

954 N. LIPAN ST.  
Denver, CO 80204



**\$720,000**



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



**Matt Peterson**  
Matt@CalibrateRE.com  
303915.6946



# Financial Analysis

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

FINANCING	
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	Unit Type	SqFt	Current Rent	Proforma Rent
1	2Br/1Ba	850	Vacnat	\$2,400
1	1Br/1Ba	850	\$1,925	\$2,000

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

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

# Interior Photos

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# 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.