

146 N. LOGAN ST.
Denver, CO 80203



\$939,000

**Victorian Triplex Located in
Highly-Sought-After West
Washington Park Neighborhood**

**Each Unit has Private Exterior
Entry and In-Unit Laundry**

**Close Proximity to Cherry Creek
and Downtown Denver**

**Good Potential for an Investor or
an Owner-Occupant**



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Financial Analysis

INVESTMENT SUMMARY

Price:	\$940,000
Price/Unit:	\$313,333
Price/SqFt:	\$300.80

FINANCING

Loan Amount:	\$658,000
Down Payment:	\$282,000
Interest Rate:	3.50%
Amortization (yrs):	30
Monthly Payment:	\$2,955

PROPERTY DESCRIPTION

Units:	3
Year Built:	1906
Building Size (SqFt):	3,125
Lot Size (SqFt):	3,010

FINANCIAL ANALYSIS

	Current	Proforma
NOI:	\$55,124	\$55,124
Projected Debt Service:	(\$35,457)	(\$35,457)
Before Tax Cash Flow:	\$19,668	\$19,668
CAP Rate:	5.86%	5.86%
Cash-on-Cash Return:	6.97%	6.97%
Principle Reduction (yr. 1):	\$12,628	\$12,628
Total Return:	11.45%	11.45%

UNIT MIX AND AVERAGE RENT SCHEDULE

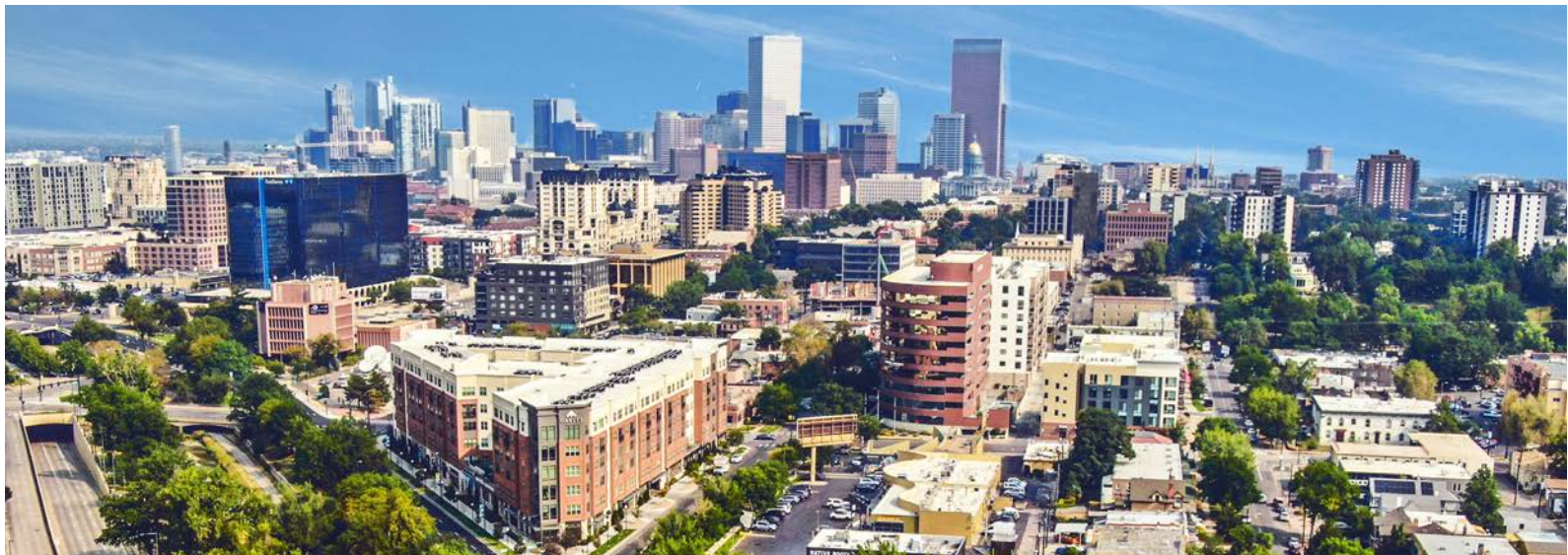
Unit #	Avg Current Rent	Avg Proforma Rent
1	\$2,115	\$2,115
2	\$1,650	\$1,650
3	\$2,255	\$2,255

OPERATING DATA: INCOME

INCOME	Current	Proforma
Gross Annual Rent:	\$72,240	\$72,240
Vacancy Allowance:	(\$3,993)	(\$3,993)
Net Rental Income:	\$68,247	\$68,247
Other Income:	\$7,620	\$7,620
Effective Gross Income:	\$75,867	\$75,867

OPERATING DATA: EXPENSES

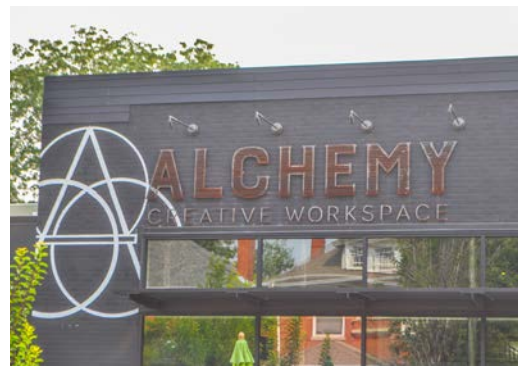
ESTIMATED EXPENSES	Current	Proforma
Property Taxes:	\$3,976	\$3,976
Insurance:	\$2,000	\$2,000
Property Management:	\$5,143	\$5,143
Repairs & Maintenance:	\$3,507	\$3,507
Utilities:	\$5,306	\$5,306
Admin/Misc.:	\$811	\$811
Total Expenses:	\$20,743	\$20,743
Expense/Unit:	\$6,914	\$6,914
Net Operating Income (NOI)	\$55,124	\$55,124



Interior Photos



Location Highlights



Bike Score: 96 Biker's Paradise

Walk Score: 89

Lot SF: 3,010 SF

Building SF: 2,186 SF

Blocks from Popular Restaurants and Shops on Broadway

Nearby Parks Include: West Wash Park Community Garden, Arlington Park, Hungarian Freedom Park, and Alamo Placita Park