

624 PRAIRIE RD

COLORADO SPRINGS, CO

8 UNITS | BUILT IN 1952



SALES CONTACTS:

WILL MCCAULEY

Senior Broker Associate

781.733.3732

wmccauley@uniqueprop.com

ELLIOTT POLANCHYCK

Senior Broker Associate

214.616.2695

epolanchyck@uniqueprop.com



UNIQUESM
PROPERTIES

TCN
TODAY'S
REAL ESTATE SERVICES



PRESENTED **BY**



WILL MCCAULEY

Senior Broker Associate

781.733.3732

wmccauley@uniqueprop.com



ELLIOTT POLANCHYCK

Senior Broker Associate

214.616.2695

epolanchyck@uniqueprop.com



TABLE OF **CONTENTS**

01

EXECUTIVE SUMMARY

02

FINANCIAL ANALYSIS



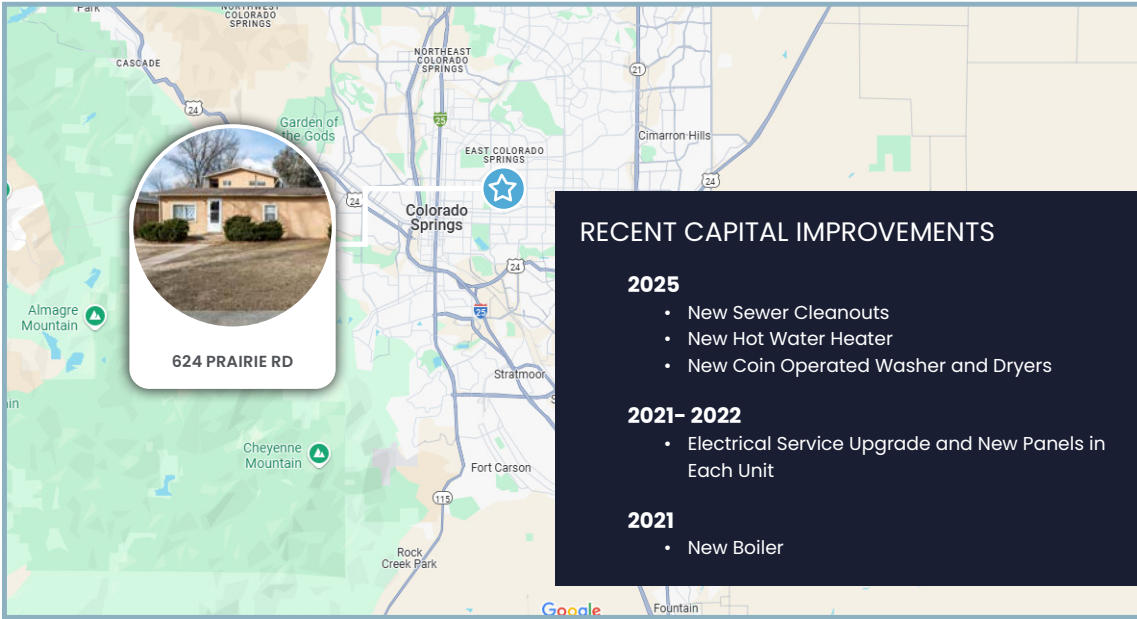
01

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Offered for sale is a well-located multifamily asset at 624 Prairie Rd in the heart of Colorado Springs, CO. This property consists of two buildings totaling approximately 4,708 square feet of rentable space, situated on an 11,250 square foot lot. Built in 1952, the buildings feature stucco exterior construction with pitched composition shingle roofs and a two-story configuration. The unit mix includes a total of eight units, comprised of six one-bedroom, one-bath units and two two-bedroom, one-bath units. The property also includes one garage parking space.

624 Prairie Rd is situated just a few blocks from the U.S. Olympic Training Center and Boulder Park, offering tenants access to outdoor recreation, green space, and one of the city's most prominent athletic landmarks. This proximity enhances both tenant desirability and long-term investment appeal. With solid in-place fundamentals and room for operational upside, this asset presents a compelling opportunity for investors seeking stable returns and value-add potential in a strong rental submarket of Colorado Springs.



ADDRESS



624 PRAIRIE RD
COLORADO SPRINGS, CO

COUNTY



EL PASO

UNITS



EIGHT (8)

BLDG SIZE



4,708 SF

STORIES



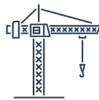
TWO (2)

CONSTRUCTION



STUCCO

Y.O.C.



