

FOR SALE

APPLEWOOD DUPLEX

1641-1643 Tabor St
Lakewood, CO 80215



HIGHLIGHTS



- Duplex adjacent to Applewood neighborhood
- Each side a 2Br/1.5Ba with large private outdoor space
- Roof, furnace, air conditioning and back deck/stairs all replaced within last 5 years

Price	\$650,000
# of Units	2
Price / Unit	\$325,000
Building GSF	2,370
Roof	Pitched
Construction	Wood Frame
Year Built	1979
Parking	2 Carports

INVESTMENT CONTACTS:

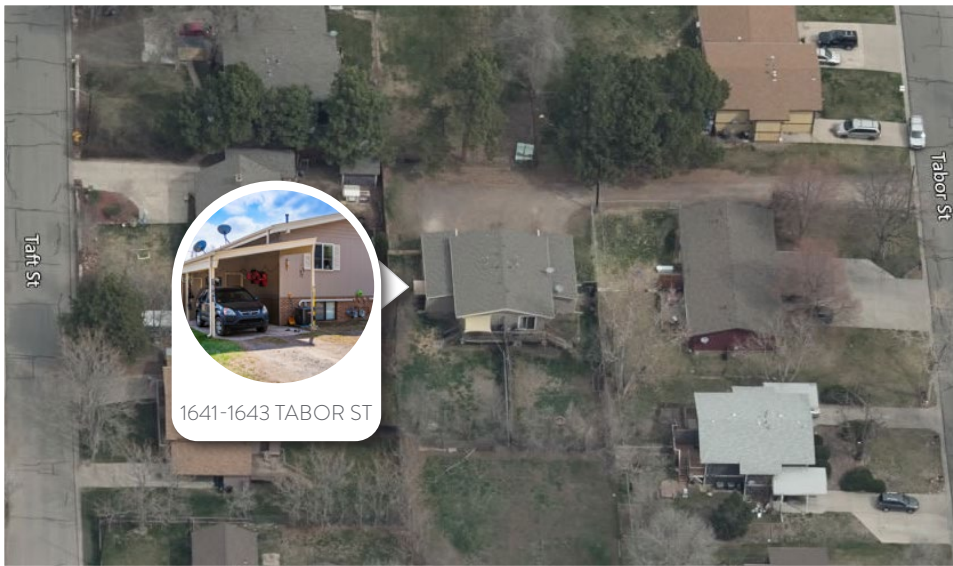
Joe Hornstein

Principal
720.738.1944
Joe@NorthPeakCRE.com

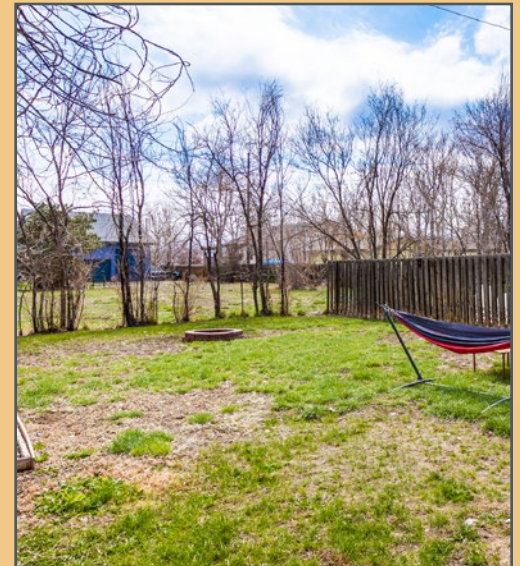
Scott Fetter

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1641-1643 TABOR ST



UNIT MIX	#	~SF	CURRENT RENT	PROFORMA RENT
2Bd/1.5Ba	1	1,185	\$1,590	\$1,670
2Bd/1.5Ba	1	1,185	\$1,670	\$1,670
TOTALS	2	2,370	\$3,260	\$3,340

INCOME	CURRENT	PROFORMA
Gross Scheduled Rent	\$39,120	\$40,080
Less: Vacancy (3%)	(\$1,174)	(\$1,202)
EFFECTIVE GROSS INCOME	\$37,946	\$38,878

EXPENSES	CURRENT	PROFORMA
Property Taxes	\$2,684	\$2,684
Property Insurance	\$1,500	\$1,500
Water & Sewer	\$659	\$659
Repairs & Maintenance	\$600	\$600
TOTAL EXPENSES	\$5,443	\$5,443
Expenses per Unit	\$2,722	\$2,722

