

West Denver 4-Unit
1064 S. TENNYSON ST.
Denver, CO 80219



**JUST
SOLD**



\$767,500



**Unit Mix: (4) 2Br/1Ba Units
in West Denver**

**Off-Street Parking Lot, Large
Driveway, and Two-Car Garage**

**Building Features:
New Roof (2015)
New Sewer Line (2018)
Two New Boilers (2016)**

**Close Proximity to:
Bel-Mar Shopping Center, Star
Kitchen, Costco, Home Depot**



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Financial Analysis

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INVESTMENT SUMMARY

Price:	\$825,000
Price/Unit:	\$206,250
Price/SqFt:	\$258.95

FINANCING

Loan Amount:	\$536,250
Down Payment:	\$288,750
Interest Rate:	6.50%
Amortization (yrs):	30
Monthly Payment:	\$3,389

PROPERTY DESCRIPTION

Units:	4
Year Built:	1963
Building Size (SqFt):	3,186
Lot Size (SqFt):	6,127
Roof:	Sloped
Heat:	Boiler
Parking:	Offstreet + Garage



UNIT MIX AND AVERAGE RENT SCHEDULE

# Units	Unit Type	Avg SqFt	Avg Current Rent	Avg Proforma Rent
4	2Br/1Ba	750	\$1,204	\$1,400

OPERATING DATA: INCOME

INCOME	Current	Proforma
Gross Annual Rent:	\$57,780	\$67,200
Vacancy Allowance:	(\$1,733)	(\$2,016)
Net Rental Income:	\$56,047	\$65,184
Other Income:	\$0	\$1,200
Effective Gross Income:	\$56,047	\$66,384

OPERATING DATA: EXPENSES

ESTIMATED EXPENSES	Current	Proforma
Property Taxes:	\$3,372	\$3,372
Insurance:	\$3,500	\$3,500
Management:	\$0	\$0
Repairs/Maintenance:	\$5,000	\$5,000
Utilities:	\$7,250	\$7,250
Admin:	\$298	\$400
Total Expenses:	\$19,420	\$19,522
Expense/Unit:	\$4,855	\$4,881
Net Operating Income (NOI)	\$36,627	\$46,862

FINANCIAL ANALYSIS

	Proforma
NOI:	\$46,862
Projected Debt Service:	(\$40,674)
Before Tax Cash Flow:	\$6,188
CAP Rate:	5.68%
Cash-on-Cash Return:	2.14%
Principle Reduction (yr. 1):	\$5,994
Total Return:	4.22%

Unit Photos

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