

FOR SALE

2338-2340 Eliot St
Denver, CO 80211



HIGHLIGHTS



- Duplex located one block from Jefferson Park
- Each side a 2BR/1BA with private outdoor space
- One side vacant for owner occupant or new tenant
- Roof replaced in 2018

Price	\$750,000
# of Units	2
Price / Unit	\$375,000
Building GSF	1,210
Roof	Flat
Construction	Brick/Stucco
Year Built	1896
Zoning	G-MU-3

INVESTMENT CONTACTS:

Joe Hornstein

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720.738.1944
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Scott Fetter

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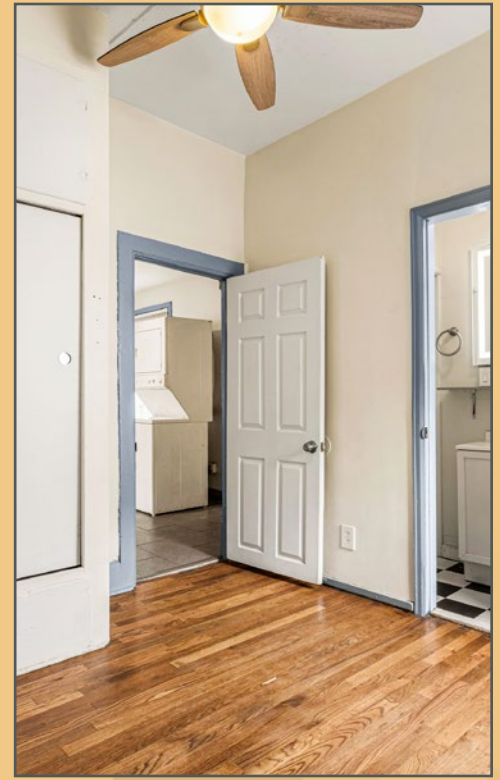


UNIT MIX	#	~SF	CURRENT RENT	PROFORMA RENT
2Bd/1Ba - 2338	1	605	\$1,775	\$1,800
2Bd/1Ba - 2340	1	605	\$1,725	\$1,800
TOTALS	2	1,210	\$3,500	\$3,600

INCOME	CURRENT	PROFORMA
Gross Scheduled Rent	\$42,000	\$43,200
Less: Vacancy (3%)	(\$1,260)	(\$1,296)
EFFECTIVE GROSS INCOME	\$40,740	\$41,904

EXPENSES	CURRENT	PROFORMA
Property Taxes	\$2,975	\$2,975
Property Insurance	\$1,804	\$1,804
Water & Sewer	\$700	\$700
Repairs & Maintenance	\$1,500	\$1,500
TOTAL EXPENSES	\$6,979	\$6,979
Expenses per Unit	\$3,490	\$3,490

FINANCIAL ANALYSIS	CURRENT	PROFORMA
Net Operating Income	\$33,761	\$34,925
CAP Rate	4.50%	4.66%



