

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

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**Archbold Capital
Investment Group
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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:	Presented by: Rick West Archbold Capital Investment Group, LLC 970-578-9825 rick@archboldcapitalinvestmentgroup.com www.archboldcapitalinvestmentgroup.com
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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.

PURCHASE/REHAB ASSUMPTIONS	% of ARV	
After-Repair Value (ARV)	1,200,000.00	
Purchase Price (Offer Price)	780,789.00	65%
Rehab Costs	26,000.00	2%
Total Closing and Holding Costs	25,823.67	2%
Total Financing Costs	-	0%
Total Project Cost Basis	832,612.67	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%	Sweat Equity at End of Rehab	367,387.33
Cap Rate Based on ARV	2.8%	Monthly Cash Flow (before-tax)	2,781.62
Assumed Time to Complete Rehab	2 Months	Cash-on-Cash Return (before-tax)	4.0%
Assumed Time to Lease Up	2 Months		
Total Time between Acquisition and Lease-up	4 Months		



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				4,200	50,400	100%
VACANCY LOSS				3.0%	126	1,512
Other Income				0	0	
Gross Operating Income (Effective Gross Inc)				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%
Utilities:						
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%
Total Operating expenses		3,102	1,292	15,509	100%	32%
Net Operating Income		6,676	2,782	33,379		68%

CASH FLOW SUMMARY (HOLD)

	958 Idaho Springs Road Idaho Springs, CO 80452		Rick West Archbold Capital Investment Group, LLC 970-578-9825							
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)

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Points Offered to Lender:	3.00%	Total Interest Income:	-
Interest Rate Offered to Lender:	10.00%	Points, Fees:	-
Total Amount Funded By Lender:		Total:	
0		-	
Total Loan Amount (inc deferred):			
0			

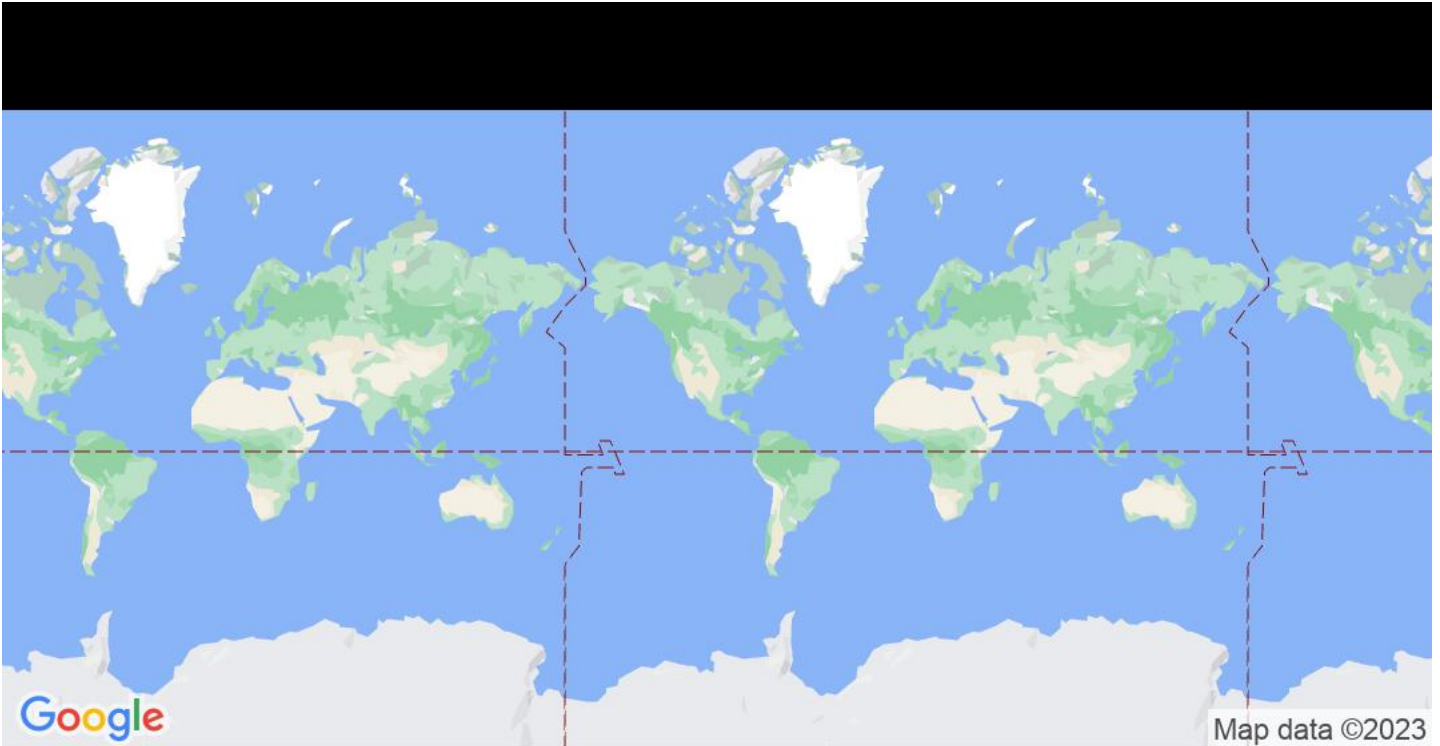
Cash-on-Cash Return (annual):
IRR (annualized):

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

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<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq. Ft.</u>	<u>Date Sold</u>	<u>Sales Price</u>	<u>\$/Sq.</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		
Average					478,358	227		

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Idaho Springs

Lump Sum Budget:

26000.00