

905 EUCLID AVENUE

1928 | 4.68% | 6
Y.O.C. | CAP RATE | TOTAL BEDS

FOR SALE: \$1,510,000



400 S. BROADWAY | DENVER, CO | 80209 | 303.321.5888 | www.uniqueprop.com

UNIQUE PROPERTIES, INC. DISCLAIMER & CONFIDENTIALITY

All materials and information received or derived from Unique Properties its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Unique Properties its directors, officers, agents, advisors, nor affiliates make any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Unique Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations, including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Unique Properties makes no warranties nor representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Unique Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Unique Properties in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVE AGENTS



MARC S. LIPPITT

PRINCIPAL

303.321.5888

mlippitt@uniqueprop.com

JUSTIN N. HERMAN

SENIOR BROKER ASSOCIATE

720.881.6343

jherman@uniqueprop.com

PROPERTY OVERVIEW



PROPERTY ADDRESS:	905 Euclid Avenue, Boulder, CO 80302
PRICE:	\$1,510,000
BEDS	Six (6)
PRICE/BED:	\$251,667
CAP:	4.77%
CURRENT NOI:	\$72,054
Y.O.C.:	1928
BUILDING SF:	1,612
LAND SF:	3,809 SF (0.09 Acres)
PARKING TYPE:	None
ZONING:	RL-1
COUNTY:	Boulder

INVESTMENT HIGHLIGHTS



THE OFFERING

Unique Properties, Inc is pleased to present to qualified investors the opportunity to purchase the property located at 905 Euclid Avenue in Boulder, Colorado. 905 Euclid is a two unit building with two (2) three (3) bedroom apartments for a total of 6 bedrooms. The property is less than a half mile away from campus and is located in one of the most desirable student locations in Boulder, The Hill. The property is SmartRegs compliant and each unit is zoned for three (3) unrelated occupants (6 total unrelated occupants). The property features a large fenced in yard with a large patio on the side of the house.

INVESTMENT HIGHLIGHTS

- Zoned for up to 6 total unrelated occupants
- Great occupancy history - consistently preleased.
- SmartRegs compliant.
- Large Patio on side of the House.



BROADWAY

PENNSYLVANIA AVE

COLLEGE AVE

9TH ST

10TH ST

11TH ST

12TH ST

13TH ST

EUCLID AVE



N



DOWNTOWN BOULDER



CANYON BLVD

ARAPAHOE AVE

BROADWAY

THE HILL



9TH ST

COLLEGE AVE

EUCLID AVE

AURORA AVE

UNIVERSITY HILL
ELEMENTARY SCHOOL

BROADWAY

CASCADE AVE

NEW VISTA
HIGH SCHOOL



CHAUTAUQUA
PARK

BASELINE AVE

13TH ST

15TH ST

17TH ST

PROPERTY SUMMARY

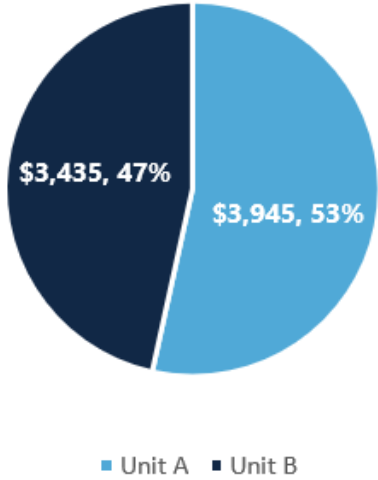


PROPERTY ADDRESS:	905 Euclid Avenue, Boulder, CO 80302
PRICE:	\$1,510,000
BEDS	Six (6)
PRICE/BED:	\$251,667
CAP:	4.68%
CURRENT NOI:	\$70,604
Y.O.C.:	1928
BUILDING SF:	1,612
LAND SF:	3,809 SF (0.09 Acres)
PARKING TYPE:	None
ZONING:	RL-1
COUNTY:	Boulder

RENT ROLL & UNIT MIX

UNIT	UNIT TYPE	SQUARE FEET	# UNITS	RENT/BED	MONTHLY RENT	RENT/BED PRO-FORMA	MONTHLY PRO-FORMA
Unit A	3 Bedroom Unit	844	1	\$1,315	\$3,945	\$1,300	\$4,166
Unit B	3 Bedroom Unit	768	1	\$1,145	\$3,435	\$1,150	\$3,588
TOTAL	6 Bedrooms	1,612	2	\$923	\$7,380	\$1,292	\$7,754
					x 12		
ANNUALIZED TOTAL					\$88,560	\$93,048	

MONTHLY RENT



The information contained herein has been obtained by sources that have been deemed reliable. While we have no doubts about the accuracy of the information, we do not accept responsibility for the accuracy and completeness contained herein.