1952

PARKING



1 - GARAGE
8 - SURFACE PARKING
SPACES

HVAC



WINDOW UNITS - TENANT
OWNER / BOILER

WATER/SEWER



MASTER METERED -
LANDLORD PAID

GAS



MASTER METERED -
LANDLORD PAID

ELECTRIC



INDIVIDUALLY METERED
- TENANT PAID

LOCATION OVERVIEW



128,033

Residents

3-Mile Radius



258,540

Residents

5-Mile Radius



35

Avg Age of Residents

3-Mile Radius



\$44,423

Median Household Income

3-Mile Radius



2.4

Avg Persons / Household

3-Mile Radius



362,398

Total Labor Force

Colorado Springs MSA



\$425,000

Median Sale Price

El Paso County, CO

CO SPRINGS, CO

Colorado Springs is the largest city by area in Colorado and is the county seat and the most populous municipality of El Paso County. Colorado Springs is situated along Fountain Creek and is located in the east-central portion of the state, approximately 60 miles south of Denver. The city has a 2020 estimated population of 487,333 residents, making it the second most-populous city in the state, behind Denver. The Colorado Springs metro area, or Pikes Peak Region, is comprised of El Paso County and the less-populated Teller County and is home to an estimated population of 765,830 residents. Colorado Springs is included in the Front Range

Urban Corridor – a growing area situated along the Front Range of the Rocky Mountains in Colorado and Wyoming with over 4.8 million residents.

#4 150 Best Places to Live in the U.S.

– *U.S. News & World
Report, 2020-21*

The aerospace, aviation, and defense industry service sectors are Colorado Springs' top economic engines. Colorado Springs' culture and economy are heavily influenced by the military and a significant number of defense corporations and bases located within the area. The city is home to Fort Carson and the United States Air Force Academy, the county's top two largest employers with a total of 43,141 jobs supported. There are over 240 aerospace and defense companies in the area that have the world's most advanced technologies in global positioning, cybersecurity, and satellite

communications. Significant investments have been made in the city by major corporations such as Northrop Grumman Corporation, Aerospace Corporation, Boeing, Raytheon, Science Applications International Corporation, and Lockheed Martin.

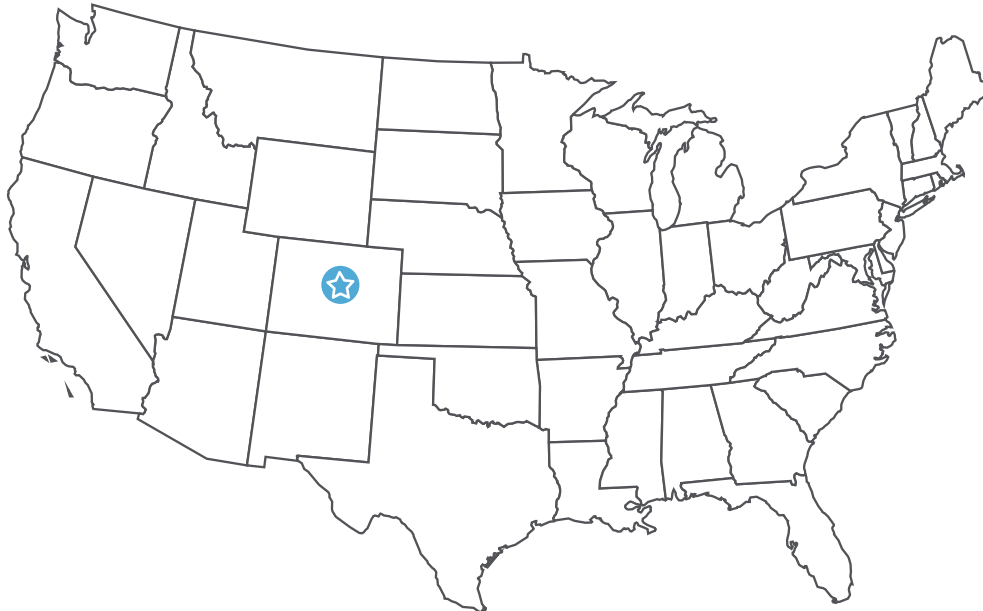


DAILY CONVENIENCES

A sampling of nearby conveniences include:



Hair and beauty salons; fitness centers; gas stations; auto repair shops and parts supply stores; insurance services; and medical clinics are also nearby.



SHOPPING AND DINING

THE CITADEL MALL

One of Southern Colorado's largest retail centers over 130 stores, 2.5 miles from the property.

