

Cheesman Park Triplex

2247 E. 12TH AVENUE
DENVER, CO 80206

\$975,000



INVESTMENT HIGHLIGHTS:

- Amazing Location in Central Denver
- Good Potential for an Investor or an Owner-Occupant
- Current Owner Lives in One Unit
- On Site Laundry Room
- Lot SF: 4,690 SF
- Attractive Unit Mix: 2 One Bedroom One Bath Units and 1 Three Bedroom One Bath Unit
- Beautifully Maintained Yard



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FINANCIAL OVERVIEW:

INVESTMENT SUMMARY

Price:	\$975,000
Price/Unit:	\$325,000
Price/SqFt:	\$330.06

UNIT MIX AND AVERAGE RENT SCHEDULE

Unit #	Unit Type	Avg SqFt	Avg Proforma Rent
1	1Br/1Ba	840	\$1,350
2	1Br/1Ba	875	\$1,650
3	3Br/1Ba	1200	\$2,200

FINANCING

Loan Amount:	\$731,250
Down Payment:	\$243,750
Interest Rate:	4.25%
Amortization (yrs):	30
Monthly Payment:	\$3,597

OPERATING DATA

<i>INCOME</i>	<u>Proforma</u>
Gross Annual Rent:	\$62,400
Vacancy Allowance:	<u>(\$1,248)</u>
Net Rental Income:	\$61,152
Other Income:	<u>\$2,520</u>
Effective Gross Income:	\$63,672

PROPERTY DESCRIPTION

Units:	3
Year Built:	1904
Building Size (SqFt):	2,958
Lot Size (SqFt):	4,690
Roof:	Sloped
HVAC:	Gas Forced Air
Electric:	Individually Metered
Parking:	Two Car Garage
Zoning:	G-MU-3

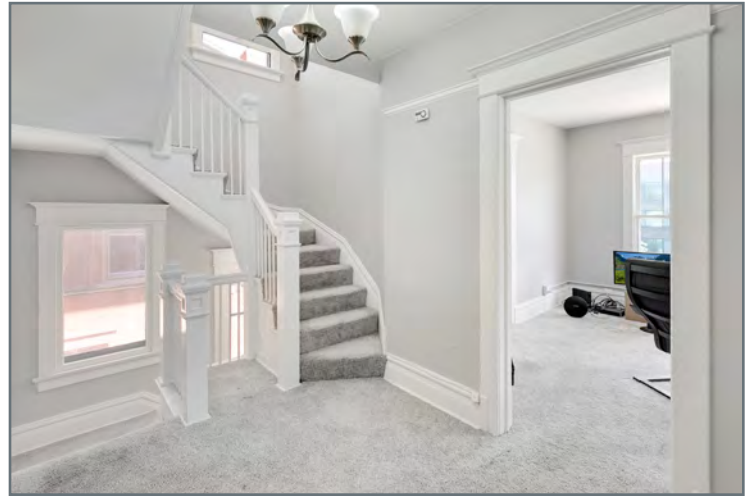
<i>ESTIMATED EXPENSES</i>	<u>Proforma</u>
Property Taxes:	\$3,722
Insurance:	\$3,000
Repairs & Maintenance:	\$2,250
Utilities:	<u>\$1,200</u>
Total Expenses:	\$10,172
Expense/Unit:	\$3,391
Net Operating Income (NOI)	\$53,500



FINANCIAL ANALYSIS

	<u>Proforma</u>
NOI:	\$53,500
Projected Debt Service:	(\$43,168)
Before Tax Cash Flow:	\$10,332
CAP Rate:	5.49%
Cash-on-Cash Return:	4.24%
Principle Reduction (yr. 1):	\$12,328
Total Return:	9.30%

PROPERTY PHOTOS



LOCATION HIGHLIGHTS



- Convenient to Everything Denver Offers
- 3 Blocks to Cheesman Park and 2 Blocks to Congress Park
- Minutes to Downtown and Cherry Creek
- One Block Away From Botanic Gardens
- 95 Bike Score - Biker's Paradise

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CALIBRATE REAL ESTATE