

6671 E. 73RD PL.
Commerce City, CO 80022



LIST PRICE: \$599,000

**Recently Updated Triplex Features
(3) 1Br/1Ba Units**

**Each Unit Includes its Own Hot
Water Heater and Furnace**

**All New Plumbing Throughout
Each Unit**

In Unit Washer Dryer Closets

All New Exterior Paint



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Investment Analysis

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PROPERTY DESCRIPTION

Units:	3
Year Built:	1953
Building Type	Stucco
Building Size (SqFt):	1,700
Lot Size (SqFt):	8,712
Roof:	Sloped
Heat:	Individual Furnaces
Parking Spaces	Onstreet

INVESTMENT SUMMARY

Price:	\$599,000
Price/Unit:	\$199,667
Price/SqFt:	\$352.35

PROPOSED FINANCING

Loan Amount:	\$389,350
Down Payment:	\$209,650
Interest Rate:	6.50%
Amortization (yrs):	30
Monthly Payment:	\$2,461



UNIT MIX AND AVERAGE RENT SCHEDULE

# Units	Unit Type	Avg SqFt	Current Avg	Proforma Avg
3	1Br/1Ba	565	\$1,345	\$1,400

OPERATING DATA: INCOME

	Current	Proforma
Gross Annual Rent:	\$48,420	\$50,400
Vacancy Allowance:	(\$1,453)	(\$1,512)
Net Rental Income:	\$46,967	\$48,888
Other Income:	\$0	\$0
Effective Gross Income:	\$46,967	\$48,888

OPERATING DATA: ESTIMATED EXPENSES

	Current	Proforma
Property Taxes:	\$2,405	\$2,405
Insurance (est.):	\$2,500	\$2,500
Property Management:	\$0	\$0
Repairs & Maintenance (est.):	\$3,000	\$3,000
Utilities:	\$2,521	\$2,521
Admin/Misc.:	\$300	\$300
Total Expenses:	\$10,726	\$10,726
Expense/Unit:	\$3,575	\$3,575
Net Operating Income (NOI)	\$36,241	\$38,162

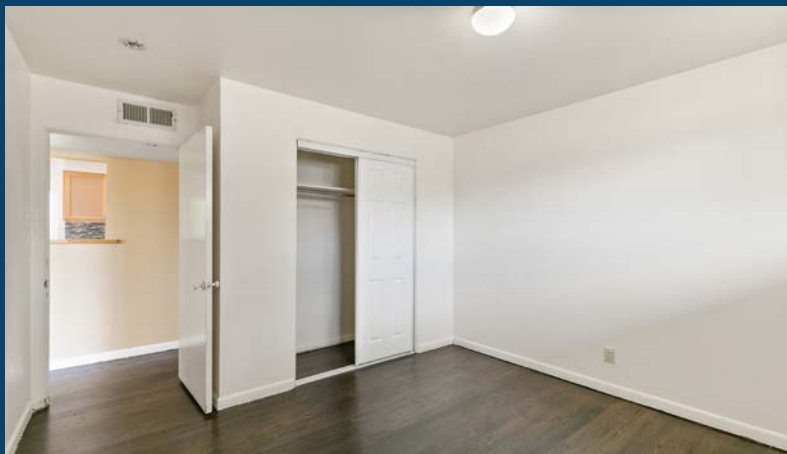
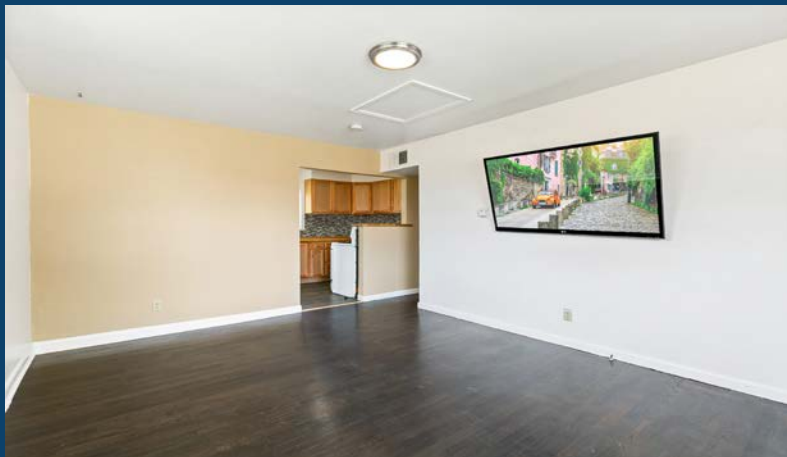
FINANCIAL ANALYSIS

