

The Anglesey
815 Sherman Street
Denver, CO 80203



PROPERTY HIGHLIGHTS

- Rare Opportunity in Governor's Park
- Exceptionally Renovated and Maintained
- Vintage Charm with Hardwood Floors and Classic Cabinetry
- Attractive Mix of One-Bedroom and Studio Apartments
- Strong Resident Profile
- Surrounded by Restaurants, Entertainment, and Future Trader Joe's Market

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

Price:	\$2,200,000
Price/Unit:	\$110,000
Price/SqFt:	\$221.68

FINANCING

Loan Amount:	\$1,540,000
Down Payment:	\$660,000
Interest Rate:	3.91%
Amortization:	30
Monthly Payment:	\$7,273

PROPERTY DESCRIPTION

Units:	20
Year Built:	1929
Building Size (SqFt):	9,924
Lot Size (SqFt):	4,710
Roof:	Sloped
Heat:	Steam Boiler
Electric:	Individually Metered



UNIT MIX AND AVERAGE RENT SCHEDULE

# Units	Unit Type	SqFt	Current Rent	Proforma Rent
5	Studio	250-260	\$675-\$735	\$700-\$735
15	1Bd/1Ba	330-380	\$575-\$795	\$775-\$825

OPERATING DATA

INCOME	Current	Proforma
Gross Annual Rent:	\$ 178,200	\$ 186,780
Vacancy Allowance:	\$ (7,306)	\$ (7,658)
Net Rental Income:	\$ 170,894	\$ 179,122
Other Income:	\$ 5,687	\$ 5,687
Effective Gross Income:	\$ 176,580	\$ 184,809

ESTIMATED EXPENSES	Current	Proforma
Property Taxes:	\$ 6,947	\$ 8,524
Insurance:	\$ 3,778	\$ 3,778
Property Management:	\$ 15,311	\$ 11,089
Repairs & Maintenance:	\$ 15,865	\$ 15,865
Utilities	\$ 13,329	\$ 13,329
Admin/Misc.:	\$ 4,281	\$ 4,082
Total Expenses:	\$ 59,510	\$ 56,665
Expense/Unit:	\$ 2,975	\$ 2,833
Net Operating Income (NOI)	\$ 117,071	\$ 128,143

FINANCIAL ANALYSIS

	Current	Proforma
NOI:	\$117,071	\$128,143
Projected Debt Service:	(\$87,270)	(\$7,658)
Before Tax Cash Flow:	\$29,801	\$40,873
CAP Rate:	5.32%	5.82%
Cash-on-Cash Return:	4.52%	6.19%
Principle Reduction (yr. 1):	\$27,546	\$27,546
Total Return:	8.69%	10.37%

Please note, all information furnished in this presentation regarding this property for sale has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions. We owe duties to the Seller, which include utmost good faith. We negotiate on behalf of and act as advocate for the Seller. Please do not tell us any information that you do not want with the Seller. You are not legally responsible for our actions. Although we do not represent you, we will disclose to you all adverse material facts about the property actually known to us. We will assist you without regard to race, creed, sex, religion, national origin, familial status or handicap.

THE ANGLESEY - 815 Sherman**RENT ROLL SUMMARY**

Quantity	Type	Sqft	Current	Pro Forma
5	Studio	250-260	\$675-\$735	\$700-\$735
15	One Bedroom, One Bath	330-380	\$575-\$795	\$775-\$825
20	Totals	6,740	\$14,850	\$15,565

RENT ROLL DETAIL

Unit	Type	Sqft	Current	Pro Forma
1	One Bedroom, One Bath	380	\$785	\$825
2	One Bedroom, One Bath	380	\$785	\$825
3	Studio	260	\$675	\$735
4	Studio	260	\$735	\$735
5	One Bedroom, One Bath	365	\$775	\$795
6	One Bedroom, One Bath	365	\$795	\$795
7	One Bedroom, One Bath	365	\$775	\$795
8	One Bedroom, One Bath	365	\$575	\$795
9	One Bedroom, One Bath	380	\$725	\$795
10	One Bedroom, One Bath	380	\$735	\$795
11	Studio	260	\$695	\$735
12	Studio	260	\$695	\$735
14	One Bedroom, One Bath	365	\$775	\$795
15	One Bedroom, One Bath	365	\$775	\$795
16	One Bedroom, One Bath	365	\$775	\$795
17	One Bedroom, One Bath	365	\$795	\$795
18	One Bedroom, One Bath	330	\$775	\$775
1A	One Bedroom, One Bath	365	\$775	\$775
2A	Studio	250	\$695	\$700
3A	One Bedroom, One Bath	315	\$735	\$775
		6,740	\$14,850	\$15,565

