

**3 6 2 5   W   P I K E S   P E A K  
A V E .**

**C O L O R A D O   S P R I N G S ,   C O   8 0 9 0 4**

**3   U N I T S   |   \$ 1 6 4 , 9 0 0**



**SPECIALIZING IN APARTMENT BROKERAGE**

***Exclusively Marketed by :***

C Stuart Sloat

731 North Nevada, Suite 100

Colorado Springs, CO 80903

Phone: (719) 632-9300

Fax: (719) 667-5296

E-mail: [apartments1031@gmail.com](mailto:apartments1031@gmail.com)

[www.rampartrealty.com](http://www.rampartrealty.com)



Rampart Realty, Inc. | 731 N Nevada Ave., Ste. 100 | Colorado Springs, CO 80903 | O 719.632.9300 | Fax: 719.667.5296 | [www.rampartrealty.com](http://www.rampartrealty.com)



It's a great time to invest in the Pikes Peak Region

EXECUTIVE SUMMARY AND INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS

- Stable, long-term tenants
- Turn-key: well maintained with numerous upgrades
- Quiet West Side Location
- Minutes from Garden of the Gods
- Minutes from Manitou Springs
- Close to shopping, restaurants
- Close to Red Rock Canyon Open Space with miles of trails to enjoy

Rampart Commercial is pleased to present the opportunity to purchase 3625 W Pikes Peak Ave. This three unit investment property is nestled between Old Colorado City and Manitou Springs— an area attractive to long term renters. Strong rebounds in the multi-family market as a whole, in addition to historically low interest rates, make this an excellent value opportunity.

Property Basics	
Property Address.....	3625 W. Pikes Peak Ave. Colorado Springs, CO 80904
Number of Units.....	3
Site.....	6250sq.ft.
Rentable Square Feet.....	1709sq.ft.
Average unit size.....	570sq.ft.
Year Built.....	1926
Gross Monthly Rent.....	\$1,666
Gross Rent Multiplier.....	99
Offering Price.....	\$164,900
Offering Price/Unit.....	\$54,966
Offering Price/SF.....	\$96.49



- Newer Roof
- Newer Doors
- New vinyl windows
- Recently added rock xeriscaping.
- Original plumbing has been replaced with Pex
- Tile floors in kitchen
- Tile shower surround
- Full baths
- New clean-out recently installed
- Includes large shed (small shed belongs to tenant)
- Vaulted ceilings
- Quiet yard with private feel
- Large trees



Off-street parking off of Pikes Peak



Newer roof, new vinyl windows



Private yard, large trees



Off-street parking + shed is included

Vaulted ceiling increase open feel to unit interiors

Unit Mix & Rent Roll

1. 1bd/1bd	530 sq.ft.*	\$450
2. 1bd/1ba	530 sq.ft.*	\$604
3. 2bd/1ba	<u>649 sq.ft.*</u>	<u>\$650</u>
Total	1709 sq.ft.*	\$1,666

\*measurements are approximate

Zoning

Zoning.....R-5  
Zoning Agency.....City Colorado Springs  
Zoning Description.....Multi-Family

Jurisdiction & Taxes

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

Utilities

Water.....Colorado Springs Utilities  
Wastewater.....Colorado Springs Utilities  
Natural Gas.....Colorado Springs Utilities  
Electric.....Colorado Springs Utilities  
All utilities are commonly metered & paid by owner.

Contact information for Colorado Springs Utilities can be obtained at the following website:

[www.csu.org](http://www.csu.org)

Unit Interiors

Units have a comfortable, open floor plan. All units are single story and have wonderful vaulted ceilings. Kitchens are newer, with attractive maple cabinets. Unit three has a stackable washer/dryer.

HVAC

Unit 1 has a wall mounted, natural gas furnace. Units 2,3 are heated by baseboard electric.

Common Amenities

Yard offers a private setting, accented by a combination of grass and xeriscape. Mature trees provide wonderful shade throughout the summer.

Site Layout

Level lot. Street is primarily residential.

Ingress/Egress

Access to off-street parking via alley off of Columbia St. Additional off-street parking off of Pikes Peak Ave., to the north of property.

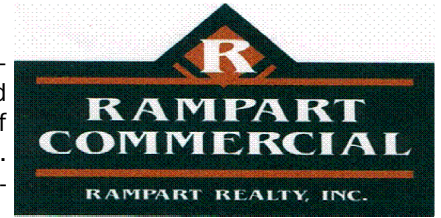




## TRIPLEX INVESTMENT OFFERING | 3625 W. PIKES PEAK AVE., COLORADO SPRINGS, CO 80904



**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.

**MISSION: PERSONAL SERVICE IN A DIGITAL WORLD.** Rampart Realty, Inc. is dedicated to profitably serving the real estate needs of our clients by combining professional knowledge of the real estate industry, personal service, and technological innovation.



Property is just minutes from Garden of the Gods Park and Red Rock Canyon Open Space



**Triplex Investment Offering— 3625 W. Pikes Peak Ave., Colorado Springs, CO 80904**

## CONFIDENTIALITY

This Investment Memorandum ("Memorandum") is furnished to prospective purchasers solely to facilitate the purchaser's consideration of the property known as 3625 W. Pikes Peak Ave., Colorado Springs, 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 on assumptions relating to the general economy, competition and other factors beyond the control of Rampart Realty, Inc. and are, therefore, subject to material variation. Additional information and an opportunity to inspect

the Property will be made available to qualified prospective purchasers upon request. Each purchase offer is to be 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.