

1400 Monroe Street Denver, CO. 80206
Offered for sale @ \$464,900

	Current	Proforma
Total Monthly Income	\$ 3,710.00	\$ 4,010.00
Total Annual Income	\$ 44,520.00	\$ 48,120.00
Total Insurance	\$ 1,053.00	\$ 1,053.00
Real Estate Tax	\$ 2,227.00	\$ 2,227.00
Utilities	\$ 4,320.00	\$ 4,320.00
Water / Sewer	\$ 557.00	\$ 557.00
Storm Drain	\$ 55.00	\$ 55.00
Free Cable & Wifi	\$ 1,548.00	\$ 1,548.00
Vacancy Rate (5%)	\$ 2,226.00	\$ 2,406.00
Total Operating Expense	\$ 11,986.00	\$ 12,166.00
Net Operating Income	\$ 32,534.00	\$ 35,954.00

Cap Rate 7% Cap Rate 7.73%

Unit	Level	# Bedrooms	# Bath	#Stove	#RF	Avg Rents	Garage Space
1	Main	1	1	1	1	\$ 750.00	\$ 80.00
2	Main	1	1	1	1	\$ 750.00	\$ 80.00
3	Basement	1	1	1	1	\$ 650.00	
4	Upper	1	1	1	1	\$ 750.00	
5	Upper	1	1	1	1	\$ 750.00	

Unit 4 is currently at \$650 & take care of snow removal and mowing

For More Info:

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All information is from sources deemed reliable but is not guaranteed!