



**INVESTMENT HIGHLIGHTS:**

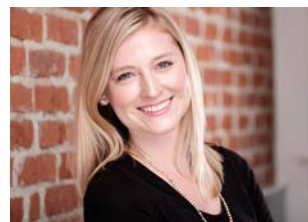
- Great Investment Opportunity for Owner Occupant
- Main Floor Unit Is 1900sf with Amazing Original Woodwork and Hardwood Floor Inlays
- Attractive Unit Mix of One Studio, Four 1 Bedrooms, Two 2 Bedrooms and One 3 Bedroom
- 5.5% Proforma Cap Rate with Management Included
- Maintained Immaculately by Current Owner Occupant
- Vintage Property Full Of Character And Charm - Original Hardwood Floors, Woodwork, and Fireplace.
- Recent Improvements Include Updated Kitchens & Baths, and New Exterior Paint



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# FINANCIAL ANALYSIS

## INVESTMENT SUMMARY

Price:	\$2,000,000
Price/Unit:	\$250,000
Price/SqFt (net):	\$306.23

## PROPOSED FINANCING

Loan Amount:	\$1,200,000
Down Payment:	\$800,000
Interest Rate:	4.25%
Monthly Payment:	\$5,903

## PROPERTY DESCRIPTION

Units:	8
Year Built:	1886
Zoning:	G-MU-5
Net Apt Size (SqFt):	6,531
Lot Size (SqFt):	7,810
Roof:	Asphalt Shingle
Heat:	Forced Air / Electric
Parking Spaces:	4 Off-Street



## UNIT MIX AND AVERAGE RENT SCHEDULE

# Units	Unity Type	Avg SqFt	Avg Current Rent	Avg Market Rent
1	Studio	400	\$900	\$925
4	1Br/1Ba	600	\$1,230	\$1,284
2	2Br/1Ba	700	\$1,598	\$1,623
1	3Br/2Ba	1900	\$2,595	\$2,595

## OPERATING DATA

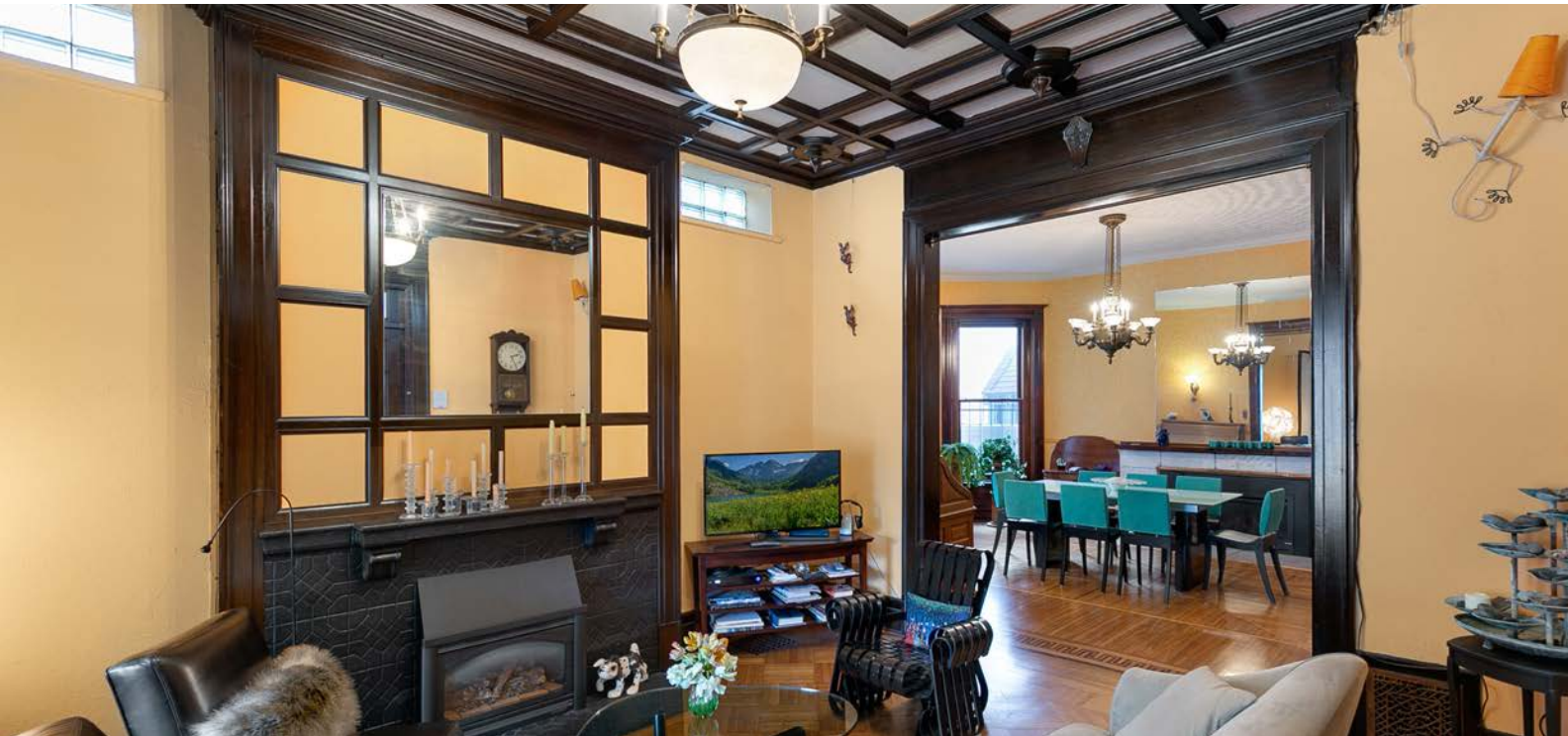
<i>INCOME</i>	<u>Current</u>	<u>Market</u>
Gross Annual Rent:	\$139,320	\$142,800
Utility Billback:	\$0	\$4,800
Vacancy Allowance (3%):	<u>(\$4,180)</u>	<u>(\$4,428)</u>
Net Rental Income:	\$135,140	\$143,172
Other Income:	<u>\$4,200</u>	<u>\$5,400</u>
<b>Effective Gross Income:</b>	<b>\$139,340</b>	<b>\$148,572</b>
<i>EXPENSES</i>	<u>Current</u>	<u>Market</u>
Taxes	\$8,119	\$10,000
Insurance	\$4,380	\$4,380
Utilities	\$5,824	\$7,024
Repairs & Maintenance (est)	\$6,000	\$6,000
Management	\$0	\$11,886
<b>Total Expenses:</b>	<b>\$24,323</b>	<b>\$39,290</b>
Expense/Unit:	\$3,040	\$4,911
<b>Net Operating Income (NOI)</b>	<b>\$115,017</b>	<b>\$109,282</b>

## FINANCIAL ANALYSIS

	<u>Current</u>	<u>Market</u>
NOI:	\$115,017	\$109,282
Projected Debt Service:	<u>(\$70,839)</u>	<u>(\$70,839)</u>
Before Tax Cash Flow:	\$44,178	\$38,443
CAP Rate:	5.8%	5.5%
Cash-on-Cash Return:	5.5%	4.8%
Principle Reduction (yr. 1):	\$20,230	\$20,230
Total Return:	8.1%	7.3%



# PROPERTY PHOTOS







## LOCATION HIGHLIGHTS:

- Central Capitol Hill Location
- Surrounded By Popular Nightlife, Restaurants and Close To Trader Joe's
- Blocks From The Denver Art Museum, Denver Capitol and 16th St Mall
- Great Commuter Location to Work Downtown or Cherry Creek