RETAILERS: Dillard's Clearance Center, JCPenney, Burlington, Sportsman's Warehouse
Dining: Chick-fil-A, Elotes Locos Mexican Cravings, Q'Rico Tacos, Steak & Bake, Wing It

CITADEL CROSSING

Located adjacent to Citadel Mall

RETAILERS: Office Depot, Dollar Tree, Lowe's Home Improvement, PetSmart, Guitar Center, Barnes & Noble
Dining: Black Bear Diner, The Egg & I, Chipotle, Olive Garden, Picture Show at Citadel Crossing

EATERIES

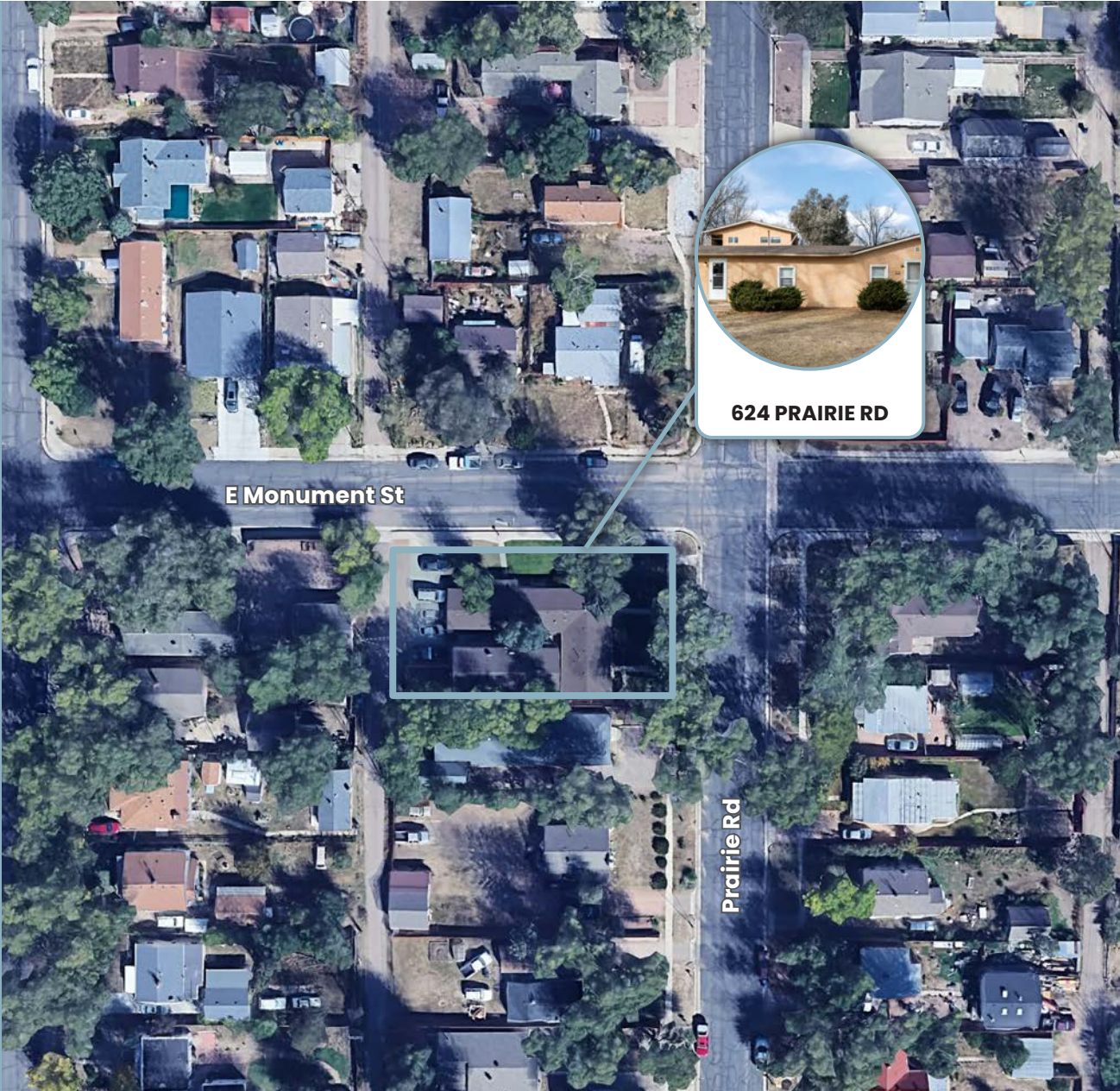
- Uri Sushi & Grill
- Valley Hi Grill & Pub
- Carrabba's Italian Grill
- Chili's Grill & Bar
- Outback Steakhouse
- Julie's Kitchen
- Pueblo Viejo
- Omelets Etc
- Wingstop
- Captain D's
- Jimmy John's
- Uwe's German Restaurant

MAP & DEMOGRAPHICS

DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
2024 Population	15,837	60,207	123,504
2029 Population Projection	16,574	62,928	129,405
Median Age	38	36.7	35.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
2025 Households	7,415	26,574	53,19
Avg Household Income	\$65,234	\$69,913	\$70,854
Median Household Income	\$51,107	\$52,871	\$54,171
Median Home Value	\$305,585	\$335,265	\$326,934



