



Historic Arthur House

334 EAST MULBERRY STREET

Fort Collins, Colorado 80524



STUNNING STAND-ALONE PROPERTY IN OLD TOWN

This excellent sale offering at The Arthur House has rare large parking lot and a layout perfect for commercial or residential uses. This stunning property totals 4,130 SF on three levels above grade which function as 5 residential apartment units. The basement level could be used for storage, assembly, work space, or could be dug out and added to the livable/rentable square footage. The site provides monument signage and is located right at the center of Old Town activity providing excellent exposure for a business. This historic mansion is zoned NCB and has had other uses in the past and is complete with up to 21 private parking spaces plus on-street parking. An ADA accessible ramp is located on the side the building and the house could be retrofitted to become ADA compliant. This property is truly a rare offering for residential apartment units or adapt it to fit your needs.





Location Location Location



Old Town

Arthur
House

CSU

The Arthur House is conveniently located within walking distance to both Old Town Fort Collins and Colorado State University.



Architecture

4,130 sq ft
above grade



- ⇒ 1882 Queen Anne Victorian built for James and Mary Arthur
- ⇒ Locally quarried bricks (3 bricks thick on the load bearing and exterior walls)
- ⇒ Locally quarried sandstone foundation
- ⇒ Locally quarried flagstone floor in unfinished basement
 - ⇒ **Grants, loans, and tax incentives for historic properties are applicable**



Showings



Showing Procedure

The Seller has taken great care to provide Brokers the most comprehensive information regarding this Old Town property through www.HistoricFtCollins.com, documents, and videos. We are committed to the tenants' privacy, and enjoyment of their homes, therefore, you may walk or drive-by but do not step foot on property or disturb tenants unless accompanied by owner.

In order to reduce unnecessary showings, we have adopted 2 criteria for the first showing:

1. Buyer has a demonstrated need for a \$1.499m+ Old Town property with 21 parking spaces located on a busy street, Mulberry street and has provided documentation and/or Letter of Intent.
2. Buyer has the wherewithal to purchase a \$1.499m+ property and can provide documentation.

Currently "first" showings are restricted to exterior and common areas. Showing limitations are in place as a large number of people just want to see inside an interesting old building; without any serious intention of buying. Interested parties are also encouraged to peruse our YouTube channel, websites, and floorplans.



Non-buyer limited showings for curiosity's sake may be possible, please contact us and let us know that you are NOT buying, but are interested in the Arthur House.

May be Included in Sale: Many furnishings; owner/tenant belongings excluded

**Furnished units
offer
convenience
and flexibility
for 1-12 month
leases.**

4 Queen beds with
frames

Living room furniture for
4 apartments

Cooking necessities and utensils for 4 apartments

2 Queen mattresses in
Lofts

4 Smart TVs with AntennaTV

4 Kitchens stocked with dishes
4 Toasters

Full Bed with Frame

Artwork and décor for 4
apartments

4 Drip Coffee
Makers

4 Desks with chairs for at-
home study or work

New American Standard Cadet
Toilets

Kitchen furniture for 4
apartments

Complete New Sewer Line

4 Microwaves

New Washer and Dryer

New A/C units

New GAF Architectural Lifetime Roof

Each Unit is Wired for Highest Speed Xfinity (Gig Speed)



NCB Zoning



Mixed use zoning NCB allows for residential multi-unit, office, some retail and service uses, Bed and Breakfast. Blocks from dining and entertainment in Old Town and Colorado State University, this home is amazing as well with its rich history and has also been home to CSU students since the 1920s. Some updates include kitchens and baths, electrical, plumbing, complete new GAF architectural lifetime roofing system and complete new sewer line. Some potential uses for the Arthur House (NCB Zoned) include:

- Small medical or dental facility
- Commercial use on main floor with residential on upper floors
- Bed and Breakfast or Hostel
- Apartments
- Condominiums
- Single Family Home
- 2 or 3 Condos with a Shared Garage in Parking lot with a rental (above) to pay for property taxes, etc.
- Offices (Layouts available)

What makes the Arthur House different?

