

Tuscany Villas

4400 Rawhide Road
Pueblo, CO 81008

Property Description:

Condominium community built in 2002. Zero maintenance exterior, modern appliances included, front and rear decks, and detached garages are available.

Location Description:

Tuscany Villas lays on the northern edge of Old Pueblo and the eastern edge of Pueblo West, a thriving community northwest of downtown. The community is a five-minute drive from I-25.

- With over 300 days of sun per year, housing cost 21% less, and cost of living 9.6% less than the national average making Pueblo a prime retirement area
- Ten miles from 9,600 acre lake Pueblo State Park, Colorado's #1 recreational area, Lake Pueblo has 57 parks and over 700 acres of recreation space



Unit Details

Type:	Multifamily Garden/Low-Rise
No. Units:	11 Condominiums 4 Town homes
Approximate Unit Size:	Town home 1,100 SF Condominiums 1,376 SF
Year Built:	2002
Bedrooms:	Condominiums 2 Town homes 2 or 3
Bathrooms:	Condominiums 2 Town homes 3
Stories:	2
Roof:	Composite
Parking Spaces Per Unit:	1.2
Zoning Classification	R-4

Income Valuation

	Town Homes	Condominiums
Gross Monthly Rent:	\$750	\$650
Vacancy at 3%:	(\$23)	(\$20)
HOA:	(\$120)	(\$120)
RE Taxes:	(\$88)	(\$88)
Expenses Total:	(\$231)	(\$228)
Net Monthly Operating Income	\$519	\$422
Net Annual Operating Income	\$6,228	\$5,064
Value @ 7.5% Capitalization Rate	\$83,040	\$67,520
* All Units Currently Leased		

Units for Sale

1. Building 17, Unit 125
2. Building 17, Unit 126
3. Building 17, Unit 127
4. Building 16, Unit 137
5. Building 16, Unit 138
6. Building 16, Unit 139
7. Building 16, Unit 140
8. Building 15, Unit 141
9. Building 15, Unit 142
10. Building 15, Unit 143
11. Building 15, Unit 144
12. Town home, Unit 154
13. Town home, Unit 155
14. Town home, Unit 157
15. Town home, Unit 162

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