

# Idaho Springs

958 Idaho Springs Road

Idaho Springs, CO 80452



**Investment Opportunity with Development Potential. 6 Unit Multifamily Cash Flowing Property In Beautiful Idaho Springs Colorado. Right of the I-70 and close to all ski resorts This property sits on 5 Acres of Land Zoned for an RV Park with ability to fit Storage and RV's on 36 Lots. Potential Revenue of 600 K per year. This is an Investors dream.**

Exclusively Presented By:

**Rick West**

**Archbold Capital Investment Group, LLC**

**5300 Ravenswood Lane**

**Johnstown**

**970-578-9825**

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**Archbold Capital  
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# BUYER MARKETING SHEET (HOLD)

Property Address: **958 Idaho Springs Road**  
 Property City, State, ZIP: **Idaho Springs, CO 80452**  
 Bedrooms: **8** Baths: **5** Sq.Feet: **5288** Built: **1980**

Notes:

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**Project Description:** 5 SFR Units on 5.14 Acres with 1 currently Vacant office which could be converted to a studio or 1 bed by adding kitchen.

<b>PURCHASE/REHAB ASSUMPTIONS</b>		% of ARV
After-Repair Value (ARV)	1,200,000.00	
<b>Purchase Price (Offer Price)</b>	<b>780,789.00</b>	65%
Rehab Costs	26,000.00	2%
Total Closing and Holding Costs	25,823.67	2%
Total Financing Costs	-	0%
<b>Total Project Cost Basis</b>	<b>832,612.67</b>	69%
Total Amount Financed	-	
Total Cash Committed	832,612.67	

## **PROJECTED RESULTS**

Projected Monthly Rent (net of vacancy)	4,074.00
Projected Monthly Expenses	1,292.38
Projected Monthly Net Operating Income	2,781.62

Cap Rate Based on Cost Basis	4.0%
Cap Rate Based on ARV	<b>2.8%</b>

Sweat Equity at End of Rehab	367,387.33
Monthly Cash Flow (before-tax)	2,781.62

Assumed Time to Complete Rehab	2 Months
Assumed Time to Lease Up	2 Months
Total Time between Acquisition and Lease-up	4 Months

Cash-on-Cash Return (before-tax)	4.0%
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## STABILIZED INCOME AND EXPENSES (HOLD)

958 Idaho Springs Road Idaho Springs, CO 80452				Rick West Archbold Capital Investment Group, LLC 970-578-9825			
OPERATING INCOME							
Unit Type #	# of units	Unit type	Sq. Ft.	Monthly	Annual Rent	% of GSI	
1	1	1br	276	500	6,000	11.9%	
2	1	2br	892	1,200	14,400	28.6%	
3	1	1br	308	500	6,000	11.9%	
4	1	1br	406	800	9,600	19.0%	
5	1	2br	792	1,200	14,400	28.6%	
6	1	Studio					
7							
8							
9							
10							
11							
12							
Total	6		2,674				
Gross Schedule Income VACANCY LOSS Other Income Gross Operating Income (Effective Gross Inc)				4,200	50,400	100%	
				3.0%	126	1,512	
				0	0		
				4,074	48,888		

OPERATING EXPENSES		Cost/Unit /Year	Total Monthly	Total Annual	% of Expenses	% of GOI
Management Fee (% of Gross income)	8.0%	782	326	3,911	25.2%	8.0%
Advertising						
Insurance Hazard		300	125	1,500	9.7%	3.1%
Legal						
Miscellaneous						
Repairs and Maintenance		650	271	3,250	21.0%	6.6%
Reserves						
Taxes - Property		438	182	2,187	14.1%	4.5%
<b>Utilities:</b>						
Water/Sewer		192	80	960	6.2%	2.0%
Electricity						
Gas						
Fuel Oil						
Trash Removal		240	100	1,200	7.7%	2.5%
Snow Removal		500	208	2,500	16.1%	5.1%
<b>Total Operating expenses</b>		<b>3,102</b>	<b>1,292</b>	<b>15,509</b>	<b>100%</b>	<b>32%</b>
<b>Net Operating Income</b>			<b>6,676</b>	<b>2,782</b>	<b>33,379</b>	<b>68%</b>

## CASH FLOW SUMMARY (HOLD)

<div> <div> <b>958 Idaho Springs Road</b>  <b>Idaho Springs, CO 80452</b> </div> <div> <b>Rick West</b>  <b>Archbold Capital Investment Group, LLC</b>  <b>970-578-9825</b> </div> </div>									
Month	0	1	2	3	4	5	6	7	8
Purchase	(780,789)								
Closing Costs	(23,424)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(600)	(600)	(600)	(600)				
Rehab Draws/Expenses	(26,000)								
Interest (Paid or Accrued)		0	0	0	0				
Total Cash Spent in Period	(830,213)	(600)	(600)	(600)	(600)				
Cumulative Financed	0	0	0	0	0				
Cumulative Cost Basis	(830,213)	(830,813)	(831,413)	(832,013)	(832,613)				
Cash Tied up in Deal					832,613				
Equity Left in Deal					1,200,000				