- Parking
- Established rental with Certificate of Occupancy
- Could be designated a Historical Building and eligible for Federal, State, Local grants and loans





Past businesses, Area properties, Future businesses



Current Use:

- 5 furnished residential units with Certificate of Occupancy

Past Uses:

- Single Family Home
- Fraternity House
- Senior Living residences
- Office space
- Restaurant
- Salon
- Real Estate Office
- Real Estate Title Office
- Mixed Use Office and Service industry

Future Use:

- Continue current furnished rentals
- Shorter term furnished units (1-6 months) with all-inclusive lease rates
- Owner-occupied Bed and Breakfast
- Mixed Use of Commercial on 1st floor and Residential on upper floors
- Zoned NCB offers flexibility for other permitted uses



Community Development & Neighborhood Services
281 N. College Ave
Fort Collins, CO 80522-0580
Phone: 970-221-6760 Fax: 970-224-6134

Certificate of Occupancy

This certifies that at the time of issuance, the building identified below was inspected and found to be in compliance with applicable ordinances regulating building construction and use in the city of Fort Collins, Colorado. This Certificate must be conspicuously displayed in all buildings other than dwellings.

Building Address: 334 E MULBERRY ST
Permit Number: UA1100055
Building Use(s): RES-- 3-6 UNIT BLDG
Use Zone: NCB - NEIGHBORHOOD CONSERVATION - BUFFER DISTRICT
Occupancy Classification:

Owner: DAVIS, RONALD A
2519 S SHIELDS ST 105
FORT COLLINS, CO 80526

Conditional Provisions: Construction reviewed under IRC Code

Work Description: PERMIT TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR A FIVE (5) PLEX

Building Official: Michael W. Gebo

Peter Bauer
Authorized By

9-29-11
Date



The Block



- Duplex Properties
- Other Apartment rentals
- Mixed use Apartments/Service offices
- Owner occupied rentals
- Commercial Office space



Parking

14,500 sq ft lot

Private Parking Asphalt Lot with 21+ spaces, a rare find in Old Town. Driveway is accessed by both East Mulberry and Peterson Streets.





334 E. MULBERRY ST. / ARTHUR HOUSE (1882)

Drawing from the 1894 Columbian Industrial Edition (Local History Archive at the Fort Collins Museum of Discovery, Image ID: H01378)

Existing Designation(s)?: National Register (contributes to Laurel School Historic District)

Landmark Eligible?: Likely eligible (survey at requester's expense)

James B. Arthur, one of the earliest Euro-American settlers in the Fort Collins area, made his fortune in cattle ranching in the 1860s and 1870s. After retiring from ranching, Arthur moved into town and pursued several business enterprises, such as the Rocky Mountain Plaster, Stucco & Manufacturing Co. and development of irrigation ditches. He also served as mayor in the 1890s. With his wife, Mary, Arthur commissioned Denver architects Nichols and Canman to build this mansion in 1881/1882; it cost \$7,000 and was celebrated as one of the finest residences in the city. Distinguishing architectural features, like the decorative bargeboard, prominent porch with sunburst element in the gable, narrow double-hung windows, and more, make this a truly distinctive home. As a multifamily property, exterior alterations to this "historic resource" are subject to historic preservation review under Land Use Code Sec. 3.4.7.

PROJECT REVIEW FOR HISTORIC PROPERTIES

Exterior work on designated historic properties in Fort Collins requires historic preservation review, as do alterations to commercial or multifamily properties that qualify as an "historic resource" under the City's Land Use Code.

		HISTORIC RESOURCE TYPE			
		Local Landmark	State Register	National Register	Eligible* (commercial & multifamily)
REVIEW REQUIRED	Land Use Code Sec. 3.4.7	X	X (commercial & multifamily)	X (commercial & multifamily)	X
	Municipal Code Ch. 14, Art. IV	X	Report only (single-family residences)	Report only (single-family residences)	

*Although eligibility for listing on the National Register or as a Fort Collins Landmark does not mandate that a property be designated, it does establish the property as a Historic Resource under Land Use Code Sec. 3.4.7. To ensure the property's historic character is retained, exterior work is reviewed using the Secretary of the Interior's Standards.

Secretary of the Interior's Standards (The "Standards" – <http://www.nps.gov/tps/standards.htm>)

The *U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties* are federal standards that guide alterations to historic properties. The City has adopted these Standards as the basis for project review on historic resources in city limits. The Standards help to maintain historic character and integrity, even when new uses or construction are proposed. The Standards allow for renovations or additions as long as the work is compatible with the property's historic character. If you are planning an addition or alteration and have questions about compatibility, staff and the City's Historic Preservation Commission are always available to help.

