

1444 Saint Paul St. Denver, CO 80206



INVESTMENT HIGHLIGHTS:

- Exceptional Congress Park Location
- 6 Off-Street Reserved Parking Spots
- Attractive Unit Mix
- Currently Owner-Managed
- Center Corridor with Secure Entry
- Coin-Operated Shared Laundry on Ground Floor
- Vibrant Neighborhood with Restaurants, Markets & Entertainment Within a Few Blocks

INVESTMENT SUMMARY:

Price: \$1,700,000

Price/Unit: \$141,667

CENTRAL DENVER MULTIFAMILY EXPERTS

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1444 Saint Paul St.



PROPERTY DESCRIPTION

Units:	12
Year Built:	1960
Building Size (SqFt):	10,058
Lot Size (SqFt):	6,350
Roof:	Flat
Heat:	Hot Water Boiler
Parking Spaces	6

INVESTMENT SUMMARY

Price:	\$1,700,000
Price/Unit:	\$141,667
Price/SqFt:	\$169.02

PROPOSED FINANCING

Loan Amount:	\$1,190,000
Down Payment:	\$510,000
Interest Rate:	3.50%
Amortization (yrs):	30
Monthly Payment:	\$5,344

UNIT MIX AND AVERAGE RENT SCHEDULE

# Units	Unit Type	Avg SqFt	Current Avg	Proforma Avg
2	Studio	450	\$613	\$800
10	1Br/1Ba	575	\$729	\$950

OPERATING DATA

	Current	Proforma
INCOME		
Gross Annual Rent:	\$102,120	\$133,200
Vacancy Allowance:	(\$2,553)	(\$3,330)
Net Rental Income:	\$99,567	\$129,870
Parking/Laundry Income:	\$1,500	\$3,660
Effective Gross Income:	\$101,067	\$133,530
ESTIMATED EXPENSES		
Property Taxes:	\$6,747	\$6,747
Insurance:	\$4,635	\$3,000
Property Management:	\$8,963	\$8,012
Repairs & Maintenance:	\$11,766	\$7,200
Utilities	\$10,839	\$10,839
Admin/Misc.:	\$2,463	\$1,200
Total Expenses:	\$45,413	\$36,998
Expense/Unit:	\$3,784	\$3,083
Net Operating Income (NOI)	\$55,654	\$96,532

RECENT COMPARABLE SALES



68 Sherman St.
Sold: 11/13/14
\$1,780,000
\$194.79/SF
\$148,333/Unit



1345 Monroe St.
Sold: 8/25/14
\$1,895,000
\$181.95/SF
\$157,917/Unit



1320 Garfield St.
Sold: 5/19/14
\$2,275,000
\$211.59/SF
\$189,583/Unit

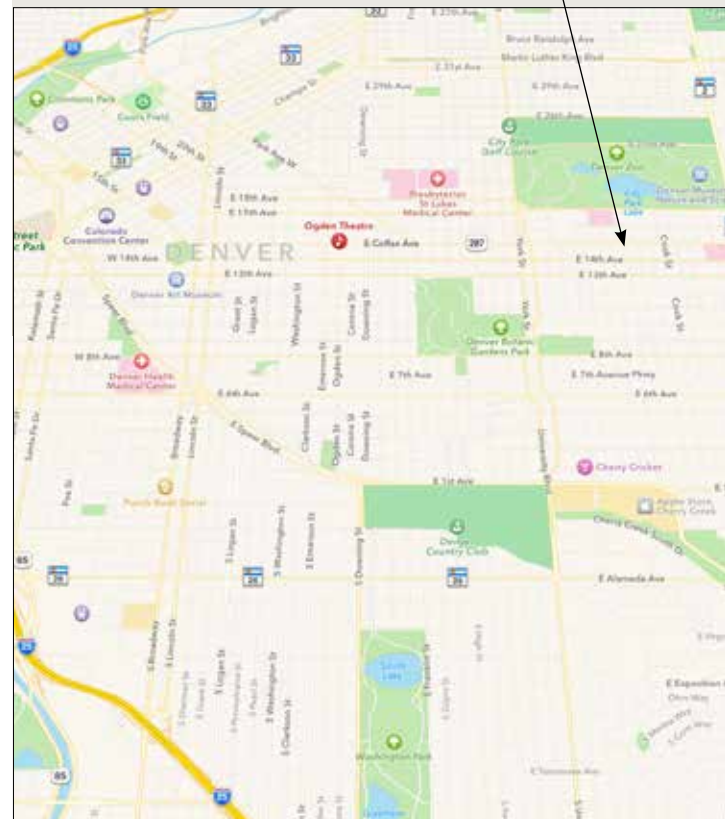
Please note, all information furnished in this presentation regarding this property for sale has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions. We owe 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 shared 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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LOCATION HIGHLIGHTS:

- Congress Park Neighborhood
- Close to Sprouts Farmers Market, Mezcal, Goosetown Tavern, Annie's Cafe, and Bluebird Theater...Just to Name a Few
- Minutes to Downtown and Cherry Creek
- Walking Distance to City Park and Denver Botanic Gardens



RENT ROLL SUMMARY

Quantity	Type	Sqft	Current Avg.	Pro Forma
2	Studio	450	\$612.50	\$800.00
10	1Br/1Ba	575	\$728.50	\$950.00
12	Totals		\$8,510	\$11,100

RENT ROLL DETAIL

Unit	Type	Sqft	Current	Pro Forma
101	1Br/1Ba	575	\$725.00	\$900.00
102	1Br/1Ba	575	\$750.00	\$900.00
103	Studio	450	\$650.00	\$800.00
104	Studio	450	\$575.00	\$800.00
201	1Br/1Ba	575	\$595.00	\$950.00
202	1Br/1Ba	575	\$715.00	\$950.00
203	1Br/1Ba	575	\$750.00	\$950.00
204	1Br/1Ba	575	\$750.00	\$950.00
301	1Br/1Ba	575	\$750.00	\$975.00
302	1Br/1Ba	575	\$750.00	\$975.00
303	1Br/1Ba	575	\$750.00	\$975.00
304	1Br/1Ba	575	\$750.00	\$975.00
		6,650	\$8,510	\$11,100

