

Income Property 360 Property View

6610 Pahokee Court Unit #1-4, Colorado Springs, CO 80915 Under Contract -

Showing 04/06/20

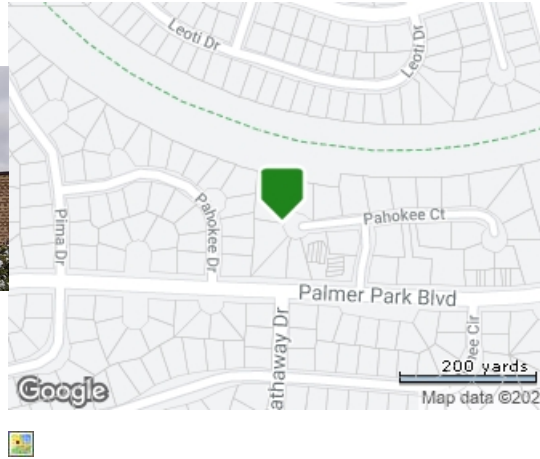
Listing

Agent Full Report /Map

INCOME - Fourplex

6610 Pahokee CT #1-4, Colorado Springs, CO 80915-1756 County: **El Paso**

Status: **Under Contract - Showing**
Price: **\$499,900**



Units Total: **4**
Total Beds/Baths: **8, 4**
Total Parking Spaces:
Total Garage:
Total Sqft: **2,952** LP/SF: **\$169**
Total Monthly Rent: **\$3,780**
Year Built: **1973**
DOM: **3** CDOM: **3**
Sched#: **5406419032**
MLS#: **4582299**

COMMUNITY

Sub Area: **Cimarron Westridge**
Directions/Cross: **From Powers go east on Palmer Park, go North on Myakka and then go West on Pahokee.**
School District: [49-Falcon](#) Complex Name:
Taxes: **\$1,279** Tax Year: **2018**

BUILDING

Year Built: **1973** Square Foot Source: **Assessor Records**
Structure: **Wood Frame**
Bsmt/Found: **Slab**

UNITS

Unit	Sqft	Beds	Baths	Garages	Monthly Rent	Furnished	Occupied
4	738	2	1		\$875		Y
3	738	2	1		\$885		Y
2	738	2	1		\$925		Y
1	738	2	1		\$850		Y

Total Beds: **8** Total Baths: **4** Total Garage: Total Sqft: **2,952**
Total Parking Spaces: Total Monthly Rent: **\$3,780** Total Units Occupied: **4** Units Total: **4**
Gross Rent Multiplier: **132**
Owner Pays: **Gas**
Tenant Pays: **Water**

FEATURES

Appliances: **Dishwasher, Microwave Oven, Range Oven, Refrigerator**
Laundry Facilities: **Coin**
Exclusions: **Tenants Personal Property**

LOT

Legal Desc: **LOT 6 CIMARRON-WESTRIDGE FIL NO 5**
Zoning: **RM-30** Zoning Entity:
Acres: **0.380** Lot Sqft: **16,552**

UTILITIES AND ENERGY

Well Total: Well Permit: **No** Well Permit #:
Heating: **Baseboard, Radiant**
Cooling: **Ceiling Fan(s)**
Existing Water: **Association/District**
Sanitation: **Sewer**
Existing Utilities: **Electricity, Natural Gas**

PROPERTY REMARKS

Property Description Remarks:

Rental Property Opportunity! Two Story 4 Plex at the end of a cul de sac with a large fenced private yard. Very good rental history, all units are 2 bedroom and 1 bath. All units are currently leased. The two upper units share a balcony with views, lower 2 units are garden level. Master bedrooms have double wide closets. Ceiling fan in each bedroom, electric range, dishwasher, disposal, refrigerator. Building has baseboard hot water radiant heat with a central boiler system. Each apartment has a locking storage

Supplemental Remarks:

unit attached to the building. Coin op shared laundry room, washer/dryer owned. Dual pane windows, all bedrooms carpeted, unit 1 has Pergo style flooring in family room & kitchen, the other 3 have carpet with tile entry, tile bathrooms, tub/shower combos. Mature landscaping, storage shed, gate, paved parking, walk to bus stop and elementary school, close to Powers shopping area. Please do not disturb tenants.

TERMS

Terms Offered: **Cash, Conventional, FHA, VA**
 Possession Terms: **DOD** Possession Date: EM Promissory Note Accepted:
 Earnest Money: **\$10000** Earnest Money Holder: **Unified Title**
 Assumable Loan: **No** Assumption Info:
 Notices: **Not Applicable**

COOP/COMPENSATION

Listing Office: [00082901-RE/MAX Properties Inc](#)
 Office Ph: **(719) 598-4700** Office Fax: **(719) 598-9308**
 Listing Agent: [Theodore Bachara ABR CDPE CRS](#) ted@tedbachara.com
 LA Phone: **(719) 380-1768** LA Fax: **(719) 598-9308** LA Add'l Phone: **(719) 661-1773**
 Appt Cont: **719-661-1773**
 TA: VR: **N** SL: **FS** TB: **3 %** BA: **3 %**
 Photo: **AGR** VOW: **Y** Elec Ad: **Y** Blog: **N** AVM: **N** Display Address: **Y**
 Key: **See Show/Agent Remarks**
 Show Instruct: **See Show/Agent Remarks**

SHOW/AGENT REMARKS

PLEASE DO NOT BOTHER THE TENANTS! Information is reliable but not guaranteed. Buyer to verify all measurements and HOA information. We are eContracts ready. In-person showings or buyer agent virtual tours are not available at this time due to Covid-19 DORA guidelines. Offers will need to be submitted sight unseen. Buyer may be able to view Property in person within 24 hours of an accepted contract and elect to move forward or terminate. Please call listing agent for more information. *After 4/27, Prior to entering the property, any agent must review a 4-question Health Questionnaire on the door (and in the supplemental remarks) with their Buyer(s) and the agent themselves. If the questionnaire discloses any health concerns defined by the CDC, the parties may NOT enter the property. No more than 3 people (1 Realtor & 2 Buyers only) allowed in the home at one time. Please allow 24 hours, next business day for Contract acceptance. No Saturday/Sunday deadline.

List Date: **04/03/20** Pending Date: Under Contract Date: **04/05/20**
 Original LP: **\$499,900** DOM: **3** CDOM: **3** MLS#: **4582299**