Demolition of historic portions of a property does not align with the Standards. Demolition of non-designated single-family residences over 50 years old requires a notification process; contact staff for more information.

FINANCIAL INCENTIVES FOR DESIGNATED HISTORIC PROPERTIES

Public and private financial incentives help offset costs related to the preservation, stabilization, and/or adaptive reuse of historic properties. Designation, and these benefits, continue even after a property is sold.

INTERESTED IN HISTORIC DESIGNATION?

Contact Historic Preservation Services for information and support to nominate your historic property for designation at preservation@fcgov.com

	DESCRIPTION	ELIGIBILITY		
		Local	State	National
Colorado State Historic Tax Credits	<ul style="list-style-type: none"> 20-35% of qualified rehabilitation expenses as credit that dollar-for-dollar reduces state income taxes owed Credits for projects for income-producing properties are transferable Owners/long-term tenants can apply Applies to both interior and exterior work https://www.historycolorado.org/preservation-tax-credits 	X	X	X
Federal Historic Tax Credits	<ul style="list-style-type: none"> 20% of qualified rehabilitation expenses as credit to owner that dollar-for-dollar reduces federal income taxes owed Applies to both interior and exterior work National Park Service approves applications, but initiated through the State Historic Preservation Office (https://www.historycolorado.org/preservation-tax-credits) Federal credits can be taken together with State credits, as well as certain other federal tax incentives such as the Low Income Housing Tax Credit (LIHTC) or New Markets Tax Credits (https://www.nps.gov/tps/tax-incentives/before-you-apply.htm) 			X*
2023 Fort Collins Landmark Rehab 0% Interest Loan Program	<ul style="list-style-type: none"> Apply for matching funds up to \$7,500 each year for approved exterior work as a 0% interest loan Loans paid back only when the property is sold Funding for qualifying and complete applications considered on a first-come-first-served basis Program availability depends on funds authorized by City Council each budget cycle Application opens February 14, 2023 https://www.fcgov.com/historicpreservation/landmark-rehabilitation.php	X		
Fort Collins Design Assistance Program**	<ul style="list-style-type: none"> Mini-grants up to \$2,000 per property per project to help with project planning costs Once application approved, City staff selects a qualified contractor who develops a project plan or concept consistent with the City's building codes and historic preservation standards Program availability depends on funds according to the City budget. https://www.fcgov.com/historicpreservation/design-assistance.php 	X	X	X

*Income-producing properties only, including rental properties; contributing properties in National Register districts eligible

**Design Assistance may be available for other historic properties – Contact Historic Preservation Services staff

Other Financial Programs for Historic Preservation Projects

PROGRAM NAME	WEBSITE
State Historical Fund (SHF)*	https://www.historycolorado.org/grants-financial-incentives
Downtown Development Authority Façade Funds	http://www.downtownfortcollins.org/
Community Development Block Grants	http://www.fcgov.com/affordablehousing/cdbg.php
Affordable Housing Tax Credits	https://www.fcgov.com/socialsustainability/more

*SHF grants only available for publicly owned or non-profit designated historic properties; private property can qualify if public/non-profit applies on owner's behalf.

