

Cheesman Park 5-Unit
1267 N. MARION ST.
Denver, CO 80218



LIST PRICE: \$1,350,000

**5-Unit Apartment Building Located in
Premier Central Denver Location Blocks
From Cheesman Park**

Great Unit Mix:
(1) 2Br/1BA
(3) Studio
(1) 1Br/1Ba Garden

**Off-Street Parking With Additional 2-Car
Detached Garage**

**Main Floor 2Br/1Ba Unit Ideal for Owner
Occupant Features Private Yard and in Unit
Washer/Dryer**



Sam Bretz
Sam@CalibrateRE.com
303.594.3252

Kyle Malnati
Kyle@CalibrateRE.com
303.358.4250



Financial Analysis

Sam Bretz
Sam@CalibrateRE.com
303.594.3252



INVESTMENT SUMMARY

Price:	\$1,350,000
Price/Unit:	\$270,000
Price/SqFt:	\$373.13

FINANCING

Loan Amount:	\$675,000
Down Payment:	\$675,000
Interest Rate:	6.50%
Amortization (yrs):	30
Monthly Payment:	\$4,266

PROPERTY DESCRIPTION

Units:	5
Year Built:	1896
Rentable Square Footage:	3,618
Lot Size (SqFt):	8,334
Roof:	Pitched
Heat:	Radiant
Parking:	2 Car Garage + 3 Surface

UNIT MIX AND AVERAGE RENT SCHEDULE

# Units	Unit Type	Avg SqFt	Avg Current Rent	Avg Proforma Rent
1	2Br/1Ba	1213	\$2,400	\$2,500
3	Studio	400	\$1,153	\$1,300
1	1Br/1Ba Garden	500	\$1,025	\$1,350

OPERATING DATA: INCOME

INCOME	Current	Proforma
Gross Annual Rent:	\$82,620	\$93,000
Vacancy Allowance:	(\$2,479)	(\$2,790)
Net Rental Income:	\$80,141	\$90,210
Other Income:	\$2,400	\$7,200
Effective Gross Income:	\$82,541	\$97,410

OPERATING DATA: EXPENSES

ESTIMATED EXPENSES	Current	Proforma
Property Taxes:	\$6,640	\$6,640
Insurance:	\$7,577	\$4,000
Management:	\$0	\$0
Repairs/Maintenance (est.):	\$5,000	\$5,000
Utilities (est.):	\$5,000	\$5,000
Admin (est.):	\$500	\$500
Total Expenses:	\$24,217	\$20,640
Expense/Unit:	\$4,943	\$4,228
Net Operating Income (NOI)	\$58,325	\$76,770



