



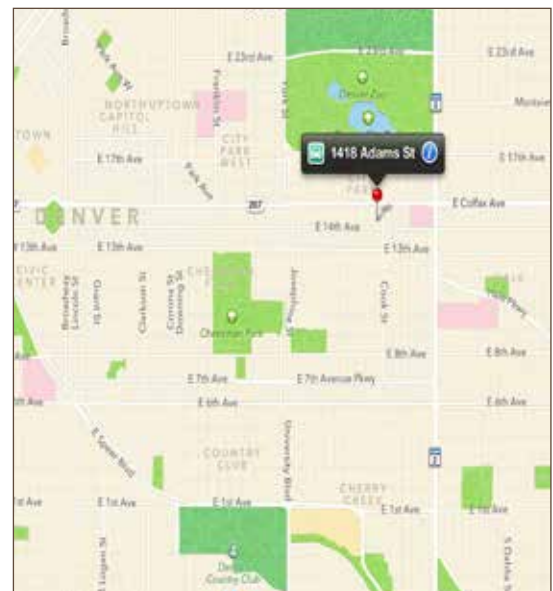
Ansel Flats
1418 Adams Street
Denver, CO 80206

PROPERTY HIGHLIGHTS

- Fully Renovated with Custom Accents
- Hardwoods, Granite, Custom Cabinetry, Tiled Baths, and Stainless Appliances
- Abundant Off-Street Parking - 13 Spaces
- Buyer Must Assume 4.54% Loan
- Roof Top Deck

LOCATION HIGHLIGHTS

- Exceptional Congress Park Location
- Walking Distance to City Park, Cheesman Park, and the Denver Botanic Gardens
- Near Bluebird Theater, Goosetown Tavern, Tattered Cover Bookstore, and Twist & Shout Records
- Minutes to Downtown, Cherry, Creek, and Wash Park



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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

Price:	\$2,175,000
Price/Unit:	\$120,833
Price/SqFt:	\$245.10

UNIT MIX AND AVERAGE RENT SCHEDULE

# Units	Unity Type	Avg SqFt	Avg Current Rent	Avg Proforma Rent
1	Studio	365	\$700	\$725
17	1Br/1Ba	485	\$922	\$950

FINANCING

Loan Amount:	\$1,324,025
Down Payment:	\$850,975
Interest Rate:	4.54%
Monthly Payment:	\$6,872
10-Year Rate Through:	6/1/2022

OPERATING DATA

	<u>Current</u>	<u>Proforma</u>
<i>INCOME</i>		
Gross Annual Rent:	\$196,560	\$202,440
Vacancy Allowance:	(\$7,862)	(\$8,098)
Net Rental Income:	\$188,698	\$194,342
Other Income:	\$7,711	\$10,412
Effective Gross Income:	\$196,409	\$204,755
<i>ESTIMATED EXPENSES</i>		
Property Taxes:	\$7,307	\$8,582
Insurance:	\$4,026	\$4,026
Property Management:	\$13,843	\$14,126
Repairs & Maintenance:	\$14,622	\$13,000
Utilities	\$9,187	\$9,187
Admin/Misc.:	\$3,884	\$3,884
Wifi & Phone:	\$1,579	\$1,579
Total Expenses:	\$54,447	\$54,383
Expense/Unit:	\$3,025	\$3,021
Net Operating Income (NOI)	\$141,962	\$150,372

PROPERTY DESCRIPTION

Units:	18
Year Built:	1967
Building Size (SqFt):	8,874
Lot Size (SqFt):	8,554
Roof:	Flat
Heat:	Hot Water Boiler
Parking Spaces	13
Electric:	Separately Metered



FINANCIAL ANALYSIS

	<u>Current</u>	<u>Proforma</u>
NOI:	\$141,962	\$150,372
Projected Debt Service:	(\$82,468)	(\$82,468)
Before Tax Cash Flow:	\$59,493	\$67,903
CAP Rate:	6.5%	6.9%
Cash-on-Cash Return:	7.0%	8.0%
Principle Reduction (yr. 1):	\$20,400	\$20,400
Total Return:	9.4%	10.4%

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.

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1418 ADAMS STREET - March 2014

RENT ROLL SUMMARY

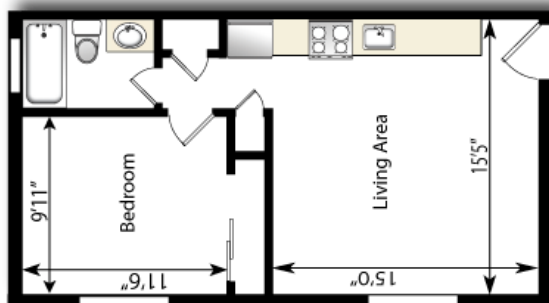
Quantity	Type	Sqft	Current	Pro Forma
1	Studio	365	\$700	\$725
17	One Bedroom, One Bath	485	\$875-\$995	\$925-\$975
18	Totals		\$16,380	\$16,870

RENT ROLL DETAIL

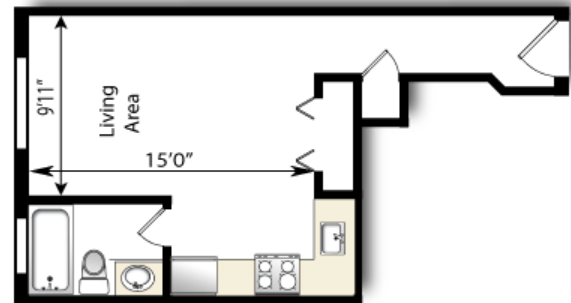
Unit	Type	Sqft	Current	Pro Forma
101	One Bedroom, One Bath	485	\$875	\$925
102	One Bedroom, One Bath	485	\$875	\$925
103	One Bedroom, One Bath	485	\$925	\$925
104	Studio	365	\$700	\$725
105	One Bedroom, One Bath	485	\$900	\$925
106	One Bedroom, One Bath	485	\$900	\$925
201	One Bedroom, One Bath	485	\$935	\$945
202	One Bedroom, One Bath	485	\$900	\$945
203	One Bedroom, One Bath	485	\$895	\$945
204	One Bedroom, One Bath	485	\$895	\$945
205	One Bedroom, One Bath	485	\$925	\$945
206	One Bedroom, One Bath	485	\$925	\$945
301	One Bedroom, One Bath	485	\$995	\$975
302	One Bedroom, One Bath	485	\$925	\$975
303	One Bedroom, One Bath	485	\$975	\$975
304	One Bedroom, One Bath	485	\$975	\$975
305	One Bedroom, One Bath	485	\$965	\$975
306	One Bedroom, One Bath	485	\$895	\$975
		8,610	\$16,380	\$16,870

Rent Roll as of March 2014

Typical 1 Bed/1 Bath
Sq Ft: 485



Studio
Sq Ft: 365



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