

SWEDISH DUPLEX

3567-3569 S. PENNSYLVANIA ST.
ENGLEWOOD, CO 80113

\$525,000



INVESTMENT HIGHLIGHTS:

- Amazing Location in an Opportunity Zone
- Close Proximity to Swedish Medical Center and Craig Hospital
- Wonderful Opportunity for an Investor or Owner-Occupant
- Easy Access to Everything South Broadway Has to Offer
- Walk-able to Safeway & Nearby Restaurants/Taverns
- 8 Reserved Parking Spaces on Large Lot for Tenant Use



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FINANCIAL OVERVIEW:

PROPERTY DESCRIPTION

Units:	2
Year of Construction:	1950
Building Size (SqFt):	1,080
Lot Size (SqFt):	6,273
Roof:	Pitched
Heat:	Hot Water Radiant
Cooling:	Evaporative Cooler
Parking:	2 Spaces In Front 6 Spaces In Rear

INVESTMENT SUMMARY

Price:	\$525,000
Price/Unit:	\$262,500
Price/SqFt:	\$486.11

PROPOSED FINANCING

Loan Amount:	\$393,720
Down Payment:	\$131,250
Interest Rate:	5.00%
Amortization (yrs):	30
Monthly Payment:	\$2,114

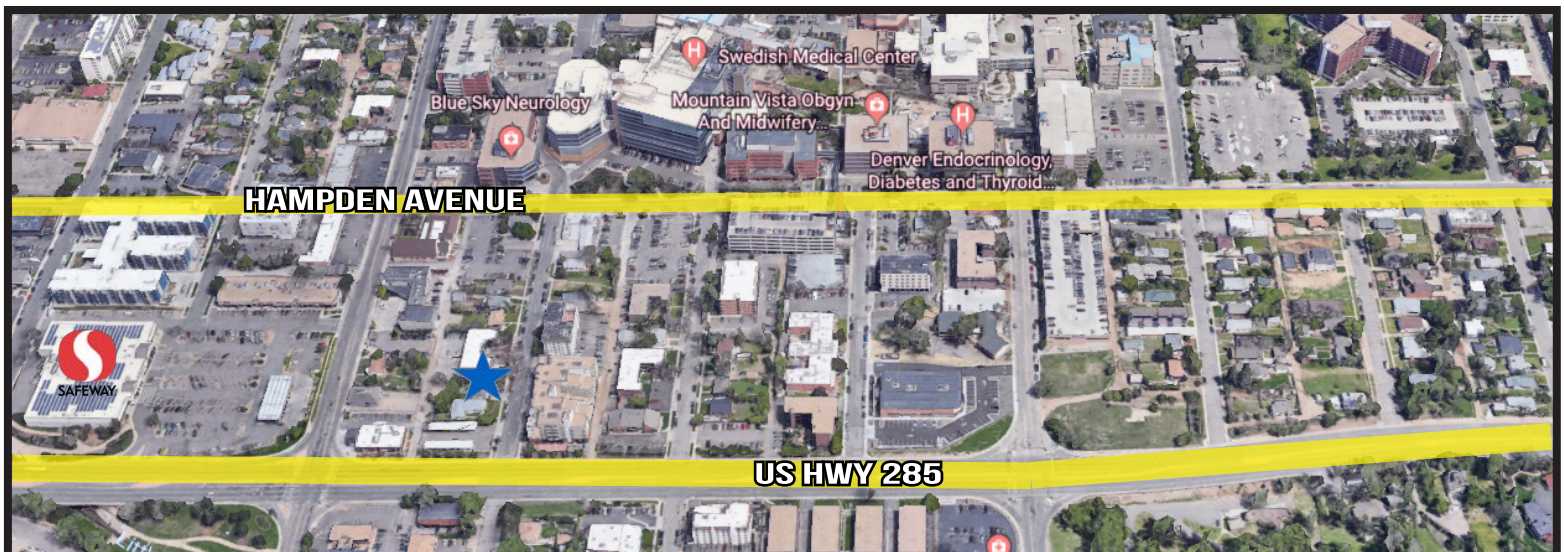
UNIT MIX AND AVERAGE RENT SCHEDULE

# Units	Unit Type	Avg SqFt	Avg Current Rent	Avg Proforma Rent
1	1Br/1Ba	495	\$900	\$995
1	2Br/1Ba	520	\$1,000	\$1,200

OPERATING DATA

<i>INCOME</i>	<u>Current</u>	<u>Proforma</u>
Gross Annual Rent:	\$22,800	\$26,340
Vacancy Allowance:	(\$684)	(\$790)
Net Rental Income:	\$22,116	\$25,550
Parking Income:	<u>\$1,507</u>	<u>\$3,007</u>
Effective Gross Income:	\$23,623	\$28,556

<i>ESTIMATED EXPENSES</i>	<u>Current</u>	<u>Proforma</u>
Insurance:	\$1,784	\$1,784
Property Taxes:	\$1,165	\$1,176
Utilities:	\$2,320	\$2,320
Repairs & Maintenance:	<u>\$600</u>	<u>\$600</u>
Total Expenses:	\$5,869	\$5,880
Expense/Unit:	\$2,934	\$2,940
Net Operating Income (NOI)	\$20,688	\$25,617



PROPERTY PHOTOS