Rent Roll as of February, 2014

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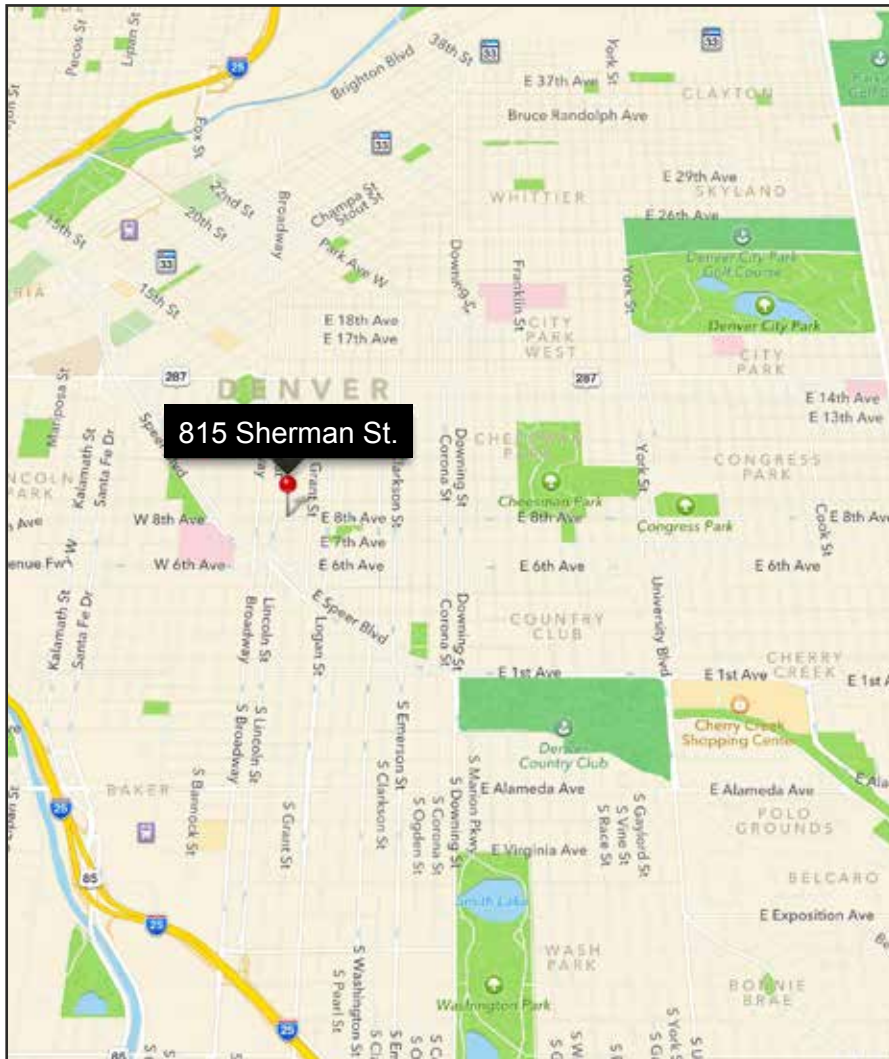
A Division of Madison & Company Properties

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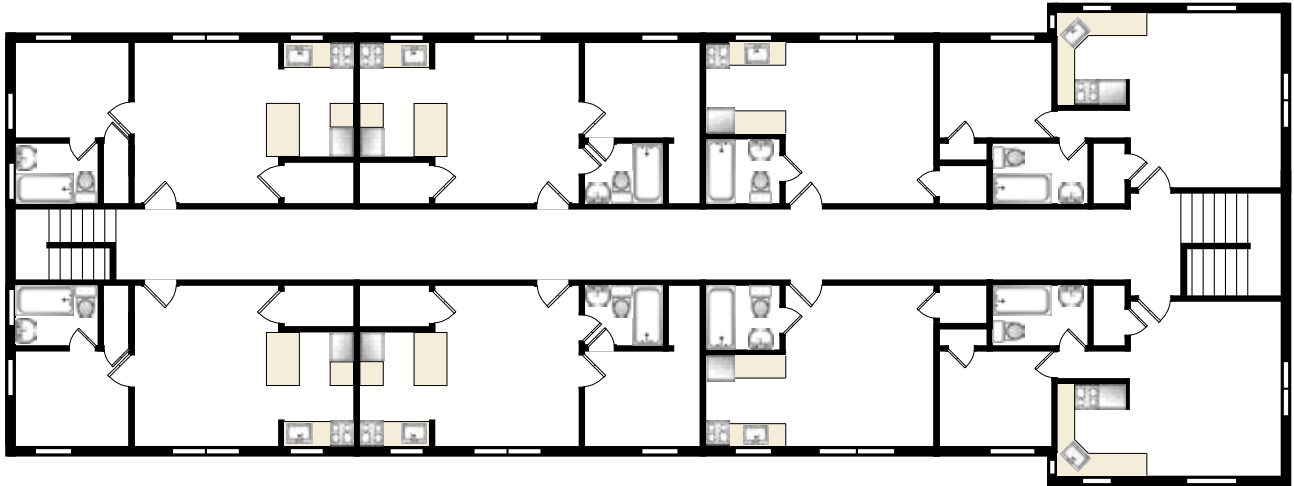
LOCATION HIGHLIGHTS

