

gold camp apartments



for sale

325 East Galena Avenue

Cripple Creek, Colorado 80813

24 units

- Near casinos & gold mine
- All two- and three-bedroom units
- Duplex buildings
- Separately metered
- Cripple Creek's finest apartment community
- Low density development
- 1997 construction
- Onsite parking

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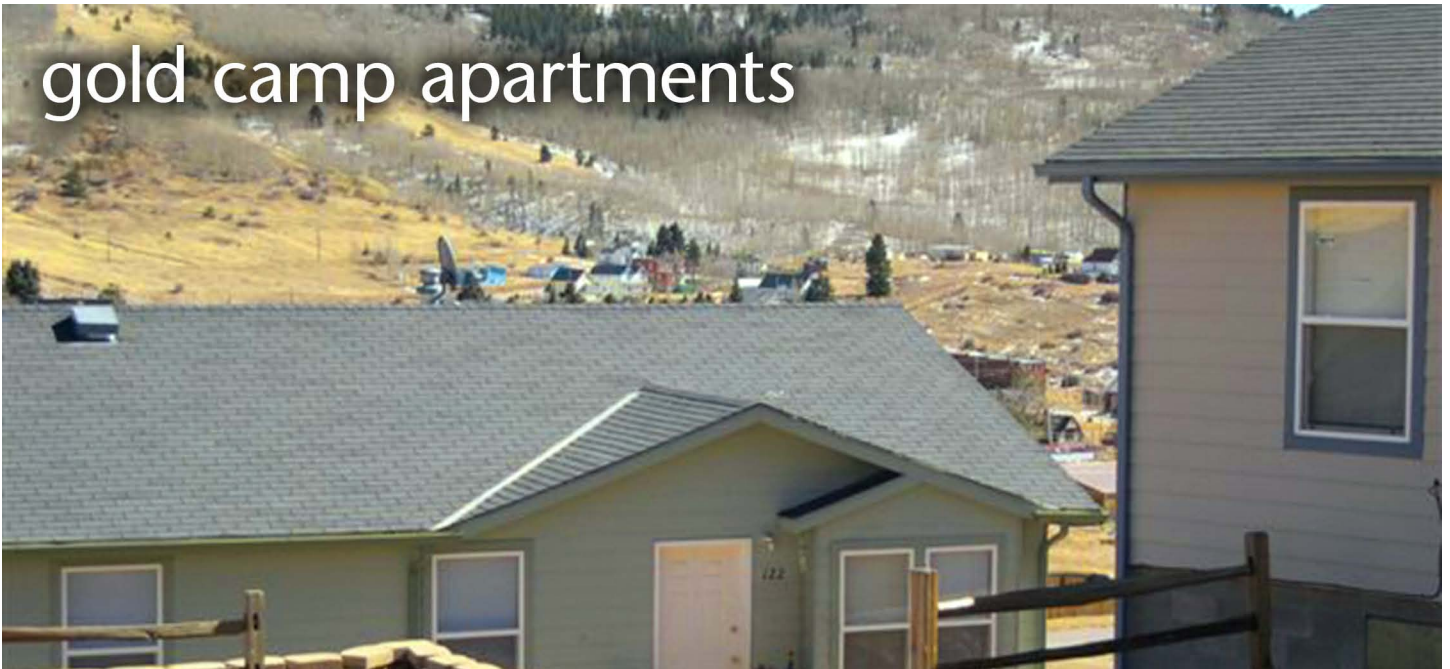
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people live and work

gold camp apartments



property amenities

unit amenities

- All two- & three-bedroom units
- Private entrances
- All-electric kitchens with dishwashers
- Back doors
- Washer/dryer hook-ups
- Wheelchair accessible units*
- Individual furnaces & hot water

*selected units

common area amenities

- All single-story duplex buildings
- Walking distance to schools
- Native vegetation
- Scenic vistas
- Onsite parking
- Close to jobs

property

Gold Camp Apartments is a 24-unit community built in 1997. Sited on a gently sloping two acre lot, it has a low density of 11.9 units per acre. The mountain setting is highlighted by the contemporary one-story duplex buildings. The layout of the buildings is convenient to the center parking area with pathways providing access to the private entryways. The wood-framed buildings have lapboard style siding with masonry foundations and pitched roofs.

