

**3417 E. 14th Avenue**  
Denver, CO 80206



## PROPERTY HIGHLIGHTS:

- Large 2Br/1Ba Apartment Floorplans with Vintage Charm
- Spacious Patio/Balcony to Enjoy Outdoor Living
- Central Location Close to All Denver Has to Offer
- 6 Off-Street Reserved Parking Spots
- Currently Owner-Managed

## INVESTMENT SUMMARY:

Price: \$495,000  
Unit Mix: 3 - 2Br/1Ba



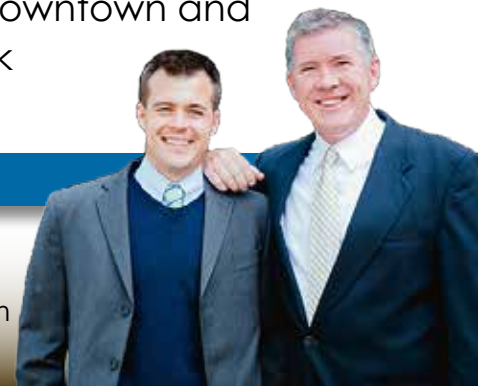
## LOCATION HIGHLIGHTS:

- Great Congress Park Location
- Close to Sprouts Farmer's Market, Bluebird Theater and Many Local Eateries
- Just Blocks to two of the City's Greatest Parks: City Park and Cheesman Park
- Minutes to Downtown and Cherry Creek

**CENTRAL DENVER MULTIFAMILY EXPERTS**

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UNIT MIX AND AVERAGE RENT SCHEDULE				
Unit #	Unity Type	Avg. SqFt	Current Rents	Proforma Rents
1	2Br/1Ba	700	\$700	\$900
2	2Br/1Ba	800	\$795	\$1,150
3	2Br/1Ba	940	\$825	\$1,275

INVESTMENT SUMMARY	
Price:	\$495,000
Price/Unit:	\$165,000
Price/SqFt:	\$193.66

FINANCING	
Loan Amount:	\$371,250
Down Payment:	\$123,750
Interest Rate:	4.13%
Monthly Payment:	\$1,799
30-Year Fixed Rate	

PROPERTY DESCRIPTION	
Units:	3
Year Built:	1903
Building Size (SqFt):	2,556
Lot Size (SqFt):	3,310



OPERATING DATA			
	Current	Proforma	
<b>INCOME</b>			
Gross Annual Rent:	\$27,840	\$39,900	
Vacancy Allowance:	(\$1,392)	(\$1,995)	
Net Rental Income:	\$26,448	\$37,905	
Other Income:	\$4,132	\$5,332	
<b>Effective Gross Income:</b>	<b>\$30,580</b>	<b>\$43,237</b>	
<b>ESTIMATED EXPENSES</b>			
Property Taxes:	\$2,162	\$2,300	
Insurance:	\$1,193	\$1,193	
Utilities:	\$4,072	\$4,072	
Repairs & Maintenance:	\$847	\$1,500	
Office/Admin:	\$26	\$150	
Leasing & Advertising:	\$52	\$500	
<b>Total Expenses:</b>	<b>\$8,351</b>	<b>\$9,715</b>	
Expense/Unit:	\$2,784	\$3,238	
<b>Net Operating Income (NOI)</b>	<b>\$22,229</b>	<b>\$33,522</b>	

FINANCIAL ANALYSIS		
	Current	Proforma
NOI:	\$22,229	\$33,522
Projected Debt Service:	(\$21,591)	(\$21,591)
Before Tax Cash Flow:	\$638	\$11,931
CAP Rate:	4.49%	6.77%
Cash-on-Cash Return:	0.52%	9.64%
Principle Reduction (yr. 1):	\$6,397	\$6,397
Total Return:	5.68%	14.81%

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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**Immediate  
Upside  
Potential!**