Owner-User Investment Opportunity

2812 W COLORADO AVENUE, COLORADO SPRINGS, CO 80904

Overview

2812 West Colorado Avenue presents a unique owner-user opportunity, allowing a business owner to occupy a professional suite while benefiting from income generated by six additional tenants. The property currently produces $149,400 in annual gross income and $111,200 in net operating income, supported by a diversified mix of professional and service-based tenants. With the remaining tenants helping offset operating and ownership costs, the property offers an attractive combination of business occupancy, ongoing rental income, equity growth, and long-term investment potential.

Property Details

Sales Price	Net Operating Income	Cap Rate
$1,590,000	$111,200	7%

Rev: September 21, 2026

Our Network Is Your Edge

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For a business owner tired of writing rent checks to someone else, 2812 West Colorado Avenue offers something rare: a professional building where you can house your own operation and have the other tenants largely pay for the privilege of owning it.

THE OPPORTUNITY

The property currently generates **$149,400** in annual gross income across seven leases, producing **$111,200 of net operating income** after $38,200 in operating expenses. As an owner-user, you would step into the CPA suite- presently leased at $3,000 per month- and run your own business from it. The remaining six tenants (the photographer, insurance office, physician, barber, salon, and the second State Farm suite) continue paying a combined $9,450 per month, or $113,400 a year.

WHY THE MATH WORKS IN YOUR FAVOR

Those six tenants throw off roughly **$75,000 in net income** after covering the building's entire operating expense load - taxes, insurance, snow, trash, maintenance, and management. That cash goes straight toward your mortgage. Meanwhile, the suite you occupy is space you would otherwise be renting from a landlord for roughly $36,000 a year; owning it instead converts that outflow into equity. Whether the CPA space is leased to a tenant or used by you, the building still produces the same $111,200 of economic value- you are simply choosing to capture that portion as free occupancy rather than as rent.

A RESILIENT TENANT MIX

The tenant roster is a quiet strength. Rather than one large tenant whose departure would gut your income, you have a diversified group of small professional and personal-service businesses- the kind of tenants that tend to stay put because relocating disrupts their client base. That spreads your risk and smooths your income.

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BUILDING WEALTH THREE WAYS

Beyond the monthly cash picture, ownership builds wealth in ways a lease never will. **Principal paydown:** each mortgage payment increases your equity. **Appreciation:** at a 7% cap rate the building is valued near $1.59 million today, and rising rents or a compressing cap rate lift that figure. **Tax advantages:** owning and depreciating commercial real estate carries benefits renting cannot. You also gain control- no landlord to renegotiate with, no risk of displacement when a lease expires, and the freedom to improve the space on your own terms.

A CLEAN EXIT

Whenever you retire, sell your business, or relocate, the CPA suite simply returns to the market and the property reverts to a fully-leased investment producing $111,200 in NOI - an asset you can sell or hold as passive income, having occupied it for years at little or no net cost.

The Bottom Line | You get a home for your business, a diversified income stream that carries most of the cost of ownership, and an appreciating asset that keeps working for you long after you have moved on.

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PROPERTY FINANCIAL ANALYSIS

2812 West Colorado Avenue

Prepared 2026-07-06 | Commerical Real Estate

Tenant	Monthly Rent	Annual Rent
Proposed Owner User Space	$3,000	$36,000
Photographer	$1,100	$13,200
Jeremy (State Farm)	$450	$5,400
Doctor Curtis	$2,300	$27,600
Mike the Barber	$1,100	$13,200
Salon	$1,800	$21,600
Jeremy (State Farm)	$2,700	$32,400
Total Monthly Rent	**$12,450**	**$149,400**
Total Annual Gross Income		**$149,400**

OPERATING EXPENSES (ANNUAL)

Expense Item		Annual Cost
Property Tax		$12,200
Insurance / Plus		$8,000
Snow Removal		$1,800
Weeds / Cleaning		$4,800
Trash		$1,800
Building Maintenance		$3,600
Property Management Fees		$6,000
Total Operating Expenses		**$38,200**
Operating Expense Ratio		*25.57%*

NET OPERATING INCOME

Gross Annual Income		$149,400
Less: Total Operating Expenses		($38,200)
Net Operating Income (NOI)		**$111,200**

VALUATION

Cap Rate		**7.00%**
Estimated Property Value		**$1,588,571**

Value = NOI / Cap Rate

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