Gold Camp offers spacious two- and three-bedroom floor plans. All units are apartment flats with front and back doors to make it feel like a single family residence. The spacious living and dining area is complemented by a huge kitchen, perfect for families. The units feature ample closets, washer and dryer hook-ups, 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 City of Cripple Creek, Gold Camp Apartments provides contemporary apartment living in a historic mining town. Situated on the southwest flank of majestic Pikes Peak, Cripple Creek was founded when a cowboy found gold in 1891. Quickly, a ranching community was transformed into one of the richest gold camps in the world. Today, with a population of over 1,000 people, the city's mining fortunes continue with the operational Cripple Creek and Victor Gold Mine. The economic quiver was enhanced with the addition of the gaming industry, making Cripple Creek a true destination city. The scenic drive from Colorado Springs is under one hour.

Gold Camp Apartments is named after the original reference point of the Cripple Creek and Victor Mine when thousands of prospectors descended on the area in the 1890's to stake their claim. Today, Cripple Creek features many attractions to bring you back to the glory days including the nostalgic Cripple Creek District Museum, the Cripple Creek and Victor Rail Road, and the Molly Kathleen Mine. The gaming industry has brought entertainment, lodging, and restaurants to the city to round out a truly unique experience for visitors. The mountain setting also provides numerous recreational opportunities including biking, hiking, scenic tours, and sportsman activities.

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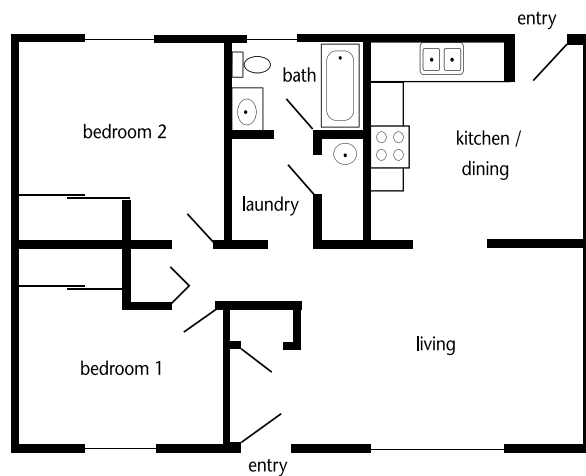


conditions of sale

Gold Camp Apartments

Gold Camp Apartments is being offered "For Sale by Owner." The seller is the Colorado Housing and Finance Authority (the "Seller"). 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.

two bedroom / one bath
800sq ft



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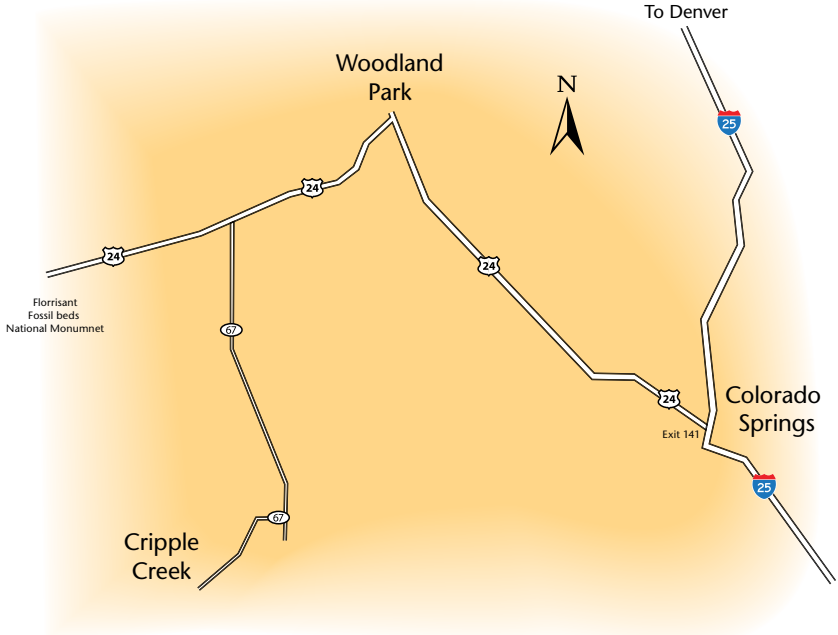
pro forma income & expense

unit mix & rent

units	type	unit sf	total sf	market rent	rent/sf	monthly	annual
18	2X1	800	14,400	\$650	\$0.81	\$11,700	\$140,400
6	3X1	970	5,820	\$800	\$0.82	\$4,800	\$57,600
24		843	20,220	\$688	\$0.82	\$16,500	\$198,000

property summary

- number of units
24
- site size
2.01 acres (11.9 units per acre)
- year constructed
199
- number of buildings
12
- type of building
One-story modular wood frame with pitched roofs
- parking
Onsite, unpaved
- square feet
23,529 gross
- 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.