

4-Unit for Sale:

4,320 SF

Sale Price:

\$1,150,000

(\$266.20/SF)

4-UNIT FOR SALE IN NORTH FORT COLLINS

- Four 1,080 SF ranch-style units, shared laundry/utility room located between every two units
- Each unit features 3 bedrooms, a full kitchen and 1 full bathroom
- Spacious, unfenced backyard, with potential for landscaping options
- Prime North Fort Collins location, close to the Poudre River, Brewery District, open space, natural areas and Old Town
- Convenient parking with both on-site and off-street spaces available

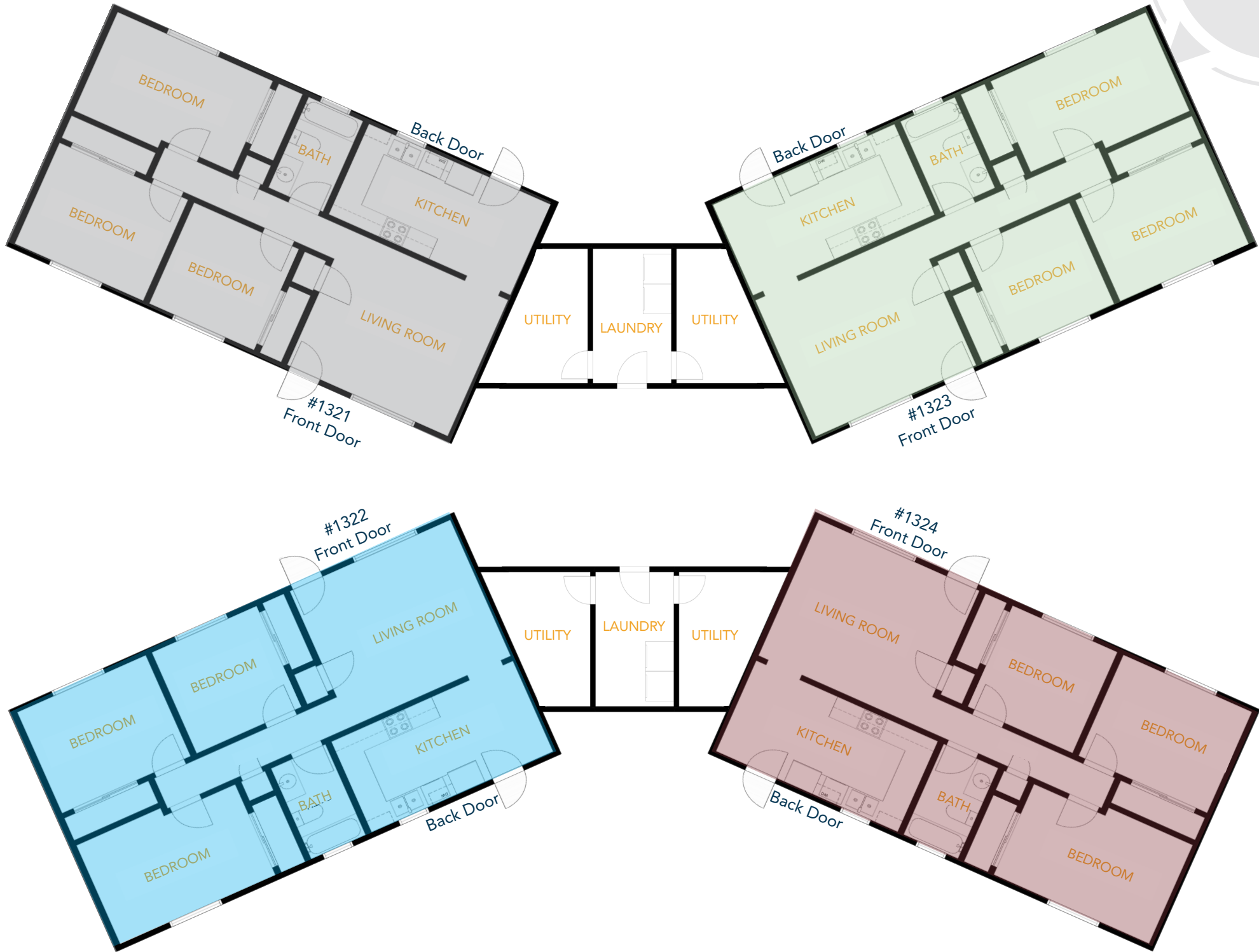


1321 CHERRY ST — PHOTOS



1321 CHERRY ST — FLOORPLAN

CHERRY ST



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

PROPERTY INFORMATION



Property Summary

Home Size:	(4) 1,080 SF units
Lot Size:	0.68 Acres
Year Built:	1980
Bed/Bath:	3 Beds/1 Bath per unit
School District:	Poudre School District R-1