INVESTMENT SUMMARY	
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IMAGES

INTERIOR



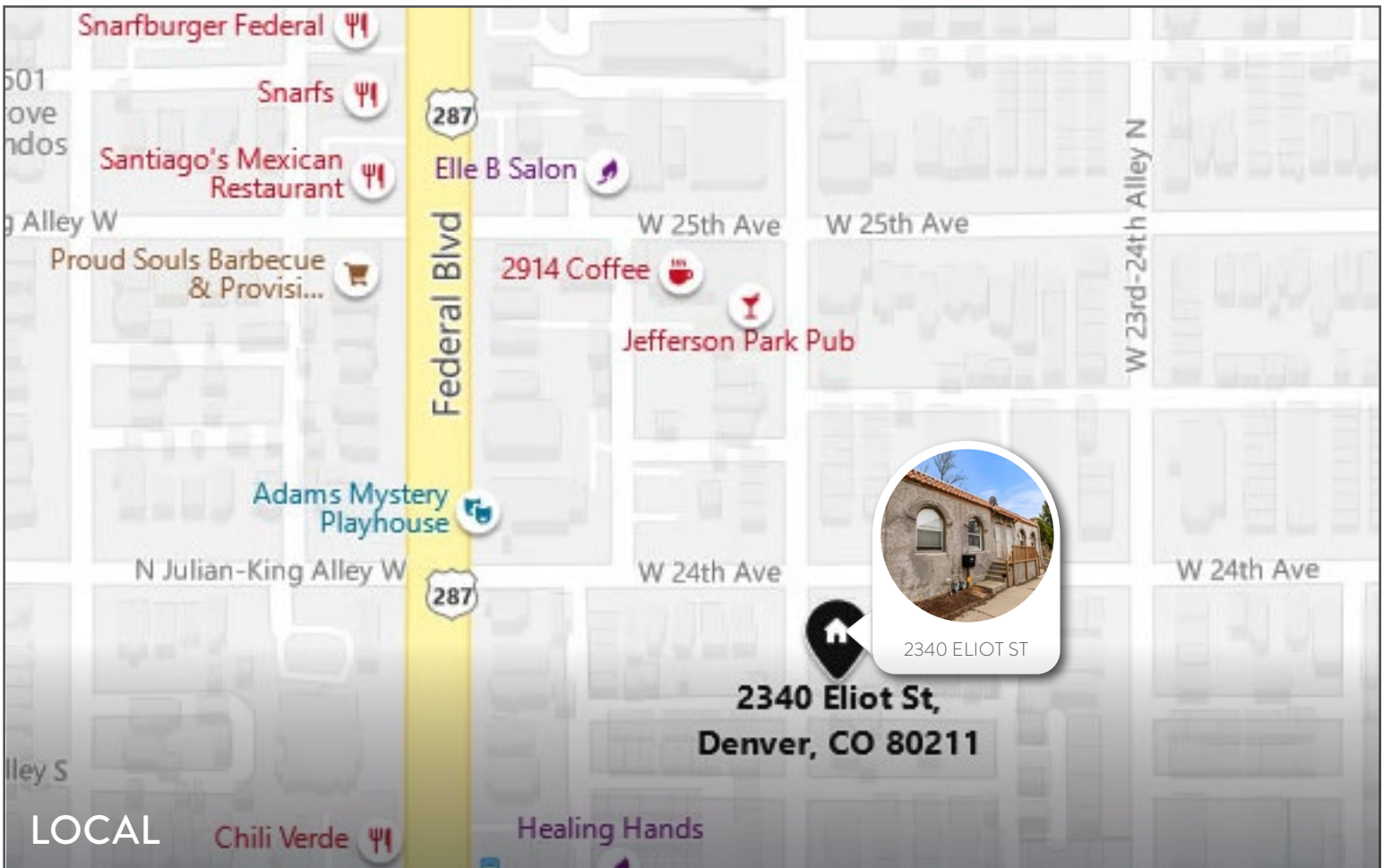
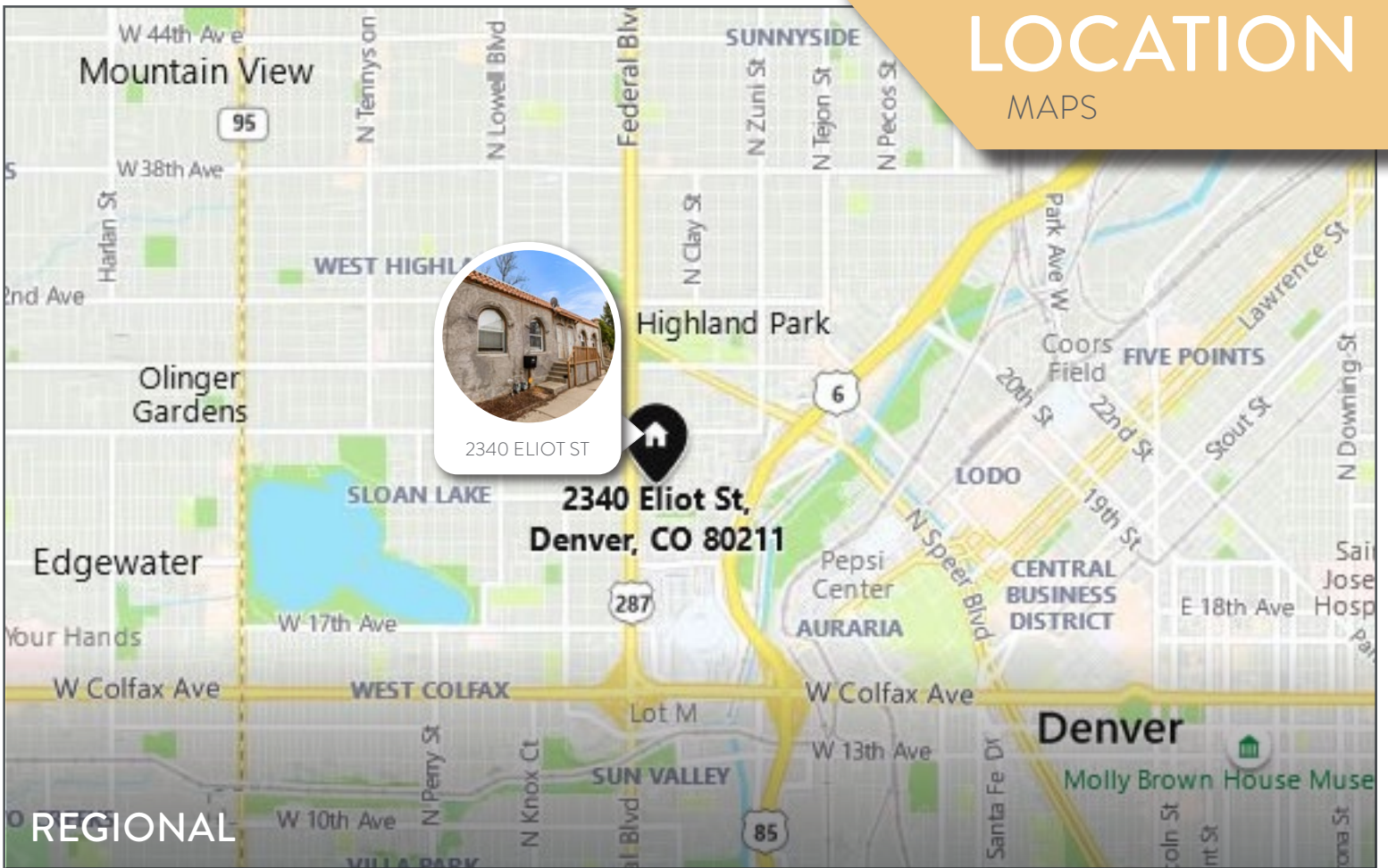
IMAGES

EXTERIOR



LOCATION

MAPS



LOCATION IMAGES



LOCATION

IMAGES