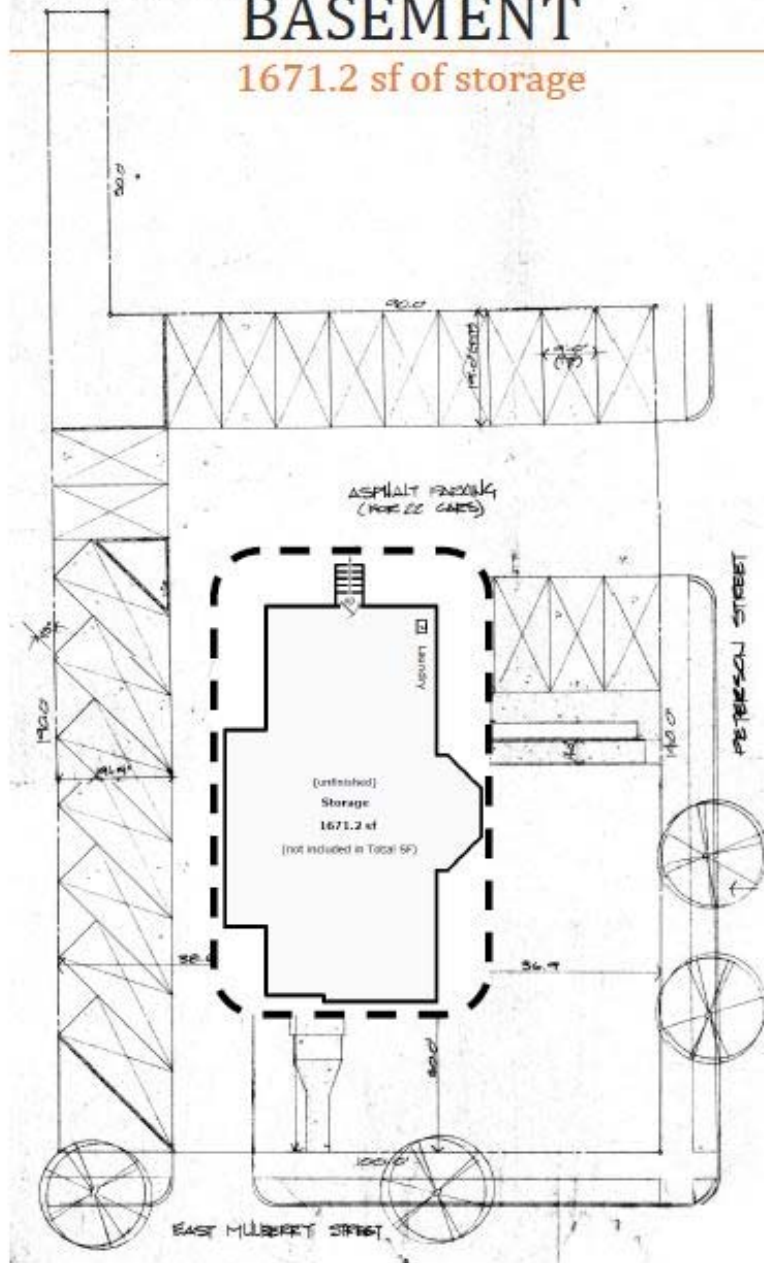
Link to YouTube Video: Pricing the Arthur House

<https://youtube.com/playlist?list=PLR5RFFGJOglyMd7sedLJ5B6AL3F3-Ey02&feature=shared>

SITE PLAN - 334 E. MULBERRY ST.

