



202 PETERSON STREET

FORT COLLINS, COLORADO 80524



BY THE NUMBERS



Potential Rental Income:	\$65,532
Less Vacancy Rate:	0%
Effective Rental Income:	\$65,532
Other Income:	
Gross Operating Income:	\$65,532
Property Taxes:	\$6,405
Building Insurance:	\$6,677
Utilities:	
Common Area Maintenance:	
Total Operating Expense:	\$13,082
Net Operating Income:	\$52,450
Cap Rate:	5.24
Gross Rent Mult.:	15.26



Gross Operating Income:	\$65,532
Total Operating Expense:	\$13,082
Net Operating Income:	\$52,450

<u>Units</u>	<u>Beds</u>	<u>Baths</u>	<u>Bsmnt</u>	<u>SqFt</u>	<u>Rent</u>	<u>Parking</u>
1	1	1	-	600	\$1,364	0
1	1	1	-	563	\$1,294	
1	1	1	-	600	\$1,259	
1	1	1	-	563	\$1,294	

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VINTAGE CHARM

Unique 4-plex on in the heart of Historic Old Town Fort Collins, directly across the street from the Library and Library Park! Classic Dutch Colonial Revival 1.5 story. Each unit is a one bed/one bath unit with kitchen. Each has a separate entry and each has it's own unique style and vintage character. Fully rented and rarely a vacancy. Hard to find double lot zoned OT-B (old town medium density) offers lots of potential!





4 UNITS- EACH 1 BED/1 BA - 2,326 TOTALSQT

OFFERED AT \$1,000,000

Invest in a piece of historic Old Town Fort Collins! Owned by the same family for decades and professionally managed for many years with regular in-person inspections to ensure minimal deferred maintenance. Utilities are paid monthly by the management company and then recovered in the following years rents. Fully leased and each unit has different lease term dates ending during 2027. Located just a few blocks from Old Town Square and all the great amenities of downtown. Only one mile to CSU.

Scan the QR code to see the complete visual tour with photos of each unit. Please reach out to set up your showing today!



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