

FOR SALE

1690 EATON STREET

Lakewood, CO 80214



HIGHLIGHTS



- 16 large 2bd/1ba units
- Newer Roofs
- Newer Boilers
- Attractive Sloans Lake Location
- 38,000+ sf lot
- Onsite Laundry and Storage Units

Price	\$3,250,000
# of Units	16
Price / Unit	\$203,125
Building GSF	15,286
Price / SF	\$213
Roof	Pitched
Construction	Wood / Frame
Parking	(28) Off-Street

INVESTMENT CONTACTS:

Scott Fetter

Principal
720.738.1945
Scott@NorthPeakCRE.com

Joe Hornstein

Principal
720.738.1944
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NORTHPEAK
COMMERCIAL ADVISORS



UNIT MIX	#	~SF	CURRENT RENT	PROFORMA RENT	CURRENT RENT/MO.	PROFORMA RENT/MO.
2 Bd / 1 Ba	16	955	\$1,299	\$1,350	\$20,790	\$21,600
TOTALS	16		\$1,299	\$1,350	\$20,790	\$21,600

INCOME	CURRENT	PROFORMA
Gross Scheduled Rent	\$249,480	\$259,200
Less: Vacancy (5%)	(\$12,474)	(\$12,960)
EFFECTIVE RENTAL INCOME	\$237,006	\$246,240
Parking Fee	\$900	\$900
Storage Fee	\$300	\$300
Utility Pass-thru	\$9,480	\$9,600
Misc. Income	\$3,762	\$3,762
EFFECTIVE GROSS INCOME	\$251,448	\$260,802

EXPENSES	CURRENT	PROFORMA
Property Taxes (PRO based on 2019 Actual)	\$18,160	\$18,160
Property Insurance (CURRENT & PRO based on new quote)	\$8,100	\$8,100
Gas and Electric	\$7,499	\$7,499
Water and Sewer	\$16,448	\$16,448
Pest Control	\$300	\$300
Landscaping	\$2,400	\$2,400
Trash	\$4,457	\$2,400
Management (PRO based on 5% of EGI)	\$12,572	\$13,040
Profession and Admin	\$1,200	\$1,200
Repairs & Maintenance (PRO \$700/unit/year)	\$11,200	\$11,200
TOTAL EXPENSES	\$82,336	\$80,746
Expenses per Unit	\$5,146	\$5,047

FINANCIAL ANALYSIS	CURRENT	PROFORMA
Net Operating Income	\$169,112	\$180,056
Projected Debt Service	(\$124,426)	(\$124,426)
Before Tax Cash Flow	\$44,686	\$55,630
CAP Rate	5.20%	5.54%
Cash-on-Cash Return	5.50%	6.85%
Principal Reduction	\$50,299	\$50,299
TOTAL RETURN	11.69%	13.04%



INVESTMENT SUMMARY

List Price	\$3,250,000
Price/Unit	\$203,125
Price/SF	\$213

FINANCING

Loan Amount	\$2,437,500
Down Payment	\$812,500
Interest Rate	3.07%*
Amortization	30 Years

*Quote | Freddy Mac 5 year term

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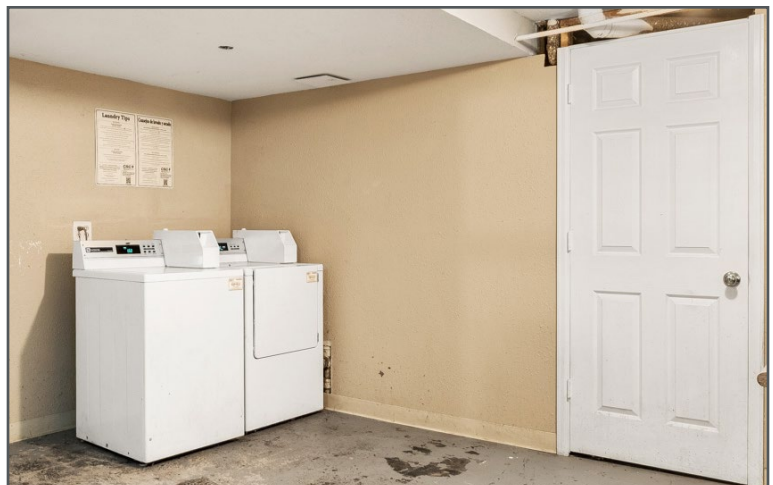
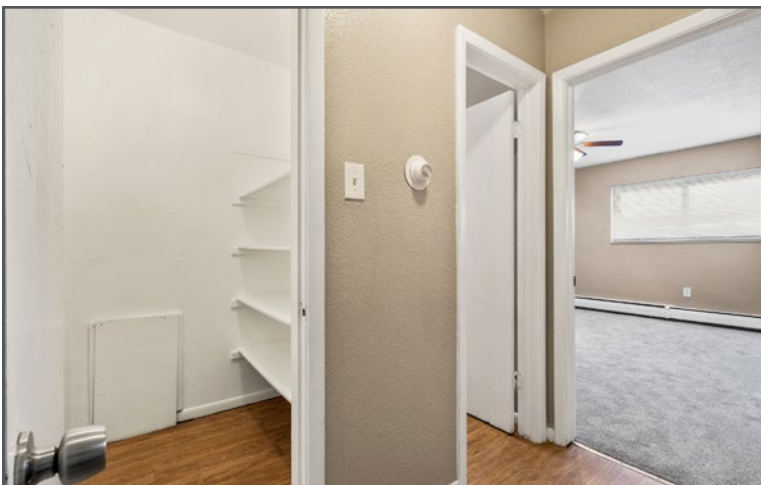
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IMAGES

INTERIOR



IMAGES

EXTERIOR



IMAGES

EXTERIOR / MAPS