PROFIT & LOSS

UNIT	UNIT TYPE	SQUARE FEET	# UNITS	RENT/BED	MONTHLY RENT
Unit A	3 Bedroom Unit	844	1	\$1,315	\$3,945
Unit B	3 Bedroom Unit	768	1	\$1,145	\$3,435
TOTAL	6 Bedrooms	1,612	2	\$1,230	\$7,380
					x 12
ANNUALIZED TOTAL					\$88,560

INCOME	SOURCE	CURRENT	PER BED	PER GROSS SQ. FT.	% OF EGI
Total Multi-Family Revenue:	2020/2021 School Year	\$88,560	\$14,760	\$54.94	
Utility Reimbursement:	2020/2021 School Year	\$4,140	\$690	\$2.57	
Grounds Income:	2020/2021 School Year	\$1,440	\$240	\$0.89	
Administration Fee:	2020/2021 School Year	\$720	\$120	\$0.45	
Effective Gross Income:		\$94,860	\$15,810	\$58.85	100.00%
EXPENSES					
Property Taxes:	Boulder County Assessor	\$5,211	\$868	\$3.23	5.49%
Insurance:	Current Insurance Premium	\$2,287	\$381	\$1.42	2.41%
Management:	8% of Potential Rent	\$7,085	\$1,181	\$4.40	7.47%
Repairs & Maintenance:	December 2019 T-12	\$4,652	\$775	\$2.89	4.90%
Utilities:	December 2019 T-12	\$5,022	\$837	\$3.12	5.29%
Total Expenses:		\$24,256	\$4,043	\$15.05	25.57%
NET OPERATING INCOME:		\$70,604	\$11,767	\$43.80	74.43%

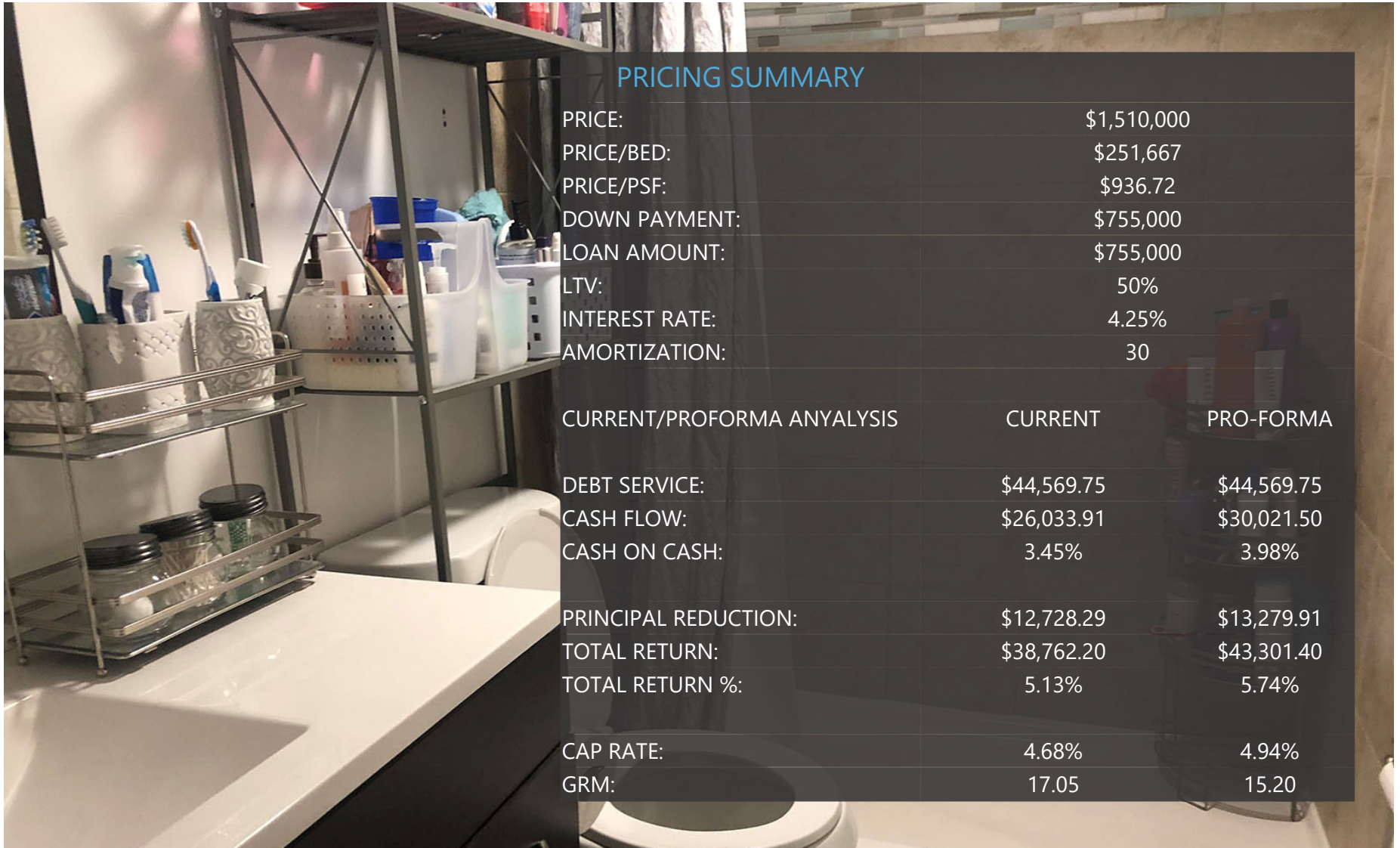
The information contained herein has been obtained by sources that have been deemed reliable. While we have no doubts about the accuracy of the information, we do not accept responsibility for the accuracy and completeness contained herein.

