

More Listings. More Deals. More Experience.



1015 ROOSEVELT
LOVELAND, COLORADO

SALE PRICE: \$775,000
SF FOR SALE: 7,228 SF
OF UNITS: 9
NOI: 58,450
CAP RATE: 7.54%

Fully-leased 9-plex in beautiful residential neighborhood with excellent rental history / Four garages / Coin-operated laundry room / Three storage rooms / Lots of unit upgrades



235 WELCH
BERTHOUD, COLORADO

SALE PRICE: \$555,000
SF FOR SALE: 6,784 SF
OF UNITS: 4 apts. &
2 commercial units
NOI: 39,523
CAP RATE: 7.12%

Four large, updated apartments and two commercial units, fully leased! All apartment units have garages and washer/dryer hook-ups / Low maintenance property / Long-term commercial tenants



805 16TH STREET
GREELEY, COLORADO

SALE PRICE: \$695,000
BUILDING SIZE: 9,820 SF
OF UNITS: 8 apts. &
1 commercial unit

Fully-leased / Eight 2BR-1BA apartments plus 1,958 SF retail space / Next to UNC campus / Excellent occupancy history / Large parking lot / Coin-operated laundry



THE ROOFTOPS
FORT COLLINS, COLORADO

19 residential and 2 commercial units

Development opportunity - high return potential. Strategically located just to the north of Old Town. Beautiful townhome construction. Contact broker for more information.

Recently SOLD!



PRINCESS APARTMENTS - 8 Units in 7,396 SF



ELMWOOD APARTMENTS - 21 Units in 15,725 SF



BE GREEN! Help us be kind to our environment. If you would like to receive these multi-family listing activity newsletters via email in the future, please contact me at broman@realtec.com or 970.229.9900.

APARTMENT ACTIVITY

BY ERIK BROMAN

New Listing!



1474 10TH STREET
GREELEY, COLORADO

AVAILABLE: 9,300 SF
SALE PRICE: \$595,000
NOI: \$49,058
UNITS: 12
CAP RATE: 8.25%

FEATURES:

- Low maintenance property
- All units have tile in entry way, kitchen and baths
- Large off-street parking lot
- Easy to rent (under market)
- High visibility on 10th street

Call Erik...

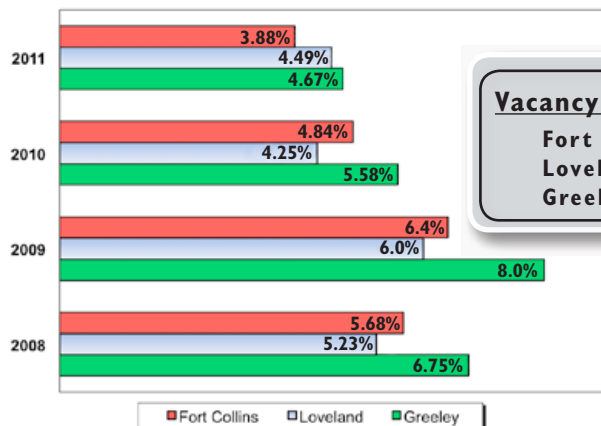


ERIK BROMAN
Commercial
Real Estate Broker

Erik is a top multifamily broker in Northern Colorado. He has successfully sold over \$24 million in apartments and more than 400 units in the last six years. For personal assistance, contact Erik at:

970-229-9900 or
broman@realtec.com

VACANCY



Vacancy 2012 Q1:

Fort Collins	2.6%
Loveland	4.5%
Greeley	5.8%

MULTIFAMILY VACANCY:

Since 2009, vacancy in Northern Colorado has steadily declined dropping below 5% which is considered 'equilibrium'. We have been below the 5% mark for so long, we are seeing a lot of new multifamily projects being built – Terra Vida in Fort Collins & Lake Vista in Loveland – and many more projects in the pipeline and currently under construction. Of the more than 1,000 new units in the works, several student housing projects in Fort Collins are to note: The Grove – 600 beds, The Commons – 676 beds and District at Campus West – 600+ beds. There are several other large projects that we will also see in the near future. What will this do to vacancy?

FORT COLLINS – Expect to see a slight softening in the student rental market, especially outside the 'core' location for rentals; although the market remains healthy. CSU is growing fast and the outlook is to continue this growth; however this is a lot of new units hitting the market. There are several market rate projects also coming online shortly which also will have an effect on market rate rentals and vacancy.

LOVELAND – McWhinney has brought about 550 new units to the market in the last two years. Lake Vista is about 100% occupied and Van de Water is leasing up very well. This is an indication the Loveland market is healthy and can sustain these added units. There are several projects slated for the downtown area, however not on the magnitude we saw at I-25 & Hwy 34. Loveland will remain very solid and will continue to see low vacancy and steady increase in rents.

GREELEY – Greeley gets the award for most improved market in Northern Colorado! Most owners can attest to the rising rents and very tight vacancy. Some owners are not turning units because tenants need to get in so quickly. We can point to the exploding oil and gas industry and other new to the region primary employers for pushing rents higher and vacancy as low or lower than both Fort Collins and Loveland. Greeley historically has been more volatile than other cities in NoCO, however I expect to see positives in Greeley for many years to come. There is currently little to no new construction of multifamily units, however a large remodel downtown. There is a lot of very cheap land and I would expect to see a developer take advantage of the cheap land and build new to meet the rising demand of the area. In the meantime, expect vacancy to remain low and a steady increase in rents.

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