

2412 S. York St.
Denver, CO 80210



INVESTMENT HIGHLIGHTS:

- One Block from University of Denver
- Attractive One-Bedroom Floorplans
- Large Kitchens with Natural Light
- Swamp Coolers Vent to Hallways and Upper Units
- Seller-Owned Laundry Equipment
- Secured-Entry Building
- Currently Owner-Managed
- Walkable Neighborhood Draws Non-Student Population

INVESTMENT SUMMARY:

Price: \$1,980,000

Price/Unit: \$180,000

CENTRAL DENVER MULTIFAMILY EXPERTS

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UNIT MIX AND AVERAGE RENT SCHEDULE

# Units	Unity Type	Avg SqFt	Avg Current Rent	Avg Proforma Rent
11	1 Bd / 1 Ba	600	\$825	\$1,075

PROPERTY DESCRIPTION

Units:	11
Year Built:	1962
Building Size (SqFt):	8,500
Lot Size (SqFt):	6,250
Roof:	Flat
Heat:	Hot Water Boiler
Parking Spaces	5

INVESTMENT SUMMARY

Price:	\$1,980,000
Price/Unit:	\$180,000
Price/SqFt:	\$232.94

PROPOSED FINANCING

Loan Amount:	\$1,287,000
Down Payment:	\$693,000
Interest Rate:	3.87%
Monthly Payment:	\$6,048
5-Year Rate Quote from Chase Bank	

OPERATING DATA

<i>INCOME</i>	<u>Current</u>	<u>Proforma</u>
Gross Annual Rent:	\$108,960	\$141,900
Vacancy Allowance:	<u>(\$3,269)</u>	<u>(\$4,257)</u>
Net Rental Income:	\$105,691	\$137,643
Other Income:	<u>\$3,648</u>	<u>\$3,648</u>
Effective Gross Income:	\$109,339	\$141,291

<i>ESTIMATED EXPENSES</i>	<u>Current</u>	<u>Proforma</u>
Property Taxes:	\$7,424	\$7,424
Insurance:	\$2,873	\$2,873
Property Management:	\$0	\$4,239
Repairs & Maintenance:	\$7,555	\$7,555
Utilities	\$10,963	\$10,963
Admin/Misc.:	\$301	\$301
Wifi & Phone:	<u>\$2,906</u>	<u>\$2,906</u>
Total Expenses:	\$32,022	\$36,261
Expense/Unit:	\$2,911	\$3,296
Net Operating Income (NOI)	\$77,317	\$105,030

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: 6/15/15
\$2,800,000
\$260.42/SF
\$233,333/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:

- One Block from University of Denver
- Walking Distance to Light Rail
- Convenient to Downtown, Cherry Creek, Denver Tech Center and Washington Park
- Wide Variety of Neighborhood Bars and Restaurants