1267 N. Marion St.

Calibrate Real Estate

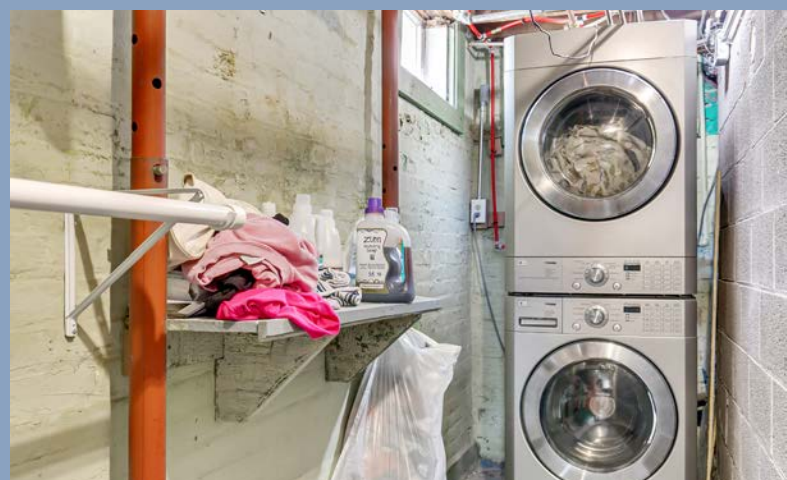
Interior Photos: 2Br/1Ba

Kyle Malnati
Kyle@CalibrateRE.com
303.358.4250



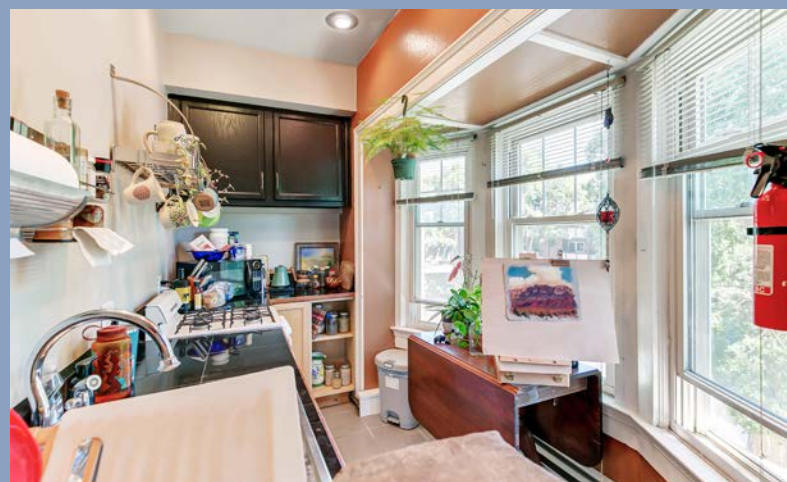
Interior Photos: 2Br/1Ba

Sam Bretz
Sam@CalibrateRE.com
303.594.3252



Interior Photos: Studio 1

Kyle Malnati
Kyle@CalibrateRE.com
303.358.4250



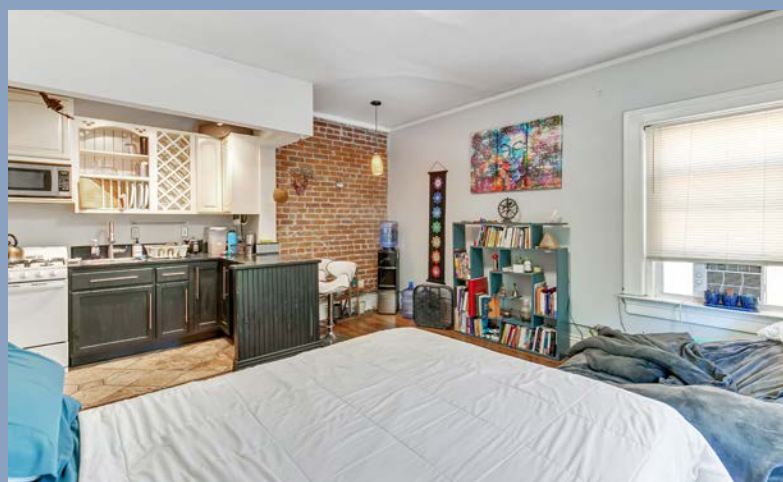
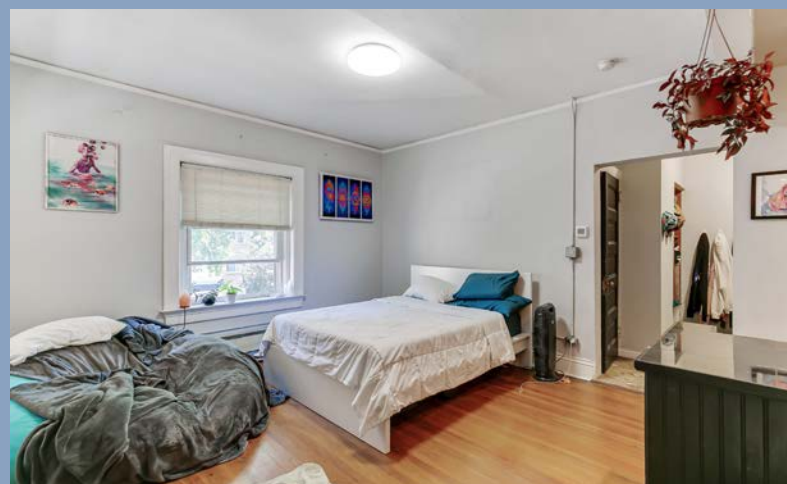
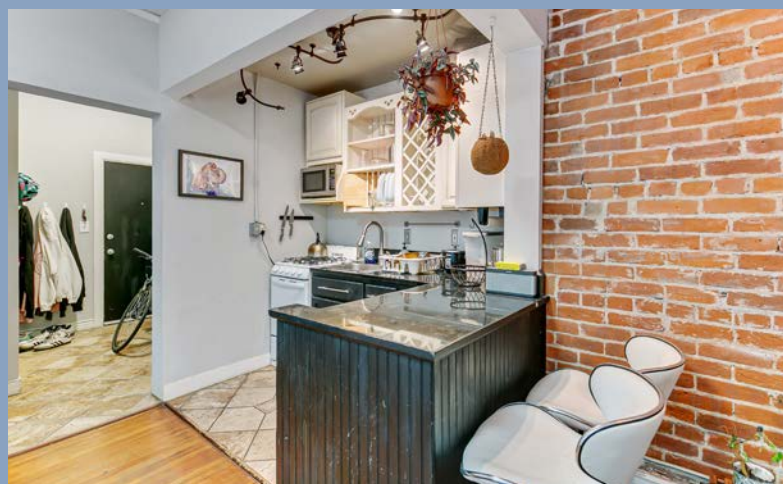
Interior Photos: Studio 2