FINANCIAL ANALYSIS	CURRENT	PROFORMA
Net Operating Income	\$32,503	\$33,435
Projected Debt Service	(\$28,020)	(\$28,020)
Before Tax Cash Flow	\$4,483	\$5,414
CAP Rate	5.00%	5.14%
Cash-on-Cash Return	3.45%	4.16%
Principal Reduction	\$9,979	\$9,979
TOTAL RETURN	11.12%	11.84%

INVESTMENT SUMMARY

List Price	\$650,000
Price/Unit	\$325,000
Price/SF	\$274

FINANCING

Loan Amount	\$520,000
Down Payment	\$130,000
Interest Rate	3.50%
Amortization	30 Years Fixed

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NORTHPEAK
COMMERCIAL ADVISORS

IMAGES

INTERIOR



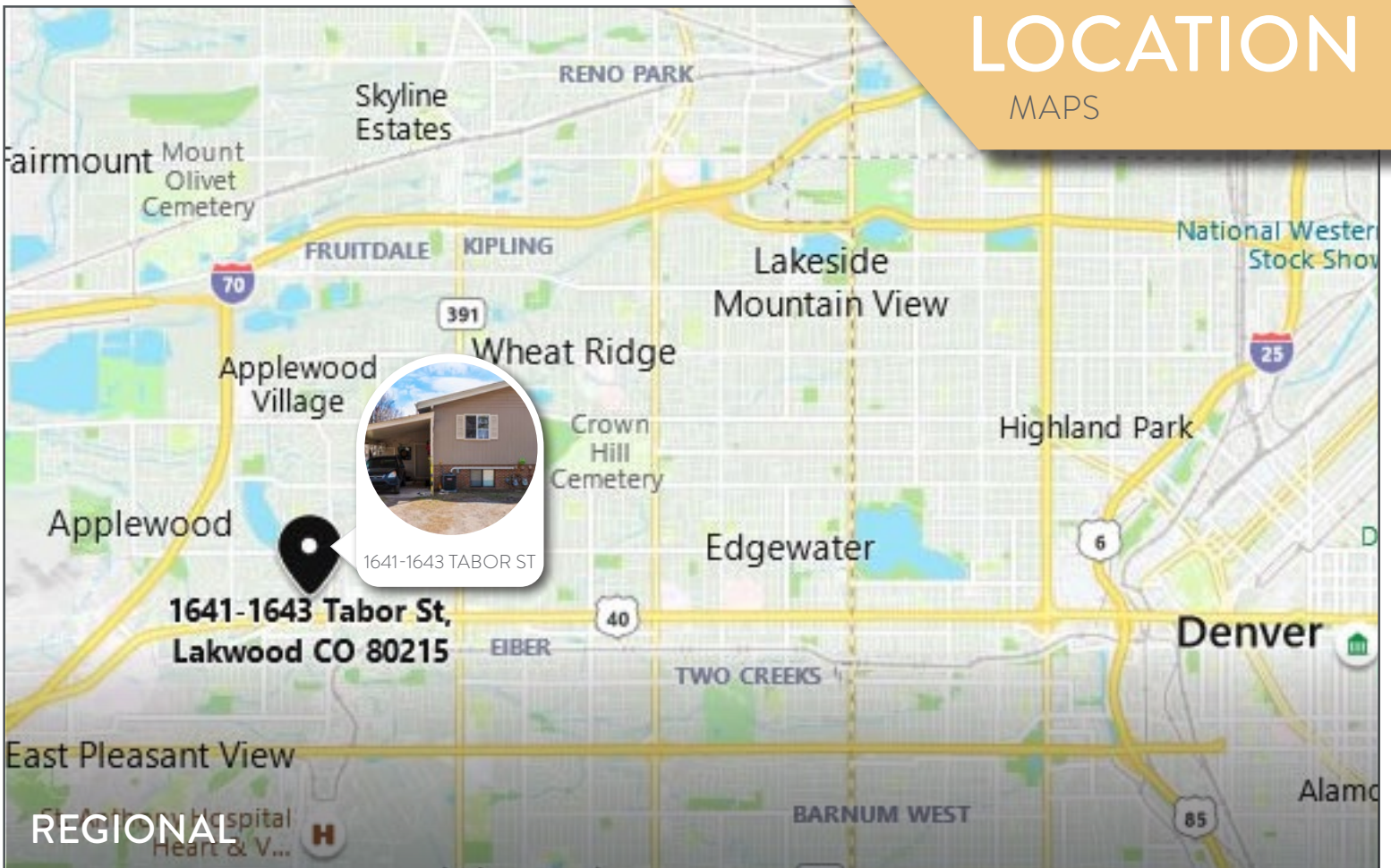
IMAGES

EXTERIOR

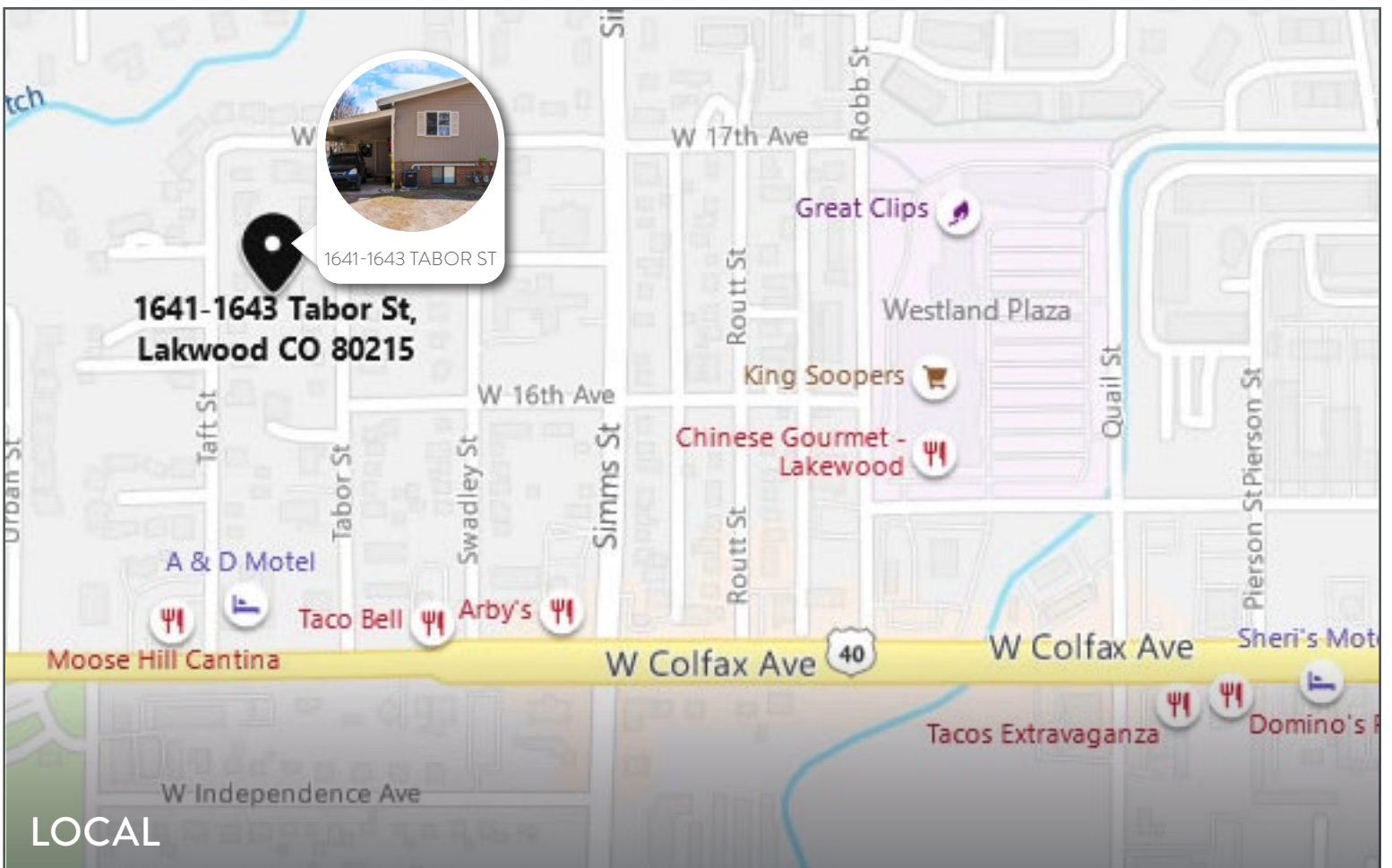


LOCATION

MAPS



REGIONAL



LOCAL