CURRENT VS. PROFORMA

INCOME	CURRENT	PER BED	PRO-FORMA	PRO-FORMA PER BED
Potential Rent:	\$88,560	\$14,760	\$93,048	\$15,508
Utility Reimbursement:	\$4,140	\$690	\$4,140	\$690
Grounds Income:	\$1,440	\$240	\$1,440	\$240
Administration Fee:	\$720	\$120	\$720	\$120
Effective Gross Income:	\$94,860	\$15,810	\$99,348	\$16,558
EXPENSES				
Property Taxes:	\$5,211	\$868	\$5,352	\$892
Insurance:	\$2,287	\$381	\$2,287	\$381
Management:	\$7,085	\$1,181	\$7,444	\$1,241
Repairs & Maintenance:	\$4,652	\$775	\$4,652	\$775
Utilities:	\$5,022	\$837	\$5,022	\$837
Total Expenses:	\$24,256	\$4,043	\$24,757	\$4,126
NET OPERATING INCOME:	\$70,604	\$11,767	\$74,591	\$12,432

The information contained herein has been obtained by sources that have been deemed reliable. While we have no doubts about the accuracy of the information, we do not accept responsibility for the accuracy and completeness contained herein.

PRICING SUMMARY



PRICING SUMMARY		
PRICE:		\$1,510,000
PRICE/BED:		\$251,667
PRICE/PSF:		\$936.72
DOWN PAYMENT:		\$755,000
LOAN AMOUNT:		\$755,000
LTV:		50%
INTEREST RATE:		4.25%
AMORTIZATION:		30
CURRENT/PROFORMA ANYALYSIS		
	CURRENT	PRO-FORMA
DEBT SERVICE:	\$44,569.75	\$44,569.75
CASH FLOW:	\$26,033.91	\$30,021.50
CASH ON CASH:	3.45%	3.98%
PRINCIPAL REDUCTION:	\$12,728.29	\$13,279.91
TOTAL RETURN:	\$38,762.20	\$43,301.40
TOTAL RETURN %:	5.13%	5.74%
CAP RATE:	4.68%	4.94%
GRM:	17.05	15.20

The information contained herein has been obtained by sources that have been deemed reliable. While we have no doubts about the accuracy of the information, we do not accept responsibility for the accuracy and completeness contained herein.



EXCLUSIVE AGENTS:

MARC S. LIPPITT

PRINCIPAL

303.321.5888

mlippitt@uniqueprop.com

JUSTIN N. HERMAN

SENIOR BROKER ASSOCIATE

720.881.6343

jherman@uniqueprop.com



400 S. BROADWAY | DENVER, CO | 80209

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.