Sam Bretz
Sam@CalibrateRE.com
303.594.3252



Interior Photos: Studio 3

Kyle Malnati
Kyle@CalibrateRE.com
303.358.4250



Interior Photos: 1Br/1Ba

Sam Bretz
Sam@CalibrateRE.com
303.594.3252

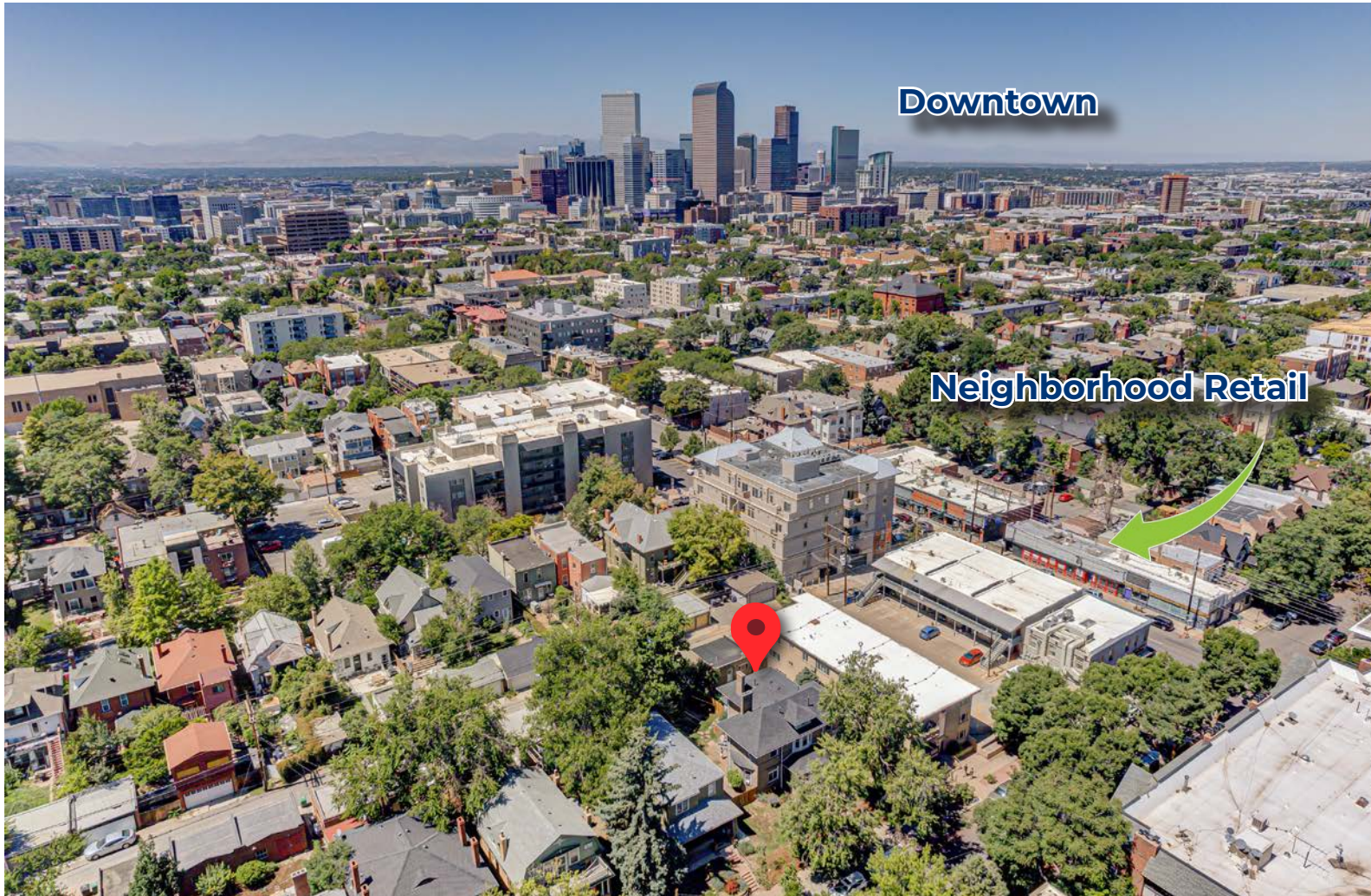


Property Photos

Kyle Malnati
Kyle@CalibrateRE.com
303.358.4250



Location Highlights



Downtown

Neighborhood Retail



Close Proximity to Denver Botanic Gardens, Capitol Building, Denver Public Library

Lot Size: 8,334 SF

Nearby Parks Include: Cheesman Park, Congress Park, Governors Park, Civic Center Park

Popular Nearby Retail: Thump Coffee, Park Tavern, Snarfs Sandwiches, Potager, 3 Kilts, Ideal Market, And Much More!

Building Size: 3,618 SF