

A Division of Madison & Company Properties

**The Winery**  
760-770 E. 11th Avenue  
Denver, CO 80203



**PROPERTY HIGHLIGHTS**

- Beautiful Vintage Property Located in the Heart of Capitol Hill
- Great Visibility on 11th Avenue
- Newer Steam Boiler System and New Rapid Recovery Water Heater
- On-Site Laundry (2 W/2 D) and 2 Off-Street Parking Spaces
- Numerous Apartment Upgrades

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EXCLUSIVELY LISTED BY:

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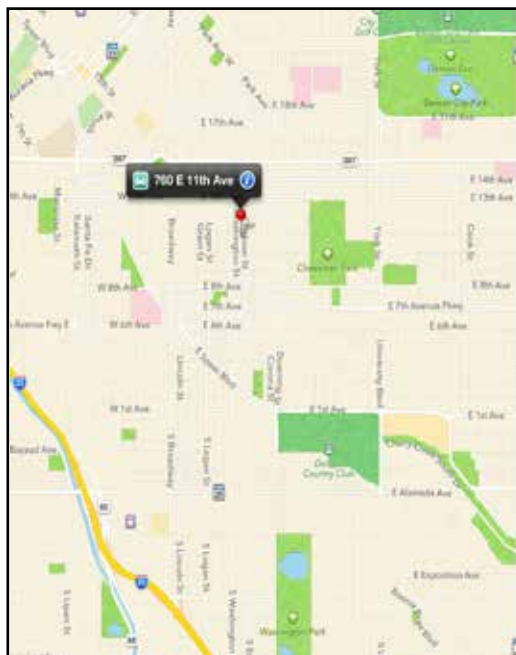
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INVESTMENT SUMMARY	
Price:	\$1,450,000
Price/Unit:	\$111,538
Price/SqFt:	\$150.48

FINANCING	
Loan Amount:	\$1,087,500
Down Payment:	\$362,500
Interest Rate:	4.20%
Amortization (yrs):	30
Monthly Payment:	\$5,318

PROPERTY DESCRIPTION	
Units:	13
Year Built:	1900
Building Size (SqFt):	9,636
Lot Size (SqFt):	3,451
Roof:	Pitched
Heat:	Steam
Electric:	Individually Metered



UNIT MIX AND AVERAGE RENT SCHEDULE				
# Units	Unit Type	Avg SqFt	Avg Current Rent	Avg Proforma Rent
9	1Br/1Ba	525	\$788	\$862
2	1.5Br/1Ba	650	\$715	\$875
2	2Br/1Ba	975	\$1,055	\$1,250

OPERATING DATA		
	Current	Proforma
<b>INCOME</b>		
Gross Annual Rent:	\$127,620	\$144,060
Vacancy Allowance:	(\$3,127)	(\$3,529)
Net Rental Income:	\$124,493	\$140,531
Other Income:	\$3,825	\$5,385
<b>Effective Gross Income:</b>	<b>\$128,318</b>	<b>\$145,916</b>
<b>ESTIMATED EXPENSES</b>		
Property Taxes:	\$5,133	\$7,594
Insurance:	\$2,734	\$2,734
Property Management:	\$0	\$8,755
Repairs & Maintenance:	\$13,957	\$9,750
Utilities	\$9,099	\$9,099
Admin/Misc.:	\$973	\$973
<b>Total Expenses:</b>	<b>\$31,895</b>	<b>\$38,904</b>
Expense/Unit:	\$2,453	\$2,993
<b>Net Operating Income (NOI)</b>	<b>\$96,423</b>	<b>\$107,011</b>

FINANCIAL ANALYSIS		
	Current	Proforma
NOI:	\$96,423	\$107,011
Projected Debt Service:	(\$63,817)	(\$63,817)
Before Tax Cash Flow:	\$32,606	\$43,195
CAP Rate:	6.65%	7.38%
Cash-on-Cash Return:	8.99%	11.92%
Principle Reduction (yr. 1):	\$18,495	\$18,495
<b>Total Return:</b>	<b>14.10%</b>	<b>17.02%</b>

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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