- Walk Score: 89
- 2 Blocks from Governor's Mansion
- Minutes to Downtown, Cherry Creek and Capitol Building
- Close to Wash Park, Cheesman Park, City Park, and Denver Botanic Gardens
- Easy Access to Public Transportation

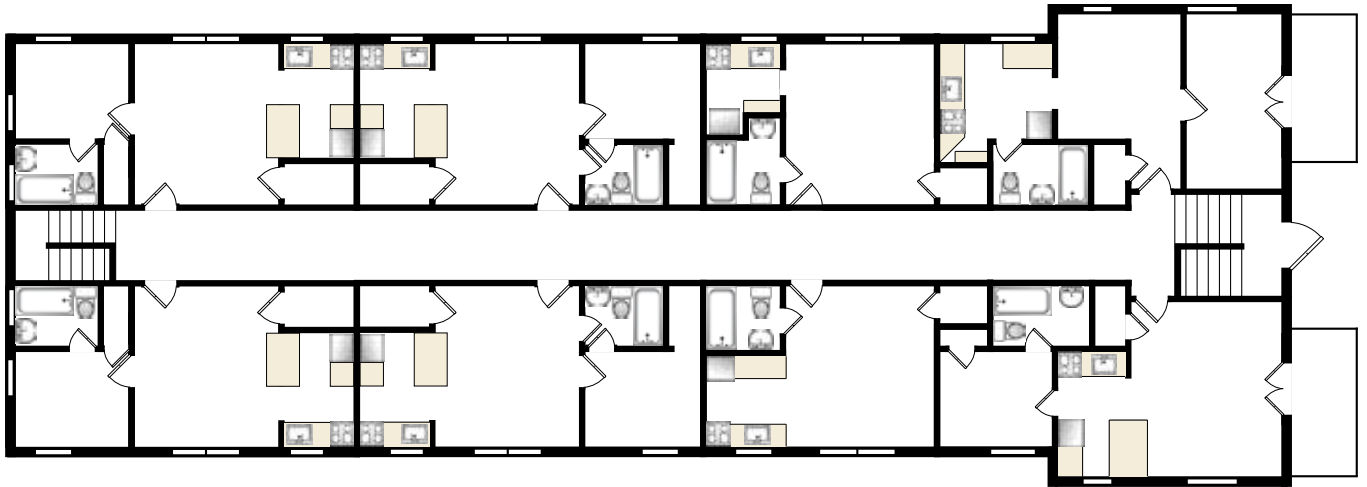


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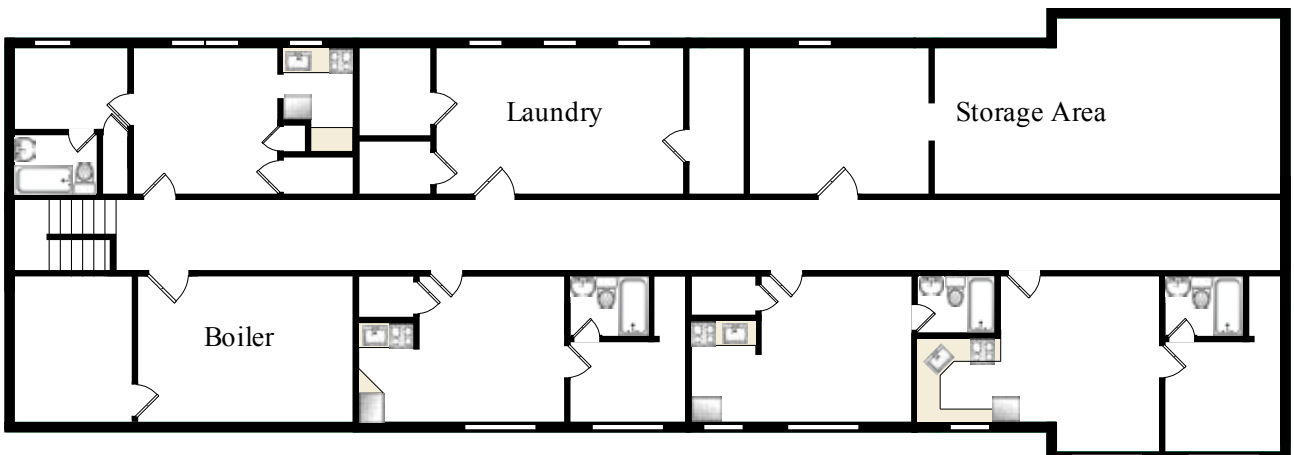
BUILDING LAYOUT



Upper Level



Main Level



Garden Level

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