

Townhome Development Investment Opportunity

Offered By

 **ZechBuysHouses, LLC**

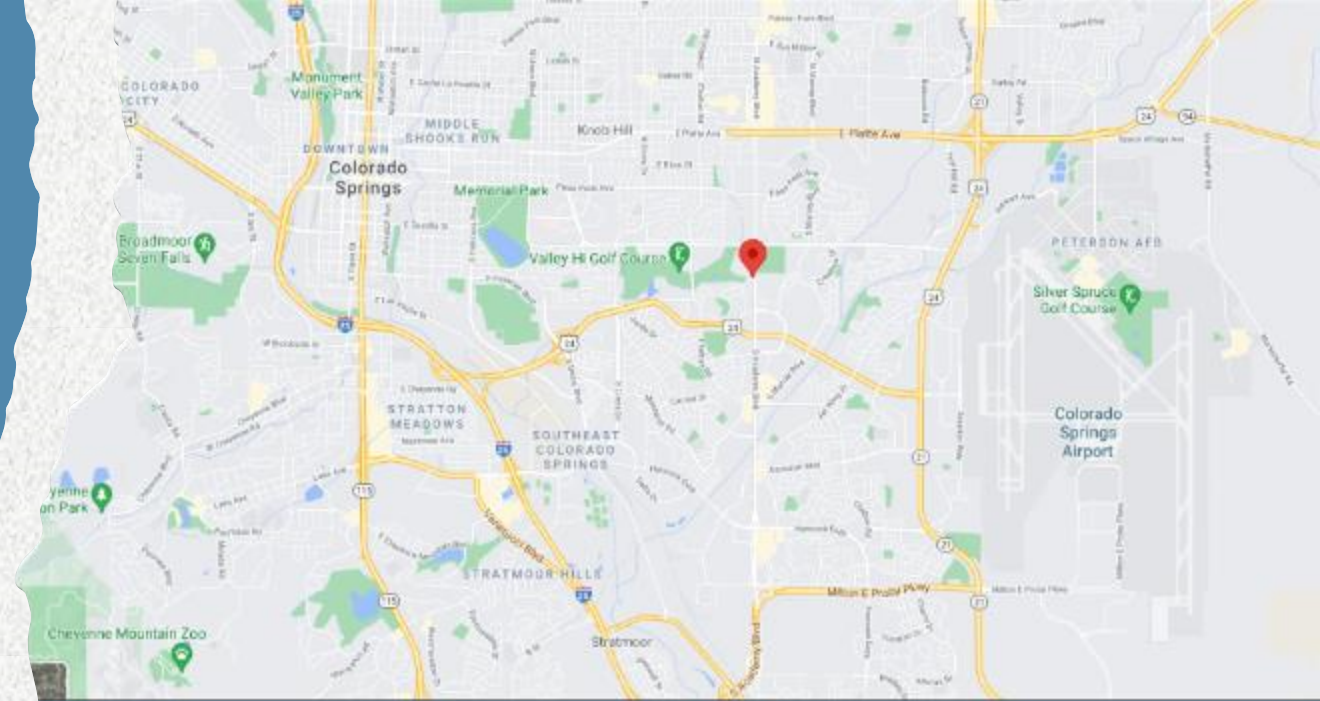
Investment Thesis

ZechBuysHouses LLC is a real estate company that provides education and creative solutions to both buyers and sellers. We acquire various types of properties as well as partner with investors, property owners, and private equity funds in order to achieve maximum success on different projects.

Our plan for this project is to roll it out in 4 phases (see Phase Plan below) with an expectation to break ground within 6-9 months from land acquisition.

The Project

- Early Sun Drive, Colorado Springs, CO
- Located Directly on Academy Blvd
- 2.77 AC Undeveloped Zoned OC (Multi Fam permitted)
- 44 Unit Townhome Development Planned
- Attached Garages on Each Unit



Build Costs Per Unit	Phase 1	Phase 2	Phase 3	Phase 4
Townhome:	125,000.00	125,000.00	125,000.00	125,000.00
Developmental Fee (35K)	6,667.00	0.00	0.00	0.00
CSU Connection Fee	15,000.00	15,000.00	15,000.00	15,000.00
Phase One Road Work	9,091.00	5,455.00	5,455.00	5,455.00
Interior Design Work/Install	20,000.00	20,000.00	20,000.00	20,000.00
Total:	175,758.00	165,455.00	165,455.00	165,455.00
Number of Units/Phase	12	12	12	8
Build Cost/Phase	2,109,096.00	1,985,460.00	1,985,460.00	1,985,460.00
Sell Price	295,000.00	295,000.00	295,000.00	295,000.00
Sell Price - Build Costs	119,242.00	129,545.00	129,545.00	129,545.00
Realtor Fees 6%	17,700.00	17,700.00	17,700.00	17,700.00
Total Profit/Unit	101,542.00	111,845.00	111,845.00	111,845.00
Profit/Phase (12)	1,218,504.00	1,342,140.00	1,342,140.00	984,760.00
Land Cost/Phase	490,000.00	490,000.00	490,000.00	490,000.00





