

fox run apartments



for sale

50 Fox Run Lane

Fraser, Colorado 80442

64 units

- One- and three-bedroom apartments
- Two-bedroom townhomes
- Separately metered
- Picnic area
- Mountain community near Winter Park resort
- 2001 construction
- Ample parking
- Leasing office and laundry room

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fox run apartments



property amenities

unit amenities

- Private entrances
- Townhome units*
- Large closets
- All-electric kitchens with dishwashers
- Washer/dryer hook-ups*
- Wheelchair accessible*
- Extra storage
- Individual furnaces & hot water

*selected units

common area amenities

- Picnic area
- Laundry room
- Close to public transportation & shopping
- Expansive grounds with mature trees & landscaping

property

Fox Run Apartments is a 64-unit community built in 2001. Sited on a gently sloping 5.65 acre lot, it has a low density of 11.3 units per acre. The elevation provides breathtaking westerly views of Colorado's Rocky Mountains. The scene is highlighted by contemporary apartment homes landscaped with native vegetation. There are seven modular constructed apartment buildings interspersed with convenient surface parking lots. In addition to the apartment homes, residents enjoy a picnic area, laundry room, and ample parking.

Fox Run offers a variety of spacious one-, two-, and three-bedroom floor plans. The one- and three-bedroom plans are apartment flats, which include washer and dryer closets. The two-bedroom plans are all two-story townhome style units. All floor plans feature private entrances, ample closets, living and dining areas, and all-electric kitchens with dishwashers. Each unit is metered separately for gas and electric, plus has individual gas forced-air heating and hot water.

location

Located in the Town of Fraser, Fox Run is convenient to the town of Winter Park and the Winter Park/Mary Jane Ski Resort. This world class destination resort is operated by Intrawest and offers year-round activities including golf, biking, hiking, festivals, and some of the best skiing in Colorado. Just two hours from Denver via Interstate 70 and Highway 40, this location provides easy access to visitors flying to Denver International Airport in addition to being a local favorite. The area is also serviced by rail on Amtrac's California Zephyr train, which travels daily between San Francisco and Chicago.

Down the valley from Winter Park and Fraser are Sol Vista Resort and the Town of Granby, which collectively make up the Grand Valley. Recent decades have witnessed a maturation of this area with the development of stunning mountain homes and resort communities surrounded by quintessential wide open spaces and views of snow capped peaks. Further past Granby is the popular summer boating area of Lake Granby, Shadow Mountain Lake, and historic Grand Lake. The western entrance of Rocky Mountain National Park is also located here, making this area a popular international tourist destination.

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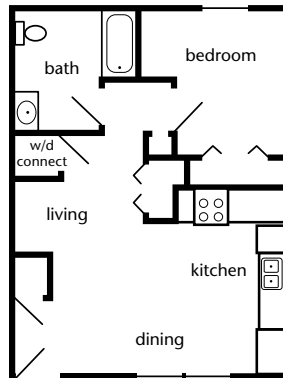


conditions of sale

Fox Run Apartments

Fox Run Apartments is being offered "For Sale by Owner". The seller is the Colorado Housing and Finance Authority (the "Seller"). The property is subject to an agreement assumed to expire on June 1, 2014 that requires not less than 53 of the units to be affordable to residents whose income is 60% or less of the area median gross income. Interested parties are required to register by executing and submitting a confidentiality agreement and brokerage relationship disclosure to the Seller that can be found at chfainfo.com/realestatesales. Once your registration has been accepted, the preliminary information and a showing will be provided. Offers will be accepted in a letter of intent format also found at the web site. The property will be conveyed by a special warranty deed in an "as-is, where-is" condition. The Seller makes no warranties, representations, or guaranties, either express or implied, of any kind, nature or type whatsoever. Interested parties will not rely on any statement, promise, warranty, or representation of Seller or anyone acting for, or on behalf of, Seller nor any particular skill, knowledge, or expertise of Seller or anyone acting for, or on behalf of, Seller. The buyer will have the opportunity to independently confirm all information to determine, to its own satisfaction, the suitability of this property for the buyer's purposes.