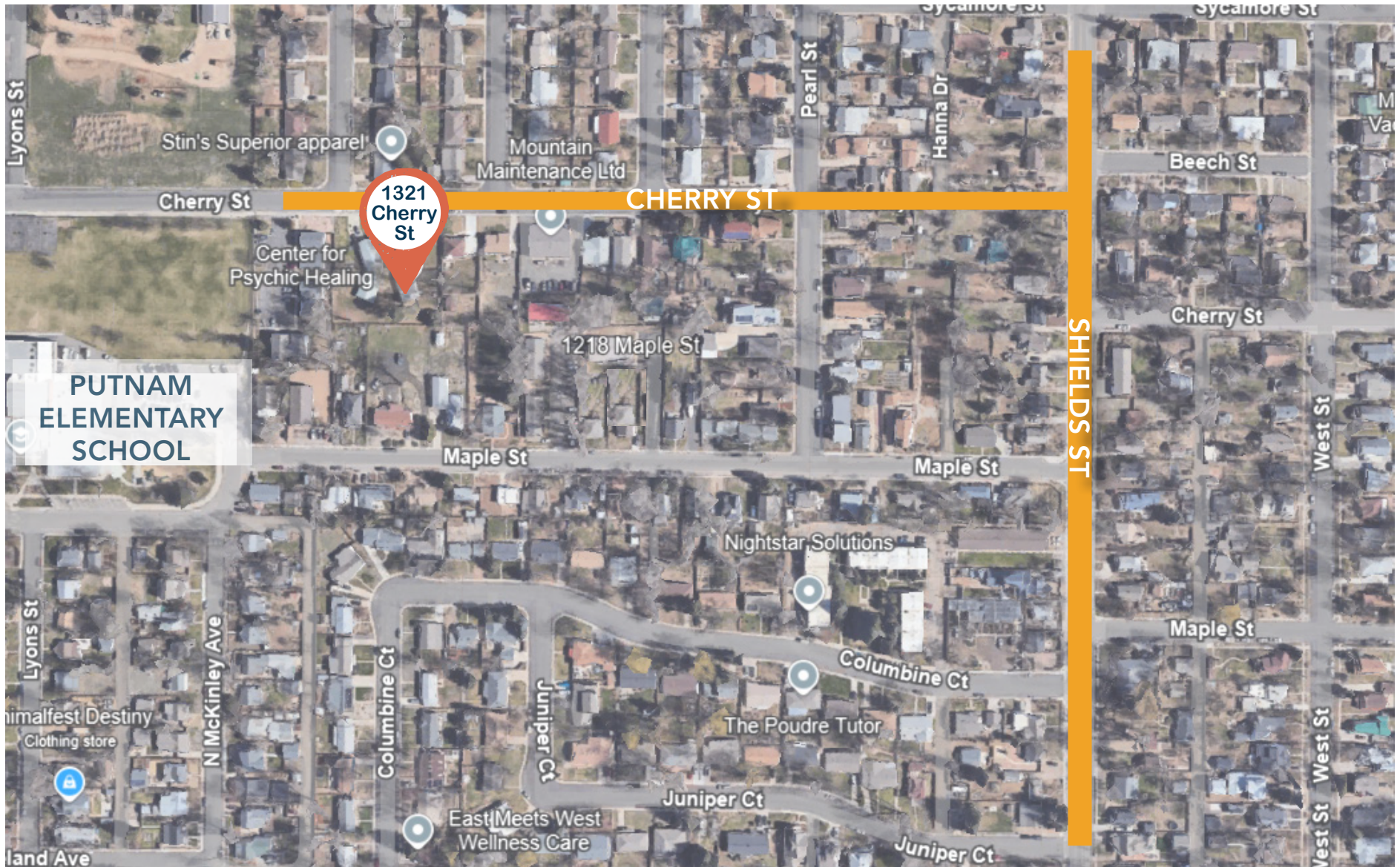
Utilities

Electric:	City of Fort Collins
Gas:	Xcel Energy
Water:	City of Fort Collins
Sewer:	City of Fort Collins
Trash:	Republic

Structure

Exterior:	Frame Siding
Roof:	Composition Shingle
Foundation:	Concrete

Area Map



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.

1321 Cherry Street Offer Instructions:

Contract Writing Requirements: Colorado State Approved Real Estate Contract Form

Seller: Villages LTD

C/O Julie Brewen, CEO

Legal: N 1/2 OF LOT 11 LESS NRLY 25 FT AND N 1/2 OF LOT 10 LESS NRLY 25 FT AND LESS E 42 FT OF N 1/2 SD LOT 10, TENNYSON HTS, FTC

Title Company: Land Title Guarantee Company

Deed: Special Warranty

Possession: Delivery of Deed

Inclusions: All appliances present at the property.

