

Offering Memorandum

6 4th Avenue
Longmont, CO 80501



David Katz

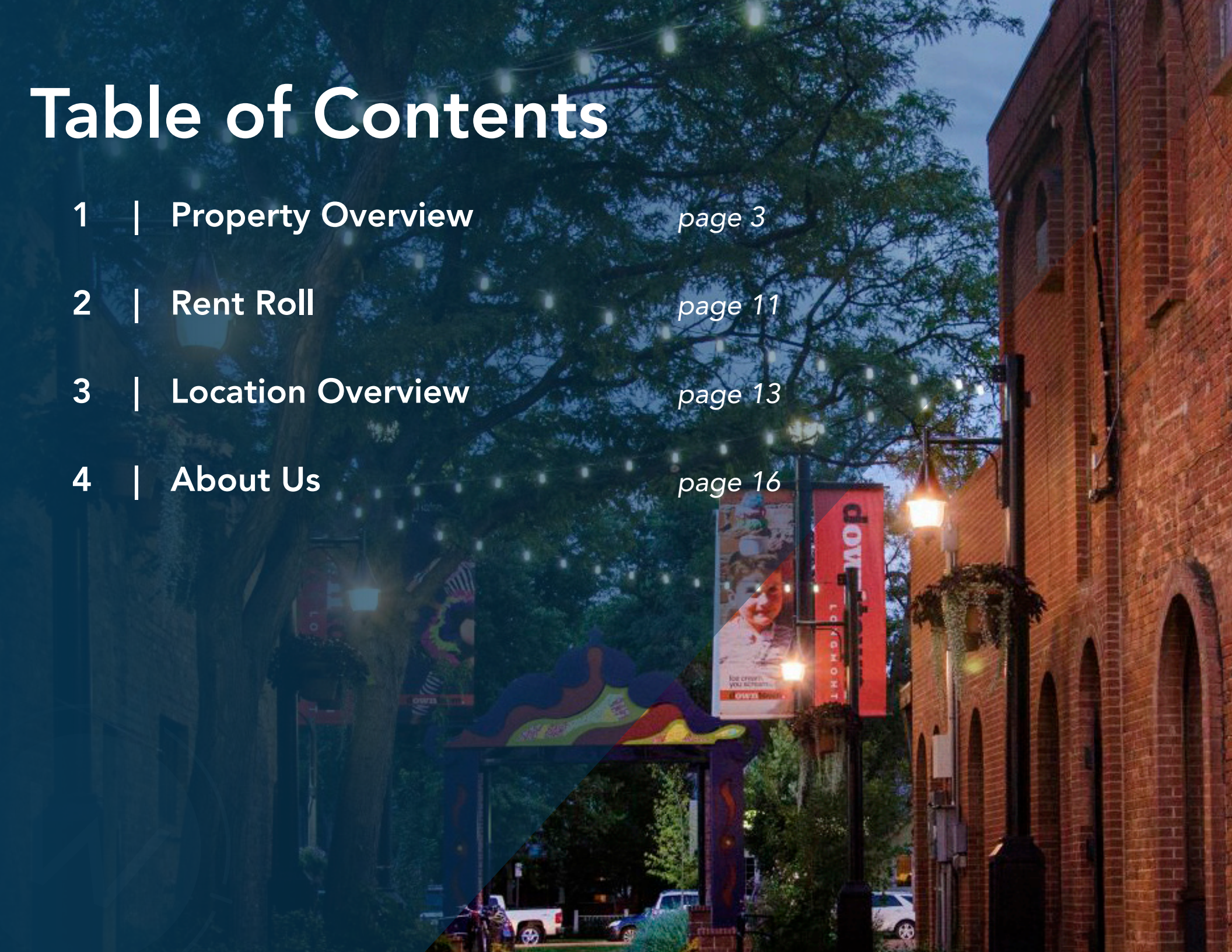
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Property Overview



EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

ADDRESS 6 4th Avenue, Longmont, CO 80501

LEGAL E 1/2 LESS N 75 FT LOT 11 E E 1/2 LOT 12 LESS S 38 FT OF W 1 FT &
DESCRIPTION LESS W 2 FT OF S 35 FT BLK 46 LONGMONT OT