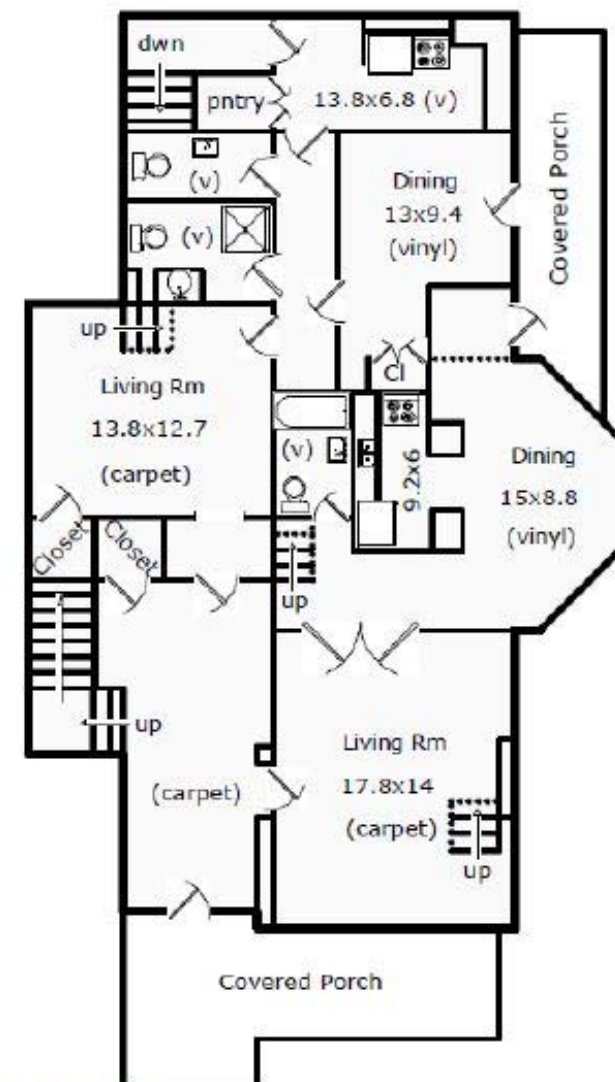
BASEMENT

1671.2 sf of storage



FIRST FLOOR

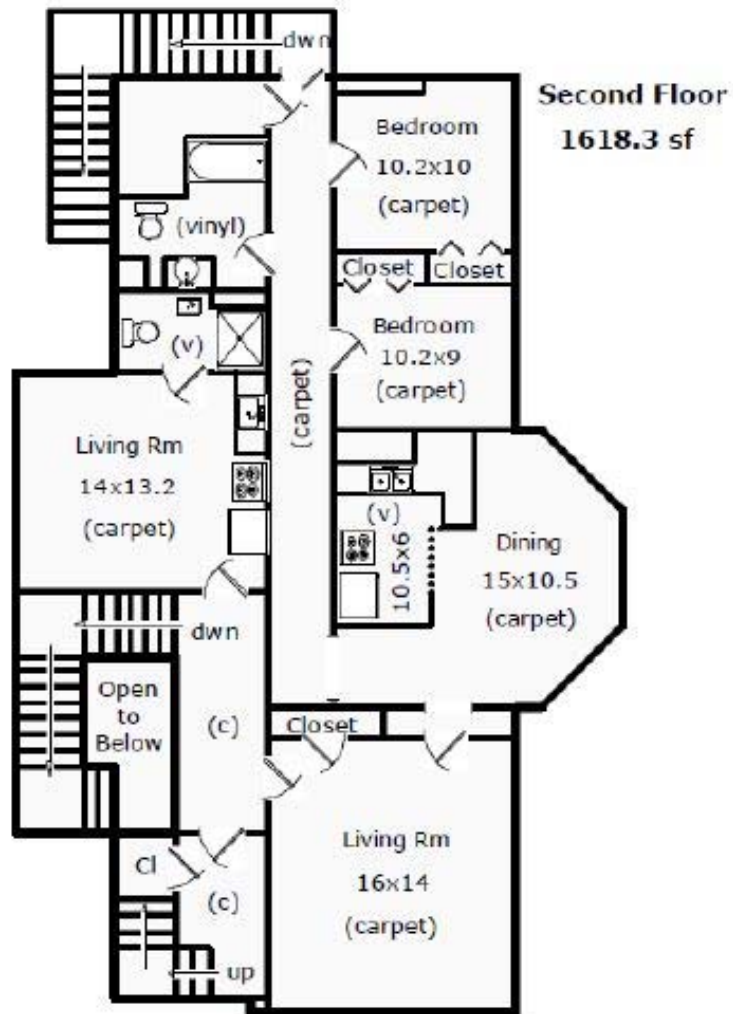
1671.2 square feet



Sketch by Apex South U.S. Builders™

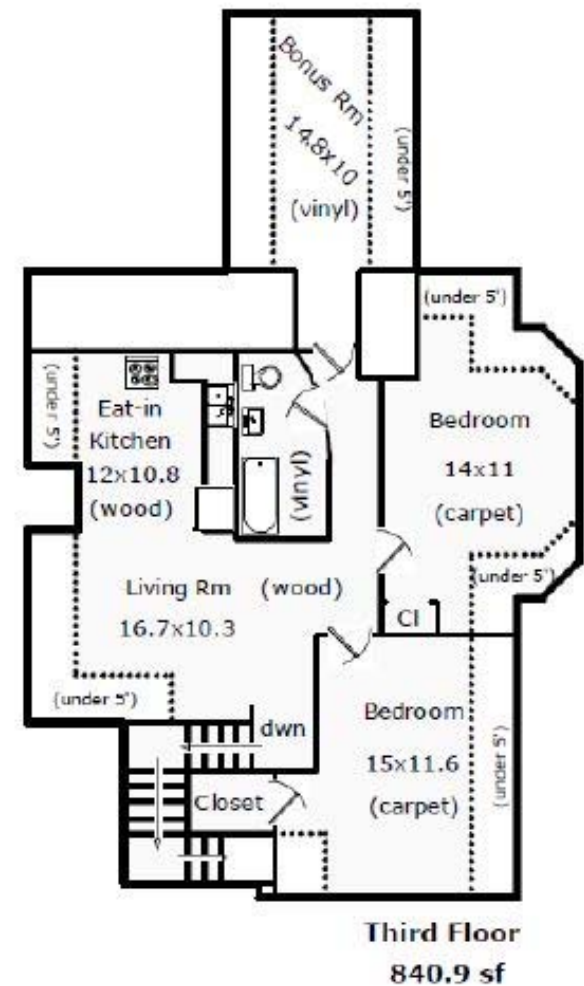
SECOND FLOOR

1618.3 square feet



THIRD FLOOR

840.9 square feet



Will you begin a building rehab project in the next five years?
There are funds to help Fort Collins landmark property owners, *but we need to know how to reach you!*

Each year, City of Fort Collins Historic Preservation Services offers financial incentive programs to help historic property owners pay for qualifying rehab projects including:

- Window repair
- Roofing
- Masonry Repair
- Painting
- Solar panel installation
- And more!

