

Bryant Gardens
3255-85 S. Bryant St.
Englewood, CO 80110



\$6,000,000

**3 Buildings with Great Mix of (4) 1Br/1Ba,
(22) 2Br/1Ba, and (5) 3Br/2Ba Units**

**Smaller Building Has In-Unit Washer/
Dryer, Other Buildings Have Coin
Operated Laundry for Extra Income**

**All Units Have Gas Heating, Central
Air Conditioners, and Separate Water
Heaters**

**Astroturf Lawns and Large Parking Lots
with 70+ Spaces**



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Financial Analysis

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INVESTMENT SUMMARY

Price:	\$6,000,000
Price/Building:	\$2,000,000
Price/Unit:	\$193,548
Price/SqFt:	\$220.47

UNIT MIX AND AVERAGE RENT SCHEDULE

# Units	Unit Type	Avg SqFt	Avg Current Rent	Avg Proforma Rent
4	1Br/1Ba	400	\$1,163	\$1,250
22	2Br/1Ba	800	\$1,363	\$1,450
5	3Br/2Ba	1025	\$1,595	\$1,700

PROPOSED FINANCING

Loan Amount:	\$3,600,000
Down Payment:	\$2,400,000
Interest Rate Quote:	5.45%
Amortization (yrs):	30
Monthly Payment:	\$20,328
Debt Service Coverage	1.37

OPERATING DATA

<i>INCOME</i>	<u>Current</u>	<u>Proforma</u>
Gross Annual Rent:	\$511,224	\$544,800
Vacancy Allowance:	<u>(\$20,449)</u>	<u>(\$21,792)</u>
Net Rental Income:	\$490,775	\$523,008
Laundry Income:	<u>\$4,784</u>	<u>\$4,784</u>
Effective Gross Income:	\$495,559	\$527,792

PROPERTY DESCRIPTION

Units:	31
Years Built:	1982 to 1984
Gross Square Feet:	27,215
Lot Square Feet:	99,814
Parking:	77 Off-Street Spaces
3 Pitched Roofs:	All Asphalt Shingle
Heat (Gas):	Forced Air Furnaces
Air Conditioning:	Individual, Central Air
Gas/Electric Meters:	Tenants Pay Directly

ESTIMATED EXPENSES

	<u>Current</u>	<u>Proforma</u>
Property Taxes:	\$28,043	\$28,043
Insurance:	\$29,204	\$30,000
Management:	\$41,164	\$36,945
Repairs/Maintenance:	\$35,358	\$33,251
Utilities:	<u>\$28,814</u>	<u>\$25,415</u>
Total Expenses:	\$162,583	\$153,655
Expense/Unit:	\$5,245	\$4,957
Net Operating Income (NOI)	\$332,976	\$374,137



FINANCIAL ANALYSIS

	<u>Current</u>	<u>Proforma</u>
NOI:	\$332,976	\$374,137
Projected Debt Service:	<u>(\$243,931)</u>	<u>(\$243,931)</u>
Before Tax Cash Flow:	\$89,045	\$130,206
CAP Rate:	5.55%	6.24%
Cash-on-Cash Return:	3.71%	5.43%
Principle Reduction (yr. 1):	\$48,942	\$48,942
Total Return:	5.75%	7.46%