PARCEL # 131503401012

TOTAL 3,300 SF
BUILDINGS SF

TOTAL LOT 8,786 SF
SIZE

STORIES 2

PROPERTY FEATURES

- Building features 6 units with a total of 3,300 SF
- Property is nestled into an established neighborhood
- Within walking distance to Old Town Longmont
- Value-add asset in Boulder City
- Off-Street Parking



INVESTMENT SUMMARY

OFFERING HIGHLIGHTS

LIST PRICE \$1,250,000.00

PRICE PER UNIT \$208,333.33

UNIT MIX

1	1 Bed 1 Bath	550 SF
2	1 Bed 1 Bath	550 SF
3	1 Bed 1 Bath	550 SF
4	1 Bed 1 Bath	550 SF
5	1 Bed 1 Bath	550 SF
6	1 Bed 1 Bath	550 SF



PROPERTY PHOTOS



PROPERTY PHOTOS



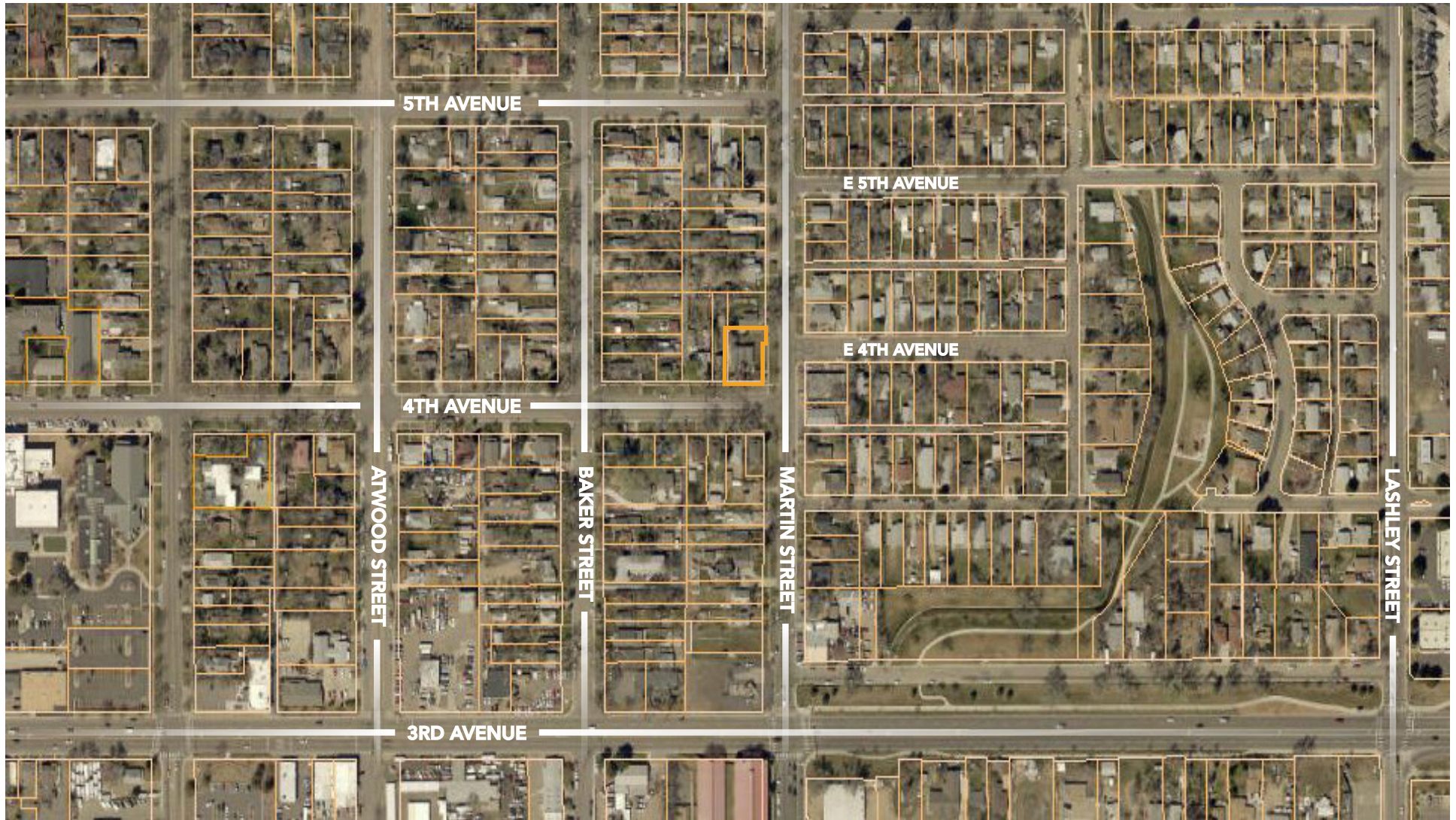
PROPERTY PHOTOS



REGIONAL MAP



PARCEL MAP



2

Rent Roll



RENT ROLL

Unit	Description	In-Place Rent	Proforma Rent
1	1 bed - 1 bath	\$925.00	\$995.00
2	1 bed - 1 bath	\$925.00	\$995.00
3	1 bed / 1 bath	Vacant	\$995.00
4	1 bed / 1 bath	\$975.00	\$995.00
5	1 bed / 1 bath	\$925.00	\$995.00
6	1 bed / 1 bath	\$945.00	\$995.00
	Total	\$4,695.00	\$45,970.00



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Location Overview



LONGMONT

Longmont is a suburb of Denver with a population size of 94,445. The city is located in Boulder County and is one of the best places to live in Colorado. Within 40 miles of Denver, Boulder, Fort Collins, Denver International Airport and Estes Park. Living in Longmont offers residents a dense suburban feel and most residents own their homes. Longmont offers a lot of coffee shops, breweries, parks and much more! Many families and young professionals live here. The public schools in Longmont are above average.

- Population: 98,711
- Elevation: 4,942 feet above sea level
- Land Area: 22 square miles
- 250+ days of sunshine

Information found at Visit Longmont visitors website

- #1 Boomtown in America (*Smartasset, 2019*)
- Named Fastest Growing City in the Country Overall (*CBS, 2019*)
- Ranked #1 for Most Diverse Suburbs in Colorado
- #6 Ranked for Best Suburbs for Young Professionals in Colorado (*Niche, 2020*)
- #1 Best Cities for Teleworking (*Bestplaces.net, 2021*)
- #2 Most Secure Places to Live (*Bestplaces.net, 2011*)
- #7 Best Green Cities (*Bestplaces.net, 2021*)