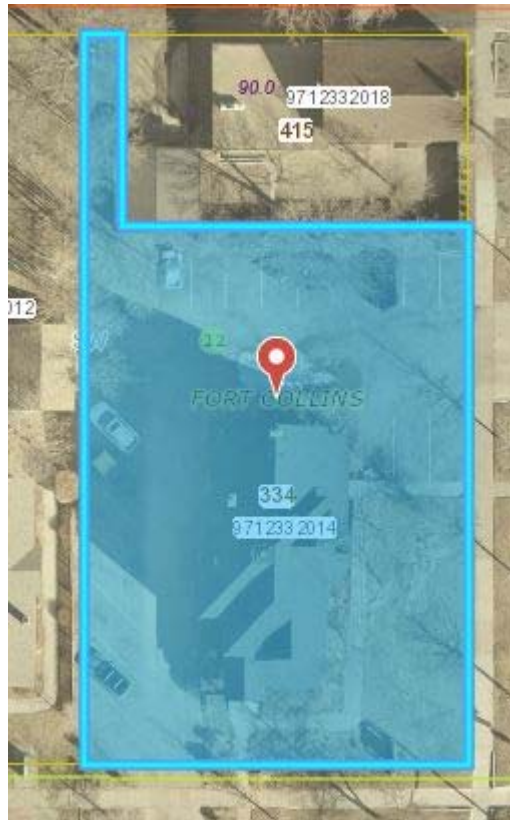
Your property is eligible for our Design Assistance Program, State Tax Credits for Preservation, and our 0% interest Landmark Rehab Loans (apply by Feb. 1, 2020). Additional incentives are available for commercial or non-profit historic property owners.

But we need updated contact information so we can share deadlines and other information about these financial incentives with you! Email/call us to update your contact info at: preservation@fcgov.com or (970) 221-6206, or follow this link to a contact info update survey: tinyurl.com/FCHPSurvey19

Don't think your project would qualify? You may be surprised. Give us a call or email.

You are receiving this postcard because of your property/properties at:
334 E. Mulberry St.

Parcel





Powered by
QuickTextPay

Lot Revenue Estimate*

Location:

334 E Mulberry St

Estimated Monthly Revenue

\$2,160.00

Estimated Yearly Revenue

\$25,920.00

* All lot revenue are based on assumptions provided by the best available information. Actual lot revenue will vary and depending on actual demand and other market forces.

Lot Assumptions

Day	Hours		Price Per Hour	\$4.00
Mon	2		Average Duration (1-2 hrs)	2
Tues	2		Spaces	15
Wed	2		Monthly Parking Hours	60
Thurs	2		After hours: 28-48hours a month avg	
Fri	4		24 hours: 60 hours a month avg	
Sat	4	Monthly		
Sun	4	60		

Operating Capacity	Parkers/Month	Monthly Revenue	60%	60%- 12 month
10.00%	90	\$720.00	\$432.00	\$5,184.00
20.00%	180	\$1,440.00	\$864.00	\$10,368.00
30.00%	270	\$2,160.00	\$1,296.00	\$15,552.00
40.00%	360	\$2,880.00	\$1,728.00	\$20,736.00
50.00%	450	\$3,600.00	\$2,160.00	\$25,920.00
60.00%	540	\$4,320.00	\$2,592.00	\$31,104.00
70.00%	630	\$5,040.00	\$3,024.00	\$36,288.00
80.00%	720	\$5,760.00	\$3,456.00	\$41,472.00
90.00%	810	\$6,480.00	\$3,888.00	\$46,656.00
100.00%	900	\$7,200.00	\$4,320.00	\$51,840.00

