







Updated 3 Bedroom/ 2 Bathroom Residential Income Property In Highly Desirable Lincoln Park Neighborhood

All New Hardie Board Siding and Exterior
Paint On Brick

Hardwood Floors Throughout Main Floor with Carpet and Tile Flooring Upstairs.

Main Floor Features a Large Walk in Closet With Up-Down Washer/Dryer

Stainless Steel Appliances

Finished Square Footage: 1,746



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Financial Analysis

INVESTMENT SUMMARY				
Price:	\$730,000			
Price/Unit:	\$365,000			
Price/SqFt:	\$524.43			

F	INANCING
Loan Amount:	\$531,000
Down Payment:	\$219,000
Interest Rate:	6.50%
Amortization (yrs):	30
Monthly Payment:	\$3,356

PROPERTY DESCRIPTION				
Units:	2			
Year Built:	1895			
Building Size (SqFt):	1,746			
Lot Size (SqFt):	3,125			
Roof:	Sloped			
Heat:	Boiler			
Parking:	Offstreet + Garage			

UNIT MIX AND AVERAGE RENT SCHEDULE					
# Units	<u>Unit Type</u>	<u>SqFt</u>	Current Rent	<u>Proforma Rent</u>	
1	2Br/1Ba	850	Vacnat	\$2,400	
1	1Br/1Ba	850	\$1,925	\$2,000	

OPERATING DATA: INCOME				
INCOME	<u>Current</u>	<u>Proforma</u>		
Gross Annual Rent:	\$23,100	\$57,600		
Vacancy Allowance:	<u>\$0</u>	<u>(\$1,728)</u>		
Net Rental Income:	\$23,100	\$55,872		
Other Income:	<u>\$0</u>	<u>\$0</u>		
Effective Gross Income:	\$23,100	\$55,872		

OPERATING DATA: EXPENSES				
ESTIMATED EXPENSES	<u>Current</u>	<u>Proforma</u>		
Property Taxes:	\$2,927	\$2,927		
Insurance:	\$1,875	\$1,875		
Management:	\$0	\$0		
Repairs/Maintenance:	\$3,000	\$3,000		
Utilities:	<u>\$2,133</u>	<u>\$2,133</u>		
Admin:	<u>\$200</u>	<u>\$200</u>		
Total Expenses:	\$10,135	\$10,135		
Expense/Unit:	\$5,068	\$5,068		
Net Operating Income (NOI)	\$12,965	\$45,737		

Interior Photos

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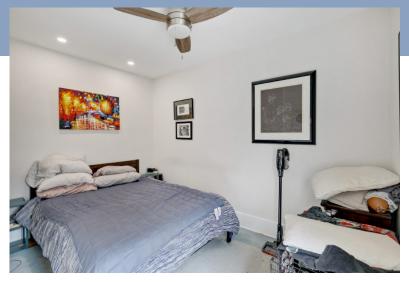












Interior Photos

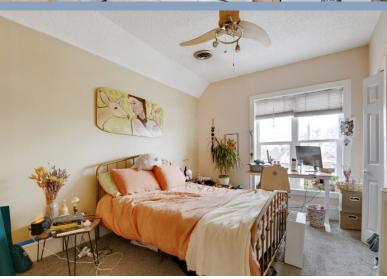














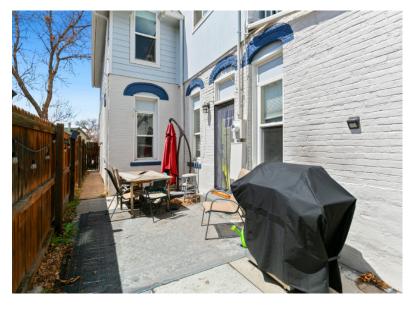
Additional Photos

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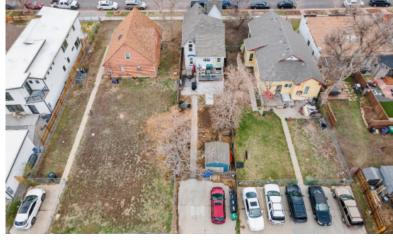


Location Highlights

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Blocks Away From Sante Fe Art District and all the Unique Restaurants and Night Life.

Year Built: 1895

Nearby Shopping and Restaurants Includes: King Soopers, ESP, Renegade Brewing Joe Maxx Coffee CO. Rocky Yama Sushi, The Buckhorn Exchange and More. Nearby Speer Blvd, I-25, 6th Ave, and Quick Access to Downtown.

Nearby Parks Include: LaAlma Lincoln Park, Sunken Gardens Park.