E Monument St

Prairie Rd

624 PRAIRIE RD



03

FINANCIAL ANALYSIS

UNIT MIX AND RENT SCHEDULE

TYPE	# OF UNITS	CURRENT RENT	AVERAGE RENT	AVERAGE SIZE	RENT / SF	MONTHLY PRO FORMA	TOTAL UNIT SIZE	LOWEST RENT	HIGHEST RENT
1 Bed, 1 Bath	6	\$6,505	\$1,084	543	\$2.00	\$1,095	3,258	\$955	\$1,210
2 Bed, 1 Bath	2	\$2,480	\$1,240	725	\$1.71	\$1,295	1,450	\$1,085	\$1,395
TOTAL	8	\$8,985			All Units-->	\$9,160	4,708		
ANNUALIZED TOTAL		\$107,820				\$109,920			

NET OPERATING INCOME

INCOME	CURRENT		PER UNIT	PRO FORMA		PER UNIT
Scheduled Rent Income	\$107,820			\$109,920		
See Other Income Detail	\$4,980			\$4,980		
Scheduled Gross Income		\$112,800	\$14,100		\$114,900	
Vacancy Allowance		\$(5,391)	\$(674)		\$(5,496)	
Effective Gross Income:		\$107,409	\$13,426		\$109,404	\$13,676
EXPENSES						
Taxes, Property:						
Real	\$4,366	\$4,366	\$546	\$4,366	\$4,366	\$546
Insurance:						
Property	\$10,854	\$10,854	\$1,357	\$8,750	\$8,750	\$1,094
Management:						
Off-Site	\$9,024	\$9,024	\$1,128	\$9,192	\$9,192	\$1,149
Utilities:						
Electric	\$395			\$395		
Trash Collection	\$1,233			\$1,233		
Utilities:	\$6,313	\$7,941	\$993	\$6,313	\$7,941	\$993
Repairs & Maintenance:						
Appliances	\$120			\$120		
Doors/Locks/Glass	\$1,547			\$1,547		
Electrical	\$169			\$169		
Exterminating	\$125			\$125		
Janitorial	\$1,295			\$1,295		
Lawn & Landscaping	\$125			\$125		
Other	\$1,276			\$1,276		
Painting	\$27			\$27		
Plumbing	\$2,476			\$2,476		
Supplies: Cleaning	\$2			\$2		
Supplies: Maintenance	\$1,327			\$1,327		
Supplies: Other	\$281			\$281		
Make ready	\$2,050	\$10,820	\$1,353	\$2,050	\$10,820	\$1,353
Marketing & Promotion:						
Leasing Commissions	\$2,600			\$2,600		
Work Order Fee	\$205			\$205		
Digital Fee	\$495	\$3,300	\$413	\$495	\$3,300	\$413
General & Administrative:						
Legal & Accounting	\$1,545			\$1,545		
Inspection	\$90	\$1,635	\$204	\$90	\$1,635	\$204
TOTAL EXPENSES		\$47,941	\$5,993		\$46,005	\$5,751
NET OPERATING INCOME		\$59,468	\$7,434		\$63,399	\$7,925

PRICING OPTIONS

	PRICING
	<u>CURRENT / PRO FORMA</u>
Price	\$840,000
Down Payment	\$210,000 (25%)
Loan Amount	\$630,000
Interest Rate / Amortization	6.25% / 30 Years
Current NOI / Pro Forma NOI	\$59,468 / \$63,399
CURRENT / PRO FORMA ANALYSIS	<u>CURRENT / PRO FORMA</u>
Debt Service	\$(46,548)
	\$12,920 / \$16,851
Net Cash Flow After Debt Service	6.15% / 8.02%
Principal Reduction	\$7,382
	\$20,303 / \$24,234
Total Return	9.67% / 11.54%
Cap Rate	7.08% / 7.55%
GRM	7.79 / 7.64
Price/Unit	\$105,000
Price/Sq Ft	\$178.42





UNIQUE PROPERTIES

400 South Broadway

Denver, CO 80209

www.uniqueprop.com

SALES CONTACTS:

WILL MCCAULEY

Senior Broker Associate

781.733.3732

wmccauley@uniqueprop.com

ELLIOTT POLANCHYCK

Senior Broker Associate

214.616.2695

epolanchyck@uniqueprop.com

All materials and information received or derived from Unique Properties its directors, officers, agents, advisors, affiliates and /or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Unique Properties its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Unique Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Unique Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Unique Properties does not service as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and /or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by Properties in compliance with all applicable fair housing and equal opportunity laws.