REAL PROPERTY NOTICE OF VALUATION

THIS IS NOT A TAX BILL

Protest Hearing Dates: May 1, 2023 to June 8, 2023

Office Hours: 7:30 am to 4:30 pm

OFFICE OF THE ASSESSOR

Property Owner & Address

DAVIS RONALD A
2519 S SHIELDS ST 105
FORT COLLINS, CO 80526-1855

Larimer County Assessor

200 W Oak St

PO Box 860

Fort Collins, CO 80522

Phone: (970) 498-7050

Fax: (970) 498-7070

Tax Year	Tax Area Code	Parcel ID	Account ID	Date
2023	1100	97123-32-014	R0046795	May 1, 2023
Property Address		Legal Description (May be incomplete)		
334 E MULBERRY ST FORT COLLINS		LOT 10, BLK 144, FTC, LESS BEG AT NE COR SD LOT, TH S 50 FT, W 90 FT, N 50 FT, E 90 FT TPOB		
Property Classification		Prior Year Actual Value	+ Or - Change	Current Year Actual Value
Multiple Unit Land/Buildings		\$700,000	\$200,000	\$900,000
Totals		\$700,000		\$900,000
Estimated 2023 Taxes (based on 2022 Mill Levies)			\$5,750	
Building Characteristics (On first building only)				
Multiple Unit	Subdivision: //10144	Apartment <= 3 Stories		Year Built from: 1882
Multi	Land SF: 14500	Occ Code: Apartment w/4-8 Units		
Multiple Unit 199 X	Land Acres: 0.33	Bldg SF: 4130		
Bldgs: 1		Condo SF: 0		

Once a Senior Homestead or Disabled Veteran Property Tax Exemption has been approved and applied to your property, it will remain in effect until a disqualifying event occurs. Please note that the exemption is **NOT** reflected in the value listed above. Applications are available at the Assessor's office and on the website. Application deadlines are July 1, 2023 for Disabled Veterans and July 15, 2023 for Senior Homestead.

Your property was valued as it existed on January 1 of the current year. **The tax notice you receive in January 2024 will be based on this value.**

Opt-Out to Receive Abbreviated Notices of Valuation: You may opt out of receiving future abbreviated Notices of Valuation (NOV) as a postcard and instead request to receive future Long Form NOV's mailed in an envelope. The Long Form NOV is this form you are currently reading & reviewing. To Opt-Out, or you are unable to view and/or print your NOV and would like printed copy mailed to you, please call 970-498-7069.

Commercial Property Owners: If you would like information about the approach used to value your property, please contact the Larimer County Assessor's office at 970-498-7050. § 39-5-121(4)(b), C.R.S.

Estimate of Taxes: The tax amount is merely an estimate based upon the best information available. You have the right to protest the adjustment in valuation, but not the estimate of taxes, § 39-5-121(1), C.R.S.

Tax year 2023 assessment rates: Single Family Residential and Multi-Family Residential **6.765%**; Agricultural **26.40%**; Renewable Energy Personal, Commercial, and State Assessed Property **26.40%**. Generally, all other agricultural, commercial, state assessed classes and vacant land are assessed at **27.90%** 39-1-104(1) and (1.5), C.R.S. The appraisal data used to establish real property value was from at least the 18-month period ending June 30, 2022, and up to the 60-months prior to that date as necessary, 39-1-104(10.2)(a) and (d), C.R.S.

YOU HAVE THE RIGHT TO PROTEST YOUR REAL PROPERTY VALUE OR ITS CLASSIFICATION.

Real Property Protest Procedures

Land and Improvements

"Improvements" means all structures, buildings, fixtures, fences, and water rights erected upon or affixed to land, whether or not title to such land has been acquired.

39-1-102(6.3), C.R.S.

PROTEST ONLINE: [Click here to complete an online protest](#) and receive an automated confirmation that your appeal was received.

PROTESTS BY MAIL OR FAX: If you choose to mail or fax a written protest, please submit the attached form to the Assessor at the address or fax number listed on this notice. Include an estimated value of your property as of June 30, 2022 and provide any supporting documentation. **To preserve your right to protest, your protest must be postmarked or faxed no later than June 8, 2023. 39-5-122(2), C.R.S.**

AFTER JUNE 8, 2023 YOU WILL NOT BE ABLE TO FILE A PROTEST

If a property owner does not timely object to their property valuation by **June 8th** under section 39-5-122, C.R.S., they may file a request for an abatement under section 39-10-114, C.R.S., by contacting the Larimer County Assessor's Office. Information about the Abatement process is available at www.larimer.gov/assessor/abatement .

