4 PLEX INVESTMENT OFFERING | 225 N Vine St., FOUNTAIN, CO 80817

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4 UNITS | $129,900

SPECIALIZING IN APARTMENT BROKERAGE

Exclusively Marketed by:

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Rampart Commercial is pleased to present the opportunity to purchase 225 N Vine St., a four unit investment property close to Downtown Fountain, Colorado. Strong upside value potential and strong upside in rents make this property an excellent value at a time when the multi-family market, as a whole, has shown a strong rebound.

This property would be ideal for an owner-occupant.

**EXECUTIVE SUMMARY AND INVESTMENT HIGHLIGHTS**

**INVESTMENT HIGHLIGHTS**

- Strong upside potential
- Quiet Location
- Minutes from Ft. Carson
- Close to School
- Close to shopping, restaurants
- Blocks from the heart of Downtown
- Great investment property
- Great for owner-occupant

**Property Basics**

- **Property Address**: 225 N. Vine St., Fountain, CO 80817
- **Number of Units**: 4
- **Site**: 5952 sq.ft.
- **Rentable Square Feet**: 2580
- **Average unit size**: 640 sq.ft.
- **Year Built**: 1969
- **Gross Monthly Rent**: $1,400
- **Offering Price**: $129,900
- **Offering Price/Unit**: $32,475
- **Offering Price/SF**: $50.34

It’s a great time to invest in the Pikes Peak Region.
**Unit Mix**

4 x 1 bedroom, 1 bathroom.........................640 sq.ft.*

**Zoning**

Zoning...............................................................R-2
Zoning Agency..............................................City of Fountain
Zoning Description......................................Multi-Family

**Jurisdiction & Taxes**

The property is located within the City of Fountain, El Paso County, Colorado

**Utilities**

Water.............................................................City of Fountain
Wastewater.....................................................City of Fountain
Natural Gas....................................................Black Hills Energy
Electric..........................................................Black Hills Energy

Units have individual electric and gas meters. Water is on a common meter.

Contact information for utility companies can be obtained at the following websites:

City of Fountain:
http://www.fountaincolorado.org/department/division.asp?fDD=7-249

Black Hills Energy:
http://www.blackhillsenergy.com/

**Unit Interiors**

Comfortable floor plan with sufficient living space. All units are single story with one bedroom and one bathroom.

**HVAC**

Units each have individual forced air, natural gas, furnaces. Each unit also has individual hot water heater. Gas (and electric) for each unit is separately metered, making it straightforward for tenants to pay their own utilities.

**Common Amenities**

All units have and two covered front porches. Two second floor units also have exterior terraces.

**Site Layout**

Level lot on a quiet street. Street is primarily residential & located across the street from a school.

**Ingress/Egress**

Access to off-street parking is off of Vine St. Additional parking is located on the west side of the property with alley access.
Downtown Fountain Colorado is about to see a surge in traffic due to the opening of Ft. Carson’s Gate 19—a boon for investment property owners in the area. The following are excerpts from an August 11, 2012 article in the Pueblo Chieftain newspaper by Peter Roper:

Fort Carson is opening another southern gate into the Mountain Post this autumn—Gate 19 west of the Tomahawk truck stop on Interstate 25 near Fountain. Col. David Grosso, the new garrison commander, said the gate will give soldiers easier access to Butts Airfield, which will be the home of the new Combat Aviation Brigade coming to Fort Carson.

“We need to relieve some of the heavy traffic at other gates,” he said Friday following a community meeting in Trinidad. “I expect Gate 19 will handle a lot of the soldiers coming on and off Fort Carson every day.”

Fort Carson is getting $723 million to build facilities for the new aviation brigade, which will have 113 helicopters and 2,700 soldiers. The helicopters and support troops will begin arriving next year and at full strength by the end of 2014.
STUART SLOAT has lived in Colorado Springs for twenty years and specializes in the brokerage of multi-family investment property. Following a successful joint venture that purchased, renovated, and leased properties, he went into real estate brokerage. This kind of personal involvement in ownership and management of numerous investment properties is just one way Stuart offers additional insight into what it takes to help clients maximize their investments when buying and selling multi-family properties. Stuart is a graduate of The Colorado College.

COMPANY HISTORY: Rampart Realty, Inc., and the trade names Rampart Commercial and Rampart Appraisal, were established as a corporation under the laws of the State of Colorado in September, 1998 by John L. Dworak, Jr. CCIM and Dr. Elizabeth L. Konarski.

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This Investment Memorandum ("Memorandum") is furnished to prospective purchasers solely to facilitate the purchaser's consideration of the property known as 225 N Vine St., located in Fountain, CO ("Property"). The Memorandum contains proprietary information and was prepared by Rampart Realty, Inc. using information compiled from sources we consider to be reliable. However, the Seller makes no representations or warranties herein and the property is being sold in an "as is, where-is" condition. By receipt of this Memorandum, you agree that:

(a) the Memorandum and its contents are of a confidential nature and that you will hold and treat it in strictest confidence; (b) you will not reproduce, transmit or disseminate the information contained in the Memorandum through any means, or disclose this Memorandum or any of its contents to any other entity without the prior written authorization of Rampart Realty, Inc. nor will you use this Memorandum or any of its contents in any fashion or manner detrimental to the interests of Rampart Realty, Inc. or seller; and (c) upon request you will return the Memorandum without retaining any copy or extracting any portion thereof. This Memorandum does not purport to be all-inclusive or to contain all the information which prospective purchasers may desire. Certain documents, including leases and other materials, are described herein in summary form. The summaries are not complete descriptions of the full agreements. Interested parties are expected to review all such documents independently. Financial projections are provided for reference purposes only and are based strictly and entirely upon the purchaser's independent investigation, analysis appraisal and evaluation of facts and circumstances deemed relevant by the purchaser. Neither Rampart Realty, Inc. nor any of its respective directors, officers or affiliates have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of this Memorandum or its contents. This offering is submitted and received with the understanding that all offers for the acquisition of the herein described property will be conducted through Rampart Realty, Inc.. The sellers and Rampart Realty, Inc. expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. If you have no interest in the Property at this time, please return this Offering Memorandum to:

Rampart Realty, Inc.
731 N Nevada Ave., ste. 100
Colorado Springs, CO 80903
Attention: C. Stuart Sloat

Hazardous Materials Disclosure

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated, handled or removed. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require cleanup of such materials. It is the responsibility of the buyer to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine if such materials are present and if so, to determine what, if anything, the buyer needs to do because of the presence of such materials.

Americans With Disabilities Act

The United States Congress has enacted the Americans with Disabilities Act. Among other things, it is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. Other state and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Bidders should consult attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.