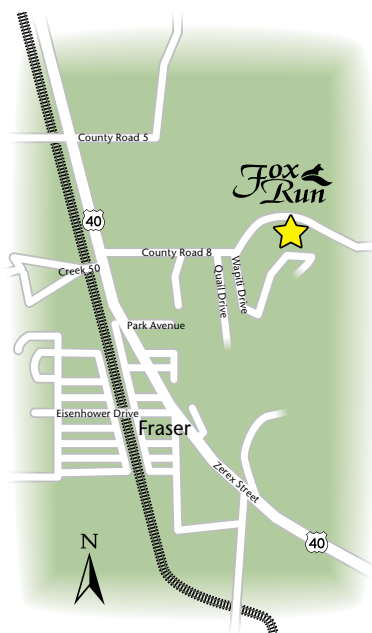
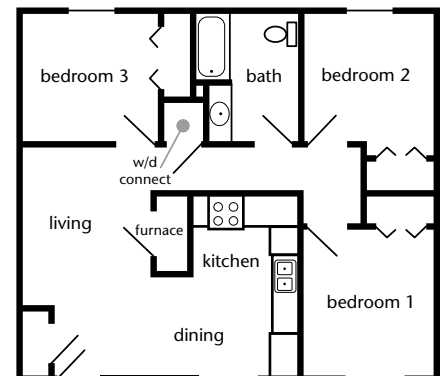
one bedroom/one bath
588 sf



two bedroom/one bath
840 sf



three bedroom/one bath
896 sf



fox run apartments



pro forma income & expense

unit mix & rent

units	type	unit sf	total sf	market rent	rent/sf	monthly	annual
14	1X1	588	8,232	\$495	\$0.84	\$6,930	\$83,160
46	2X1	840	38,640	\$545	\$0.65	\$25,070	\$300,840
4	3X1	896	3,584	\$645	\$0.72	\$2,580	\$30,960
64		788	50,456	\$540	\$0.69	\$34,580	\$414,960

property summary

number of units

64

site size

5.65 acres (11.3 units per acre)

year constructed

2001

number of buildings

Seven

type of building

One- & two-story modular wood frame with pitched roofs

parking

115 surface spaces (1.79 per unit)

square feet

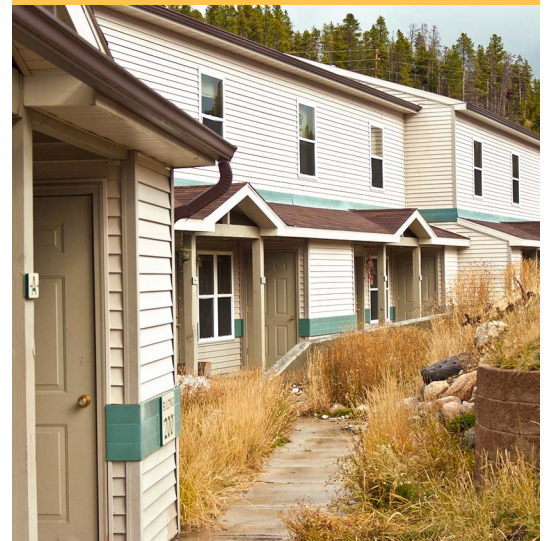
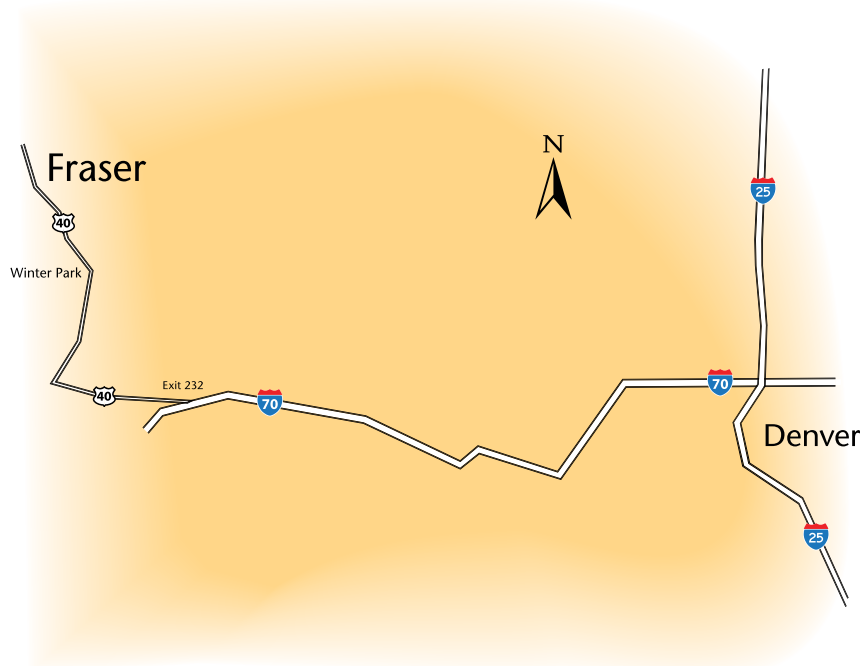
50,456 rentable

metering

Individual electric & gas

heating

Gas forced-air furnaces



Colorado Housing and Finance Authority (CHFA) makes no warranty or representation about the content of this brochure. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.