Interior Photos

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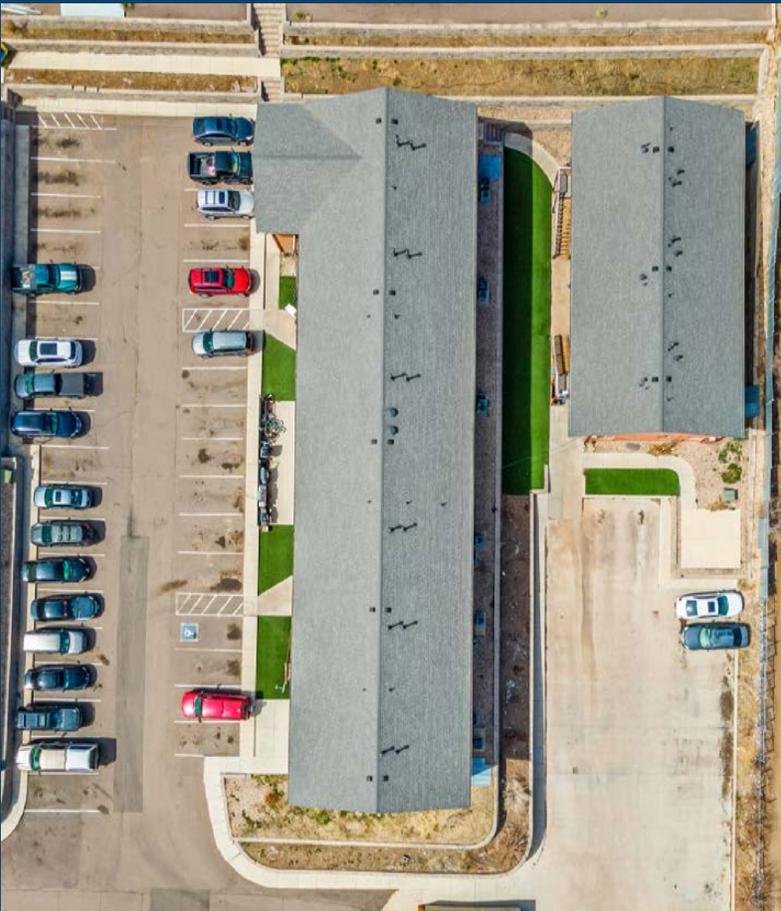


Exterior and Drone Photos

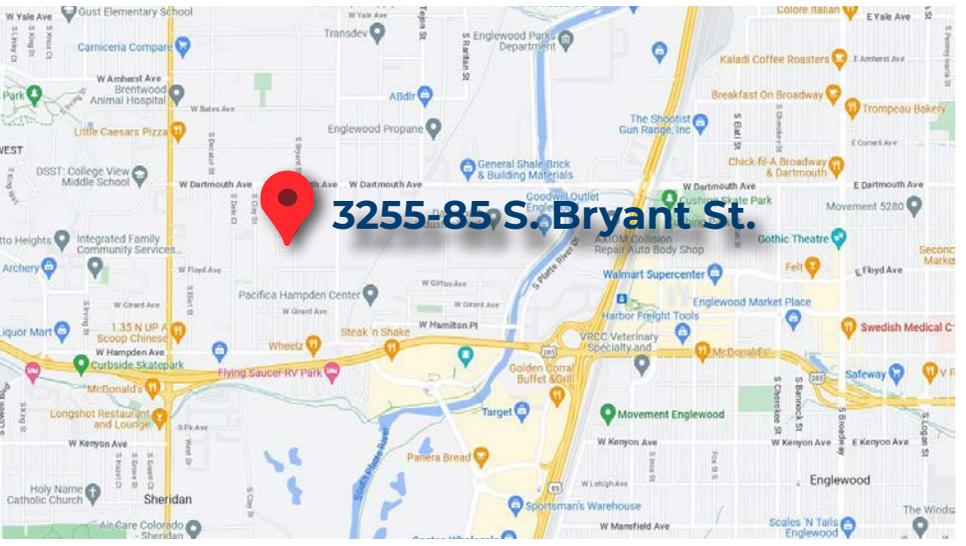
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Location Highlights



Nearby Retail and Restaurants: Target, Safeway, Walmart Supecenter, Costco, Home Depot, Home Cafe, Steak 'n Shake, Chili's, Steakhouse 10

Schools and Recreation: College View Elementary, DSST Middle School, Mullen High School, Bear Creek Park, Cushing Park, Loretto Heights Park

Close Proximity to Englewood City Center, I-285, Sheridan, Santa Fe, and Federal Blvd. Gives Easy Access to the Foothills, Littleton, and Denver



CALIBRATE
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Meet the Team



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