ASSESSOR'S DETERMINATION: The Assessor must make a decision on your protest and mail a Notice of Determination to you **by the last regular working day in June.**

APPEALING THE ASSESSOR'S DECISION: If you disagree with the Assessor's determination, or if you do not receive a Notice of Determination from the Assessor, you must file a written appeal with the County Board of Equalization (CBOE) on or before **July 15** if you wish to continue your appeal.

TO PRESERVE YOUR APPEAL RIGHTS, YOU MAY BE REQUIRED TO PROVE THAT YOU FILED A TIMELY APPEAL; THEREFORE, IT IS RECOMMENDED THAT ALL CORRESPONDENCE BE MAILED WITH PROOF OF MAILING.

For more information, visit www.larimer.gov/assessor , contact our office by email LCAssessor@larimer.org or call 970-498-7050.

If the date for filing any report, schedule, claim, tax return, statement, remittance, or other documents falls upon a Saturday, Sunday, or legal holiday, it shall be deemed to have been timely filed on the next business day, 39-1-120(3), C.R.S.

Type	Unit #	Lease Expires	Tenant pays	Current Rents Estimate included for unit 2	Proposed Rents at current market rate	Proposed Furnished 1-6 mo rental includes all utils
Studio + 2 lofts, 1BA	1	7/31/2025	gas, elec, water, trash	\$1,700	\$1,700.00	\$2,000
1 BR, + loft, 1.5BA	2	n/a	gas, elec, water, trash	\$1,650	\$1,650.00	\$2,000
Studio, 1BA	3	7/31/2025	gas, elec, water, trash	\$1,070	\$1,070.00	\$1,400
2 BR, 1BA	4	6/30/2025	gas, elec, water, trash	\$1,675	\$1,825.00	\$2,400
2 BR, 1BA	5	7/31/2025	gas, elec, water, trash	\$1,575	\$1,575.00	\$2,100
					\$7,820.00	\$9,900
					\$93,840.00	\$118,800
					Total Monthly Rent	
					Total Annual Rent	

Total Monthly Rent '24-'25	\$7,670
Total Annual Rent '24-'25	\$92,040

Expenses	17%	20%
Estimate	\$15,647	\$18,408

NOI	\$76,393	\$73,632
CAP rate	5.096%	4.91%

Recent work done at property:
 Complete new sewer line
 Lifetime Designer GAF roof
 Some updated plumbing and electrical
 Updated kitchens and updated baths in some

Income	Proposed 1				
	2023	Current (estimated)	year lease at current market rates	Proforma 3-9 Month Furnished	Proforma Frat/Sor Chapter House
Gross Scheduled Rent	\$ 85,110	\$ 92,040	\$ 93,840	\$ 118,800	\$ 142,800
Parking	\$ -	\$ -	\$ 25,920	\$ 25,920	
Estimated Rent from Owner's Unit	included	included		included	
RUBS Utility Billing	\$ 4,811	\$ 7,813	\$ 7,625	\$ -	8750
Less Vacancy				\$ (14,256)	
Effective Gross Income	\$ 89,921	\$ 99,853	\$ 127,385	\$ 130,464	\$ 151,550
Expenses		Current	Proforma	Proforma	Proforma
Property Tax	\$ 5,170	\$ 5,432	\$ 5,432	\$ 5,432	\$ 5,432
Insurance	\$ 3,300	\$ 5,400	\$ 5,400	\$ 5,400	\$ 5,400
Utilities	\$ 8,731	\$ 8,298	\$ 8,298	\$ 8,298	\$ 8,298
Complimentary Shared WIFI (optional)	\$ 1,108	\$ 972	\$ 972	\$ 972	\$ 972
Repairs/maintenance	\$ 2,398	\$ 2,398	\$ 2,398	\$ 2,398	\$ 4,000
Total Operating Expenses	\$ 20,707	\$ 22,500	\$ 22,500	\$ 22,500	\$ 31,068
Expenses per unit	\$ 4,141	\$ 4,500	\$ 4,500	\$ 4,500	N/A
Expenses per sq ft	\$ 5.01	\$ 5.45	\$ 5.45	\$ 5.45	\$ 7.52
Net Operating Income	\$ 69,214	\$ 77,353	\$ 104,885	\$ 107,964	\$ 120,482
Capitalization Rate	4.62%	5.16%	7.00%	7.20%	8.04%