Terms: Cash, Conventional, FHA, VA

Earnest Money: \$10,000

HOAs: None

Utilities: Electric, Water, Sewer & Storm Water: City of Fort Collins

Gas: Xcel

Please Include the following Amended Provision to the Contract as "Addendum A" (Attached)

All disclosures can be found in MLS or are available upon request.

Please note all properties are priced "as-is" and will be vacant upon purchase.

ADDENDUM "A"

(To be included with Colorado Form Contract)

- 1) Section 10.2 of the Contract is hereby deleted in its entirety and replaced with the follows:

10.2 **Present Condition.** Except for Seller's warranties of title, Buyer expressly acknowledges that Buyer is purchasing the Property **AS IS, WHERE IS, IN ITS PRESENT CONDITION, WITH ALL FAULTS**, patent and latent, without any representations or warranties by Seller or Seller's agents. Prior to the **Inspection Objection Deadline**, Buyer will have carefully and thoroughly made, every investigation and inquiry Buyer deems necessary concerning all aspects of the Property which are or may be of concern to Buyer, including, but not limited to, the physical condition of the Property, Improvements, and all Inclusions thereon; the environmental condition of the Property including but not limited to the presence of mold, radon gas, lead-based paint, asbestos, petroleum products, hazardous waste, methamphetamine and/or byproducts from the production of methamphetamine; the location of the boundaries; the gross and net area within the Property; the nature of the soils; utility extensions and services; water well, if any, including but not limited to flow rate, capacity, depth, recovery rate, suitability for Buyer's needs, permitted or exempt status such as household or domestic, water quality, potability, location on Property; easements, rights-of-way, and encroachments, if any; access to the Property; zoning classification, subdivision regulations, environmental regulations, and building code requirements applicable to the Property; the suitability of the Property for Buyer's intended use; compliance or noncompliance with governmental rules and regulations, including, but not limited to, laws relating to land use, environmental conditions, health, safety or building conditions; septic system, if any, including but not limited to permits, the useful life of the system, capacity and suitability for size of house, pumping needs, location on Property; leach field, if any, including but not limited to adequacy, location on Property, percolation; public water and sewer service to the Property; the availability of dry utilities to the Property including but not limited to telephone, internet, cable television, electricity and gas; electromagnetic fields (proximity to power lines); termites or other infestations; exterior insulation and finish systems; polybutylene plumbing materials; roofing materials; inclusion within or proximity to a flood plain; proximity to a hazardous waste site; the presence and location on the Property of carbon monoxide alarms and smoke detectors; the availability and quality of schools; the impact of air traffic; the dues, fees, taxes or similar charges that are or may be assessed or levied by any applicable taxing authority or owners association; building permit fees; crime statistics (such as "Megan's Law" which provides that information concerning the location of known sex offenders be available from local law enforcement); the fair market value of the Property; and all other matters whether of a similar or dissimilar nature that Buyer deems to be relevant to Buyer's acquisition and use of the Property. Seller shall have no obligation to conduct any studies or investigations with respect to the Property; to furnish to Buyer an Environmental Audit, property inspection report, appraisal, survey, or

Seller's Property Disclosure. Buyer acknowledges that neither Seller nor Seller's agents have made any representations or warranties whatsoever regarding the Property or any Improvements thereon or Inclusions. Buyer agrees that if Seller or any of Seller's agents have provided any documents or reports or made any representations whatsoever regarding the Property, Buyer shall not rely on, directly or indirectly, any such documents, reports, or representations. Buyer shall rely solely on Buyer's own inspections and investigations. Buyer assumes all risk that any adverse matter, of whatever kind or nature, including, by example and not limitation, physical and environmental conditions of the Property, may not be revealed by Buyer's inspection and investigation of the Property. Buyer assumes all risk of patent and latent defects in the Property and all Improvements thereon and Inclusions.

By accepting a deed to the Property at Closing, Buyer shall be deemed to have waived, released, forever discharged and agreed not to sue Seller, its officers, commissioners, employees, agents and their respective heirs, personal representatives, successors and assigns from any and all claims, actions, suits and proceedings of whatever kind or nature arising out of, as a result of or in connection with the condition of the Property, Improvements thereon and Inclusions.

The provisions of this Addendum are a material part of the consideration for the Property. Seller would not sell the Property to Buyer at the price set forth in the Contract but for the terms, covenants, conditions, provisions and release contained in this Addendum.

THE PROPERTY IS BEING SOLD AS IS, WHERE IS, IN ITS PRESENT CONDITION, WITH ALL FAULTS, PATENT AND LATENT, WITHOUT ANY REPRESENTATIONS OR WARRANTIES BY SELLER OR SELLER'S AGENTS.

Buyer

Buyer