PRE-APPLICATION MEETING SUMMARY

Area: South Date: 2/11/19

Pre-Application No.: 19-10

Applicant(s) Present: George Zaroob, Dale Pijanowski

Lot Size: 2.77 acres

Site Location: 0 Early Sun Drive

TSN: 6422109008

Project Description: Apartments

Zone: OC/AO

APPLICATION(S) REQUIRED: No application to the Planning Department required

- | | | |
|--|--|---|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> Development Agreement (PUD Zone) | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Administrative Relief | <input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM | <input checked="" type="checkbox"/> Subdivision Plat <input type="checkbox"/> PP <input checked="" type="radio"/> FP <input type="checkbox"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Subdivision Waiver <input type="checkbox"/> Design <input type="checkbox"/> Process |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Master Plan <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM | <input type="checkbox"/> Use Variance <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Minor Improvement Plan | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> | <input type="checkbox"/> Nonuse Variance / Warrant | <input type="checkbox"/> Vacation of Public Right-of-Way |
| <input type="checkbox"/> Concept Plan <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM | <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> Conditional Use <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM | <input type="checkbox"/> Property Boundary Adjustment | <input type="checkbox"/> Zone Change |

Visit the Land Use Review Division website at www.coloradosprings.gov/planninginfo for application forms and checklists

MJ = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: _____ Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS: Pre-Application Stage Internal Review Stage Public Hearing Stage

Note: Applicant will be required to pay for postage at time of poster pick-up. Postcard Poster No Public Notice Required

Buffer Distance: 150 ft. 500 ft. 1,000 ft. Custom distance: _____

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- | | | |
|--|---|---|
| <input type="checkbox"/> Geo-Hazard Report | <input type="checkbox"/> Traffic Impact Analysis | <input checked="" type="checkbox"/> Drainage Report |
| Contact: _____ | Contact: Zaker Alazzeah, 719-385-5468 | Contact: Jonathan Scherer, 719-385-5546 |
| <input checked="" type="checkbox"/> Hydraulic Grade Line | <input checked="" type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis |
| <input checked="" type="checkbox"/> Elevation Drawings | <input type="checkbox"/> Mineral Estate Owner Notification | <input checked="" type="checkbox"/> Other: Photometric plan, landscape plan |

LDTIC MEETING: Yes No **Date:** TBD **Time:** TBD

COMMENTS: (This is a preliminary listing of issues and attention items; additional issues will likely surface as the application proceeds through the review process):

- Multi-family is permitted in the OC zone district. Defaults to R-5 zone district development standards.
- Building setbacks: Front = 20'; Side = 5'; Rear = 25'. Landscape setbacks: along Academy = 25'; along Early Sun Drive = 10'; 15' adjacent to Valley Hi. Maximum lot coverage (structure footprint) = 40%. Maximum building height = 45' to top of a flat roof, 5' additional allowance given to peaked, gambrel, or mansard roofs.
- Parking: for 1 bedroom units = 1.5 spaces, 2 bedroom units = 1.7 spaces, 3 bedroom units = 2 spaces.
- Must provide 200 sqft of open space per bedroom. Flexibility may be given for usable/active open space.
- Parks and School fees triggered whenever new dwelling units are created. Drainage, pond, and bridge fees triggered with platting.
- Recommend an LDTIC meeting to calculate the above fees as well getting a handle on other requirements for development.
- Some type of water quality feature will be required. A drainage report will be required with application submittal.
- Development plan must include the following sheets/information (not comprehensive): cover page, dimensional site plan, preliminary grading plan, preliminary utility plan, landscape plan, building elevations, photometric plan.
- Plat must be put together by a Colorado licensed land surveyor. Landscape plan must be put together by a landscape architect.

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: \$5,344.00 (dev plan, final plat, tech fee)

Number of Plans: 1 hard copy; 1 digital copy of all application materials; 2 copies of all reports

Hannah Van Nimwegen, AICP

Senior Planner

Land Use Review

Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5365
P.O. Box 1575, MC 155 Fax: (719) 385-5167
Colorado Springs, CO 80901-1575 hvannimwegen@springsgov.com