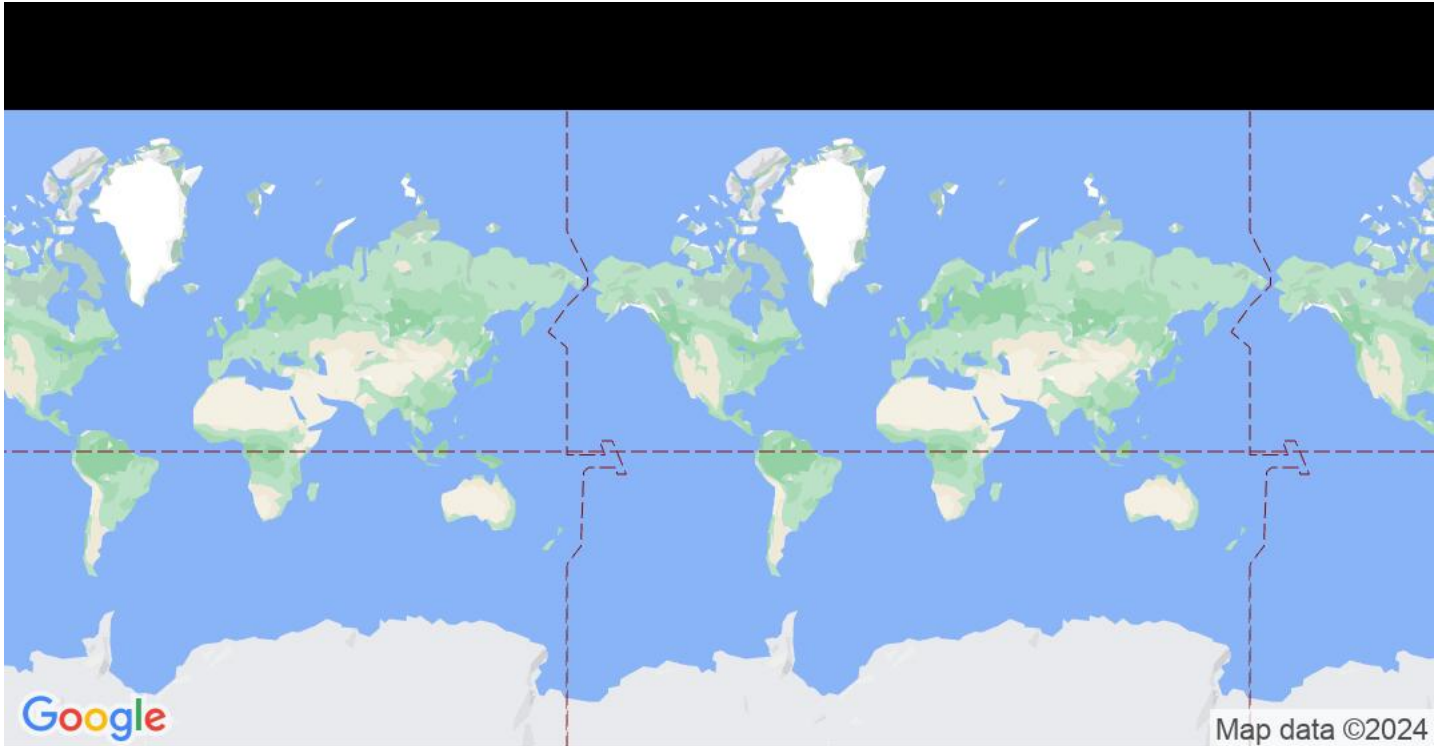
## CASH FLOW TO LENDER (HOLD)

<div>958 Idaho Springs Road Idaho Springs, CO 80452</div>				<div>Rick West Archbold Capital Investment Group, LLC 970-578-9825</div>					
Points Offered to Lender:	3.00%			Total Interest Income:		-			
Interest Rate Offered to Lender:	10.00%			Points, Fees:		-			
Total Amount Funded By Lender:				0		Total:		-	
Total Loan Amount (inc deferred):				0		<div>Cash-on-Cash Return (annual): IRR (annualized):</div>			
Month	0	1	2	3	4	5	6	7	8
Purchase	0								
Purchase Closing Costs Funded									
Holding Costs Funded									
Origination/Discount Points									
Rehab Draws									
Interest on Loan (Paid)									
Interest on Loan (Deferred)									
Interest on Draws (Paid)									
Interest on Draws (Deferred)									
Total Loan Balance									
Payback of the Loan						0			
Cashflows Out									
Cashflows In									
Net									

# COMPARABLE SALES REPORT

Property Address: **958 Idaho Springs Road**  
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<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq. Ft.</u>	<u>Date Sold</u>	<u>Year Built</u>	<u>Sales Price</u>	<u>\$/Sq. Ft.</u>	<u>Dist</u>	<u>Notes</u>
1. 504 6th Street Georgetown CO	2	4	3,000	12/10/19		585,073	195		
2. 104 W Colorado 103 Idaho Springs CO	4	2	1,920	3/25/2020		560,000	292		
3. 108 Idaho Street Idaho Springs CO	3	2	1,488	2/18/2020		290,000	195		
<b>Average</b>						<b>478,358</b>	<b>227</b>		

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## Idaho Springs

Lump Sum Budget:

26000.00