

Offering Memorandum

2354 10th St SW
Loveland, CO 80538



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EXECUTIVE SUMMARY

Waypoint Real Estate has been engaged to market 2354 10th St SW, a 4-Unit apartment community located in Loveland, Colorado. The property sits in a prime location near downtown Loveland, providing for easy access for employment, and entertainment opportunities. Qualified investors will have the opportunity to acquire the cash flowing asset located in the heart of Northern Colorado.

With its Old Town charm and quick access to outdoor recreation, Loveland is one of the most desirable towns to live in all Northern Colorado. Take a quick 30-minute drive through the beautiful Big Thompson Canyon to enjoy the unbeatable views of Rocky Mountain National Park. Stay closer to home and enjoy paddle boarding at Lake Loveland. The Colorado lifestyle cannot be beat.

Over the last decade Loveland's population has increased by over 21% and has 2.60% population projection growth in 2025.

With two, 3-Bedroom units, two, 2-Bedroom units, and 8 reserved off-street parking spaces, this unmatched property has historically had very low vacancy. Two of the units have recently been remodeled, leaving the opportunity for value-add renovations to the remaining two units to increase annual NOI.



OFFERING TERMS

PROPERTY SIZE 3,852

UNITS 4

PRICE \$985,000.00



UNIT FLOOR PLANS

3 BED 1.5 BATH



2 BED 1 BATH



[Click here for 3D Floor Plan](#)

PROPERTY PHOTOS

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