

KEVCO NEWS

Fort Collins Business is BOOMING!

The central Fort Collins Foothills Fashion Mall has new owners! According to the July 2012 press release, the new owners are making a "significant commitment to create a major, completely updated retail destination for the city of Fort Collins and Northern Colorado."

Added city manager Darin Atteberry, "Our community deserves a premier shopping facility in the midtown area to complement the strong retailers in other parts of town, and now it's happening." The mall makeover will lead to the creation of additional jobs, as well as contribute increased retail dollars to the local economy.

In June of 2012, Fort Collins was ranked 3rd in the nation on Best Places for Business and Careers list from Forbes.com.

Fort Collins was given this high national ranking because of 2.7% projected annual job growth rate. Thanks to Colorado State University, Fort Collins also "boasts an educated workforce – 46% have college degrees (U.S. average is 28%) and 18% possess graduate degrees".



Did You Know?

- Nutmeg is extremely poisonous if injected intravenously.
- A snail can sleep for three years.
- No word in the English language rhymes with "MONTH".
- Average life span of a major league baseball: 7 pitches.
- The house fly hums in the middle octave key of F.
- Hydrogen gas is the least dense substance in the world.
- There are 293 ways to make change for a dollar.
- The first camel in Australia was imported in 1840 from the Canary Islands.

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**FOR SALE: 3121-3131 E Locust**

Amazing investment opportunity! 6 units! Brand new roof and gutters. Lots of parking, coin operated community laundry. 5 of the 6 units have already renewed their annual leases starting August 1, 2012.

**PRICE REDUCED: 2712****Harvard, A-4**

2 bed, 1.5 bath condo in central Fort Collins. Close to shopping, restaurants, and trails. Newer interior paint and carpet. Great investment property! Rented for \$975 per month through July 2013.

**FOR SALE: 30 S South Boulder Circle**

1 Bed, 1 Bath condo features private patio, and 1 car garage. Condo complex includes a pool. 3 miles from the University of Colorado.

**COMING SOON:****414 N. Shields**

3 Bed, 2 bath house in Old Town Fort Collins. Available mid-August. Outstanding cash flow for investors.

**COMING SOON:****2415 Dalton**

3 Bed, 2 Bath house near Horsetooth Reservoir, dog park, hiking trails, and CSU Stadium. Lots of Upgrades. Great investment property!

Investments & Rentals: Busiest Time of the Year - Paul Hunter

August 1st, the time when most of the student population in Fort Collins has loaded trucks up with their belongings, just to move a few blocks away. While it is a busy time for renters, it is also an important time for investors purchasing these homes, since returning students will be back in the next few weeks. If looking to buy now, an investor should be searching for a property either within a mile of campus to assure low vacancy, or find something with a lease already in place through next summer.

If you are able to find an investment property that is already leased (and almost all of them are because vacancy in Fort Collins is SO low), the other benefit is that you will not have any turnover costs right away and you can defer those to the following year.

We do still have a few weeks of prime renting timeframe left, but after the end of August when classes have started for the college kids, an investor may end up with less than premium rents. Call us today to find out about listed AND unlisted properties that are great investment opportunities!

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How About a Condo or Townhome? – Greg Rittner

You have been paying rent for years and want to take the leap to homeownership, but do not think you can afford anything. Have you thought about buying a condo or townhome? These types of housing are great ways to get into owning real estate without some of the risks of a single family home. Typically, attached properties are more affordable than single family residences and owners pay HOA Dues which cover costs such as exterior maintenance, certain utilities, trash, snow removal, landscaping, etc. The market for these properties in Fort Collins right now is good.

Properties in Central Fort Collins are selling at an average of 98% of their listings price and are on the market for less than 90 days. Condos and townhomes in Central Fort Collins range from \$61,000 up to \$430,000. If you are interested in learning more, feel free to give me a call.

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