

# KEVCO NEWS

## Fort Collins - Still a Great Place to Live

*According to Money Magazine's September issue, Fort Collins is still a great place to call home. The magazine ranks Fort Collins as number 70 out of the top 100 small cities in its annual "Best Places to Live" edition. Researchers applauded the quality of local schools and the vibrancy of Old Town. They were also impressed by the city's bike-friendly nature and top-end employers.*

## Students LOVE Colorado State University

*CSU is once again listed among the best universities by Princeton Review. "Students surveyed say that CSU is a hidden gem - a place with friendly people, a great location, and an education that includes hands-on experience to prepare them for the real world." In the review, CSU secured a very high Green Rating of 98, reflecting the university's commitment to environmentally friendly programs, majors and student activities. As the host city, Fort Collins also received high scores, ranking 17th among the best college cities in the nation. CSU students love the town for being a location with plenty to do in town or in the nearby mountains, a low cost of living and great restaurants.*



## Did You Know?

- Of the 10 largest high school gymnasiums in America, nine are in Indiana.
- Chewing gum while peeling onions will keep you from crying.
- When you blush, the lining of your stomach also turns red.
- It cost 7 million dollars to build the Titanic, and 200 million to make a film about it.
- The plastic coverings on the end of shoelaces are called aglets.
- The average US family of four spends \$800 on back to school clothing and supplies.
- The camel is the only mammal to have oval shaped red blood cells. This prevents clumping when dehydrated.

1124 West Mulberry Street  
Fort Collins, CO 80521  
970-419-8881





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

*Amazing investment opportunity! Estimated monthly after tax cash flow \$6 units! Brand new roof and gutters. Lots of parking, coin operated community laundry.*



**SOLD: 2712 Harvard, A-4**

*After only 2 ½ months on the market, this 2 bed, 1.5 bath condo in central Fort Collins sold! 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.*



**SOLD: 2415**

**Dalton Drive**

*This property was listed for 24 hours before receiving an offer. It sold in 30 days! 3 Bed, 2 Bath house near Horsetooth Reservoir, and CSU stadium. Lots of Upgrades.*

**FOR SALE: 414 N.**

**Shields**

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





## Searching for Homes - Paul Hunter

College kids are back in town! While that may mean nightmarish traffic around campus, it also means premium rents on investment properties. There are still people (both students and families) calling KEVCO about rental property availability, which means there is still time to purchase investment properties without too much of a discount on rent. This year is a little different from past years, with vacancy rates so low throughout all of Fort Collins, there are students having to get rentals farther and farther from campus. While this means higher rents farther out from campus and Old Town, investors still need to be thinking down the road a few years. When Fort Collins average vacancy rates return to their normal levels (which in the past KEVCO has still had 0% vacancy) you will want to own property in areas that are desirable to rent for students. Keeping your purchase in the Target Investment Area around campus will ensure high rents and low vacancy not just in the short term, but in the long run as well.

Call us to find out more about purchasing investment properties in Fort Collins!

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## What to do Next Year? - Greg Rittner

Are you the parent of a freshman who just started at Colorado State University? Are they living in the dorms and experiencing life on their own for the first time? Probably the furthest thing from your mind is where they are going to stay next year. Perhaps you have tossed around the idea of purchasing a property for them to live in their second year of college. Now is the time to start thinking about making that purchase.

Fort Collins is experiencing VERY low rental vacancy rates and by purchasing a property now you can take advantage of premium rents and great cash flow before your student moves in. You can also find great deals on properties before the rush of investors start snagging up properties in the springtime. Contact KEVCO for more information on finding a great rental property for your student.

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