- #17 Most Secure Places to Live in the U.S. (*Bestplaces.net, 2021*)



DEMOGRAPHICS

DAYTIME EMPLOYMENT

Business Employment by Type	5 Mile		10 Miles	
	# of Businesses	# Employees	# of Businesses	# Employees
Total Businesses	4,506	39,458	7,516	70,861
Retail & Wholesale Trade	630	7,131	1,103	15,330
Hospitality & Food Service	255	4,845	393	6,672
Real Estate, Renting, Leasing	217	1,310	355	2,013
Finance & Insurance	344	1,530	550	2,313
Information	71	607	143	1,317
Scientific & Technology Services	452	2,625	826	4,965
Educational Services	113	2,470	187	4,432
Public Administration & Sales	69	1,334	118	2,200
Arts, Entertainment, Recreation	76	747	139	1,517
Utilities & Waste Management	169	1,818	311	2,899
Construction	321	1,911	687	5,044
Manufacturing	175	2,166	373	7,452
Agriculture, Mining, Fishing	28	190	73	706
Other Services	453	2,074	694	3,297

Information provided by CoStar Group based on property at 400 Martin St.

MAJOR EMPLOYERS



TIMES-CALL

Longmont United
Hospital
Centura Health.



SEAGATE

uchealth

Lucky's
Market



ST. VRAIN VALLEY SCHOOLS
academic excellence by design



CG CIRCLEGRAPHICS



Contact Us

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The information contained within the following offering memorandum is exclusive and strictly confidential. No person, other than as provided for herein, has been authorized to give any information or to make any representations other than those contained in this memorandum in connection with the offer being made hereby, and if given or made, such information or representation must not be relied upon as having been authorized by Waypoint Real Estate, LLC.

This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Waypoint Real Estate, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial improvements, the presence or absence of contaminating substances, pcb's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this investment offering has been obtained from sources. All potential buyers are responsible to take appropriate measures to verify all of the information set forth herein.

Contact Waypoint Real Estate, LLC for any property showings or for more information.