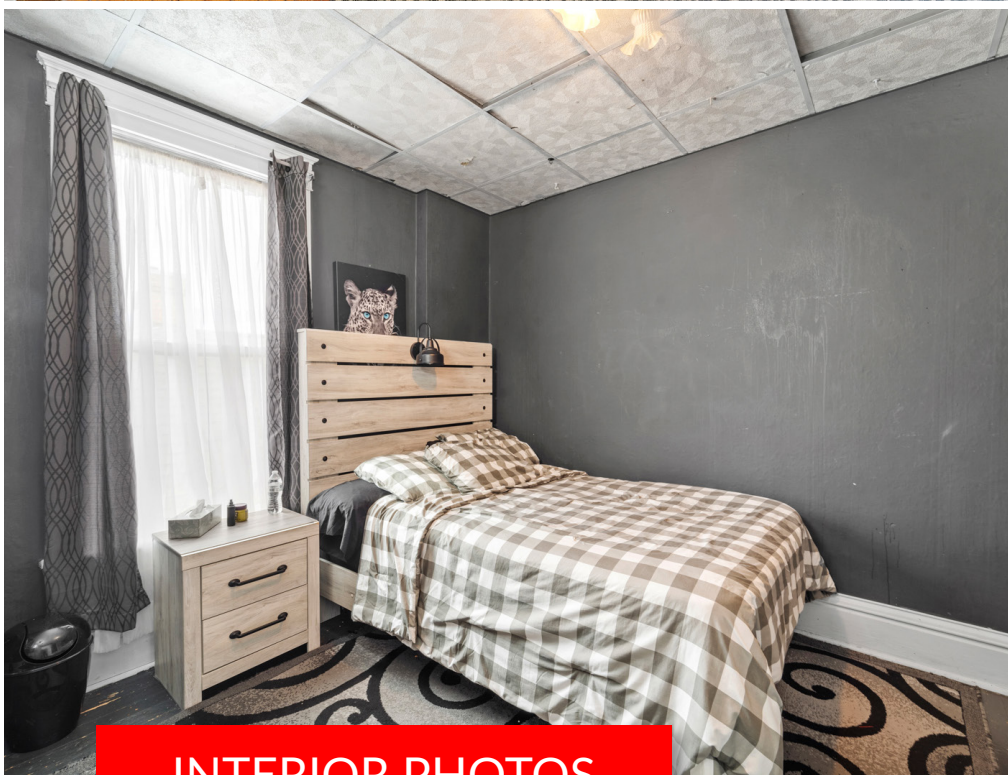
FLOOR 1



111 W GRANT AVENUE

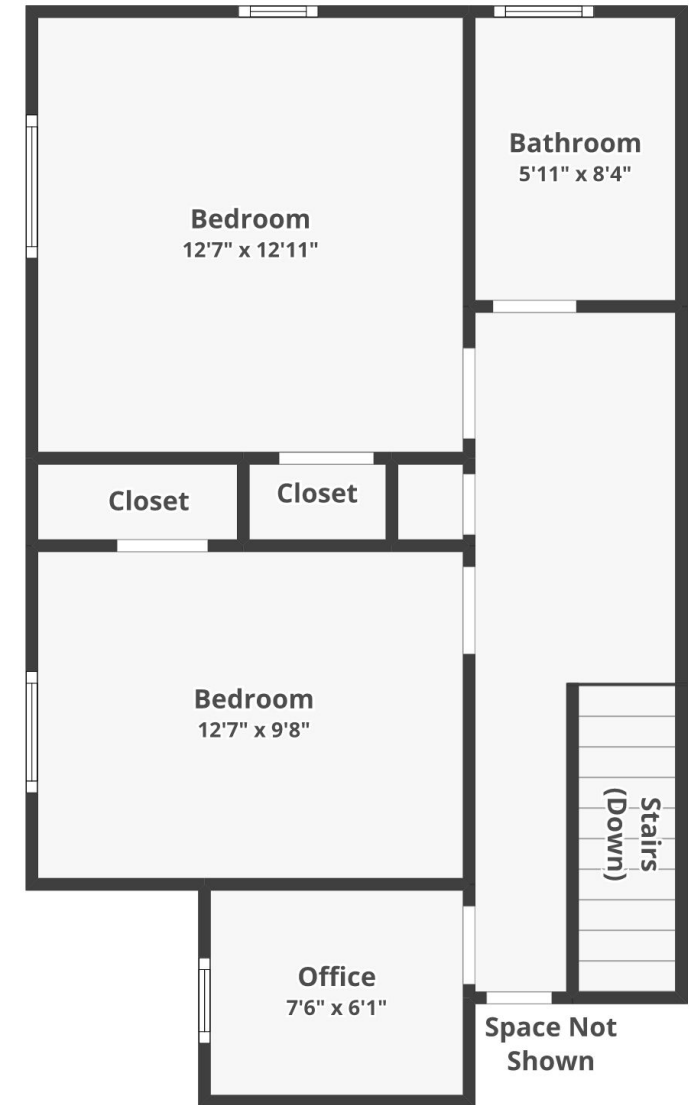
PUEBLO, CO 81004





INTERIOR PHOTOS

FLOOR PLANS



FLOOR 2

201 QUINCY STREET

PUEBLO, CO 81004



EXTERIOR PHOTOS



FINANCIAL ANALYSIS

10 UNIT PUEBLO MULTI- FAMILY PORTFOLIO

CONFIDENTIAL DETAILS PROVIDED UPON REQUEST



Our Network is Your Edge.