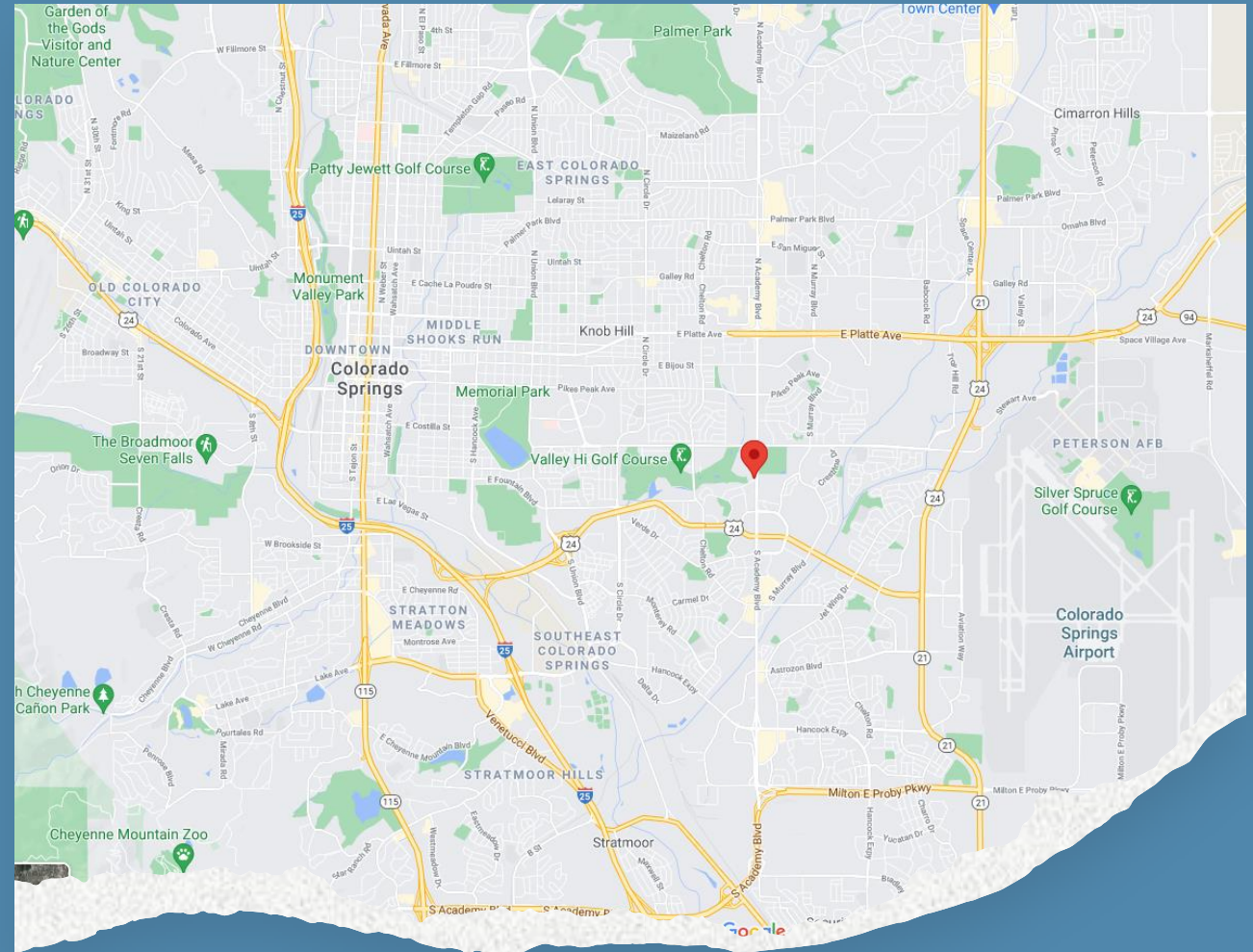
Colorado Springs, CO

Ranked in the top 3 of all real estate markets in the entire United States month after month, the area is projected to just keep growing. Some experts believe it will be the size of Denver within 20 years. This development will be located directly on Academy Blvd which is currently 1 of 3 main transportation routes N-S in the city. 90,000 vehicles a day drive past this lot.

Location

Within 10 minutes of

- Colorado Springs Municipal Airport
- Amazon's Newest and Largest Distribution Center
- Interstate 25
- Fort Carson & Peterson AFB



Investment Opportunity Details

Seeking a maximum of 4 cash investors @ \$350,000 each

- 40% ROI over 2 years
- First payment at completion of first 4 units
- Payments made at end of each phase
- Option to customize and retain units in exchange for initial Investment
- Option to increase ROI to 50% with larger up front investment

Financial Returns

Payouts at completion of each phase (with min \$350,000 investment)

- Phase 1 - **\$122,500**
- Phase 2 - **\$122,500**
- Phase 3 - **\$122,500**
- Phase 4 - **\$122,500**

TOTAL \$490,000 (\$140,000 net profit)



For More Information contact Jen with
ZechBuysHouses directly @ 719-426-2494



MEET THE TEAM

Scott Sinclair, *Investments Unlimited LLC*

Coy J. Brandenburg, *Colorado RE and Design, LLC*

Galloway & Company, Inc