	Current	Proforma
NOI:	\$36,241	\$38,162
Projected Debt Service:	(\$29,531)	(\$29,531)
Before Tax Cash Flow:	\$6,710	\$8,631
CAP Rate:	6.05%	6.37%
Cash-on-Cash Return:	3.20%	4.12%
Principle Reduction (yr. 1):	\$4,352	\$4,352
Total Return:	5.28%	6.19%

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Interior Photos

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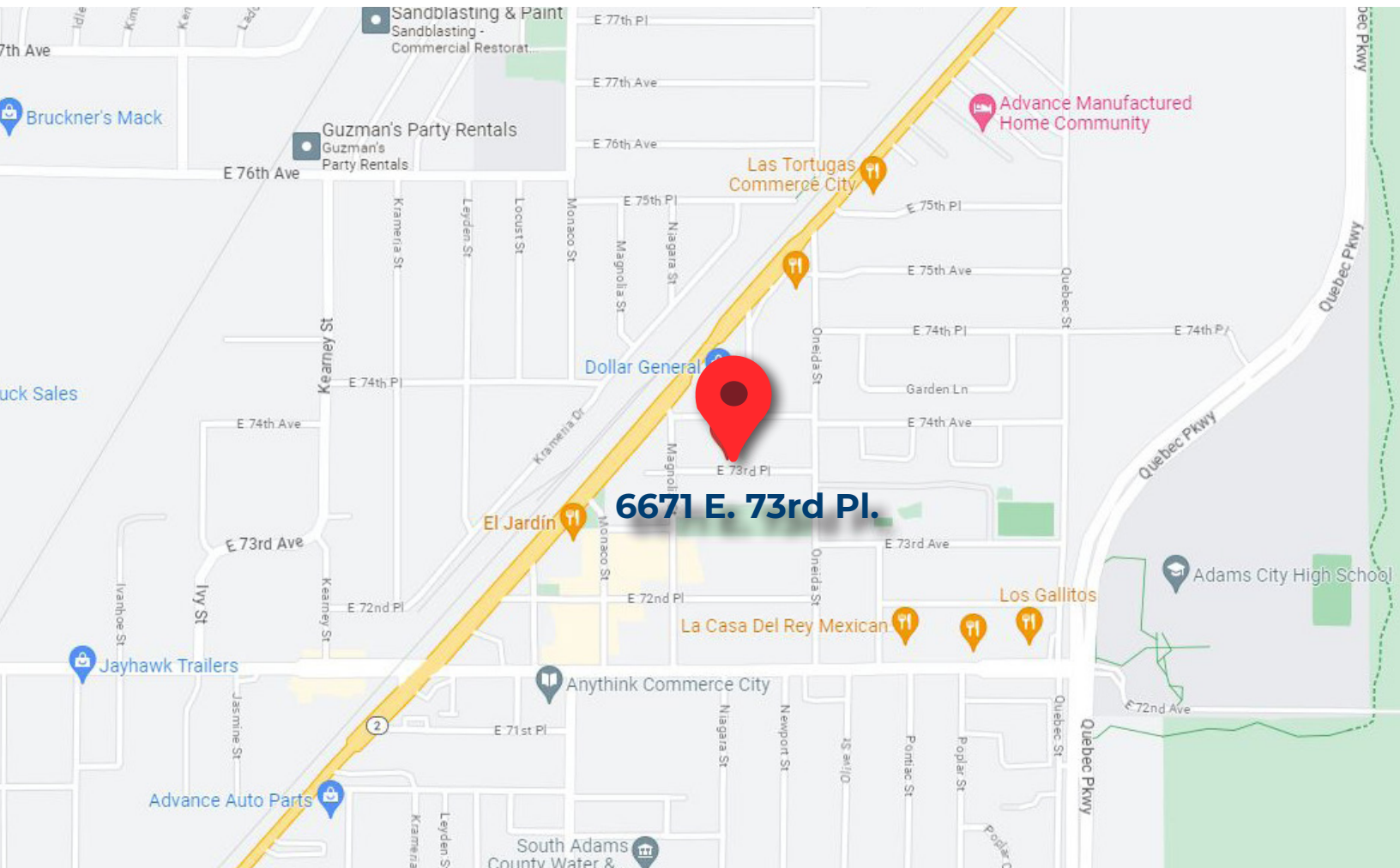


Exterior Photos

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Location Highlights



Located Near Dicks Sporting Goods Park, Derby Park, Los Valiantes Park .

Nearby Restaurants: El Jardin, Gordi-Buena Mexican, Tasty Donuts, La Casa Del Reyand Tamales By Sara.

Close Proximity to Hanson Elementary School, and Adams City High School.

Retail Nearby: Dollar General, Save-a-Lot, El Charro Market,

Building Size: 1,700 SF
Lot Size: 8,712 SF

Just Minutes From I-270, I-76, and I-25