

**843  
17TH  
STREET**

**1924** | **4.59%** | **8**  
Y.O.C. | CAP RATE | TOTAL BEDS

**FOR SALE: \$1,910,000**



400 S. BROADWAY | DENVER, CO | 80209 | 303.321.5888 | [www.uniqueprop.com](http://www.uniqueprop.com)

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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.

## PROPERTY OVERVIEW



PROPERTY ADDRESS:	843 17th Street, Boulder, CO 80302
PRICE:	\$1,910,000
BEDS	Eight (8)
PRICE/BED:	\$238,750
CAP:	4.59%
CURRENT NOI:	\$83,642
Y.O.C.:	1924
BUILDING SF:	2,090
LAND SF:	6,483 SF (0.15 Acres)
PARKING TYPE:	Off Street - 4 Spaces
ZONING:	RM-2
COUNTY:	Boulder



## INVESTMENT HIGHLIGHTS



### THE OFFERING

Unique Properties, Inc is pleased to present to qualified investors the opportunity to purchase the property located at 843 17th Street in Boulder, Colorado. 843 17th Street is a two unit building with two (2) four (4) bedroom apartments for a total of 8 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 property is SmartRegs compliant and each unit is zoned for four (4) unrelated occupants (8 total unrelated occupants). The property features a large front and back yard with a large patio on the front of the house. There is a total four (4) parking spaces in the rear of the property.

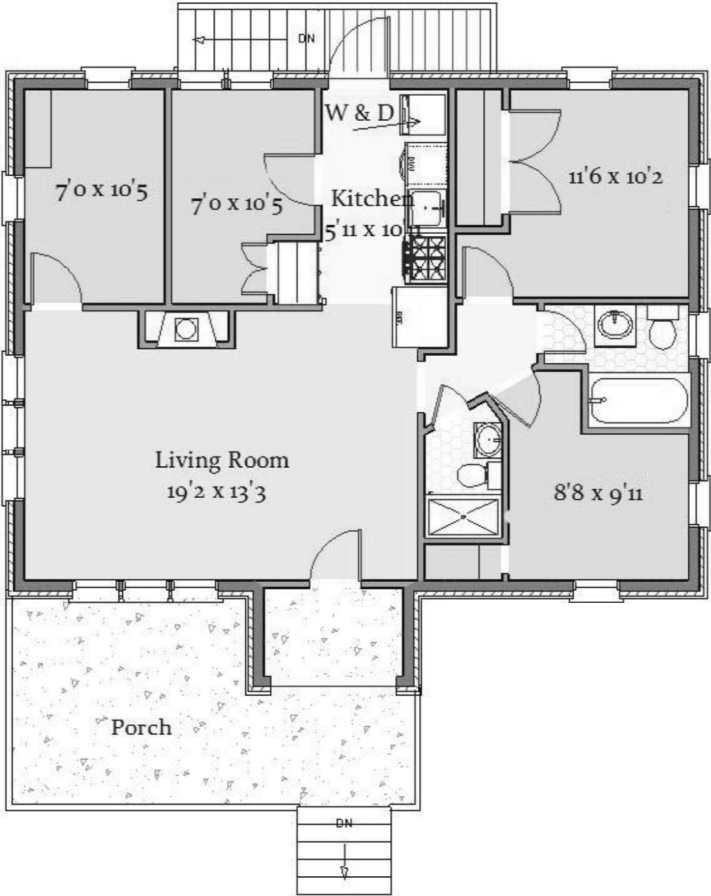
### INVESTMENT HIGHLIGHTS

- Zoned for up to 8 total unrelated occupants
- Parking in the rear of the property.
- Large front and back yards.
- Great occupancy history - consistently preleased.
- SmartRegs compliant.

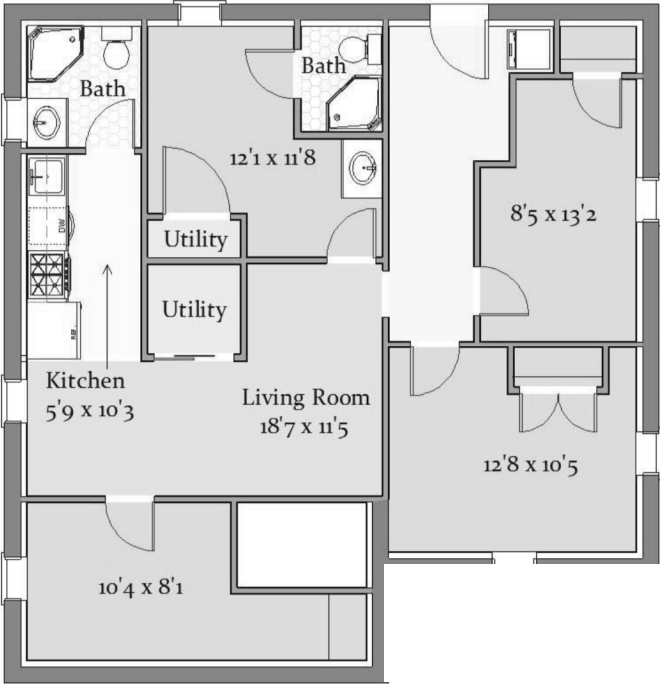


# UNIT LAYOUTS

## UNIT A



## UNIT B



## ADDITIONAL PHOTOS







  
BUS STOP:  
BROADWAY & EUCLID

  
UNIVERSITY HILL  
ELEMENTARY SCHOOL

EUCLID AVE

16TH STREET

BROADWAY

AURORA AVE

17TH STREET

19TH STREET

14TH STREET

CASCADE AVE





# DOWNTOWN BOULDER



# THE HILL



CANYON BLVD

ARAPAHOE AVE

BROADWAY

UNIVERSITY BLVD

COLLEGE AVE

EUCLID AVE

AURORA AVE

9TH ST

UNIVERSITY HILL  
ELEMENTARY SCHOOL

CASCADE AVE

13TH ST

15TH ST

17TH ST

NEW VISTA  
HIGH SCHOOL

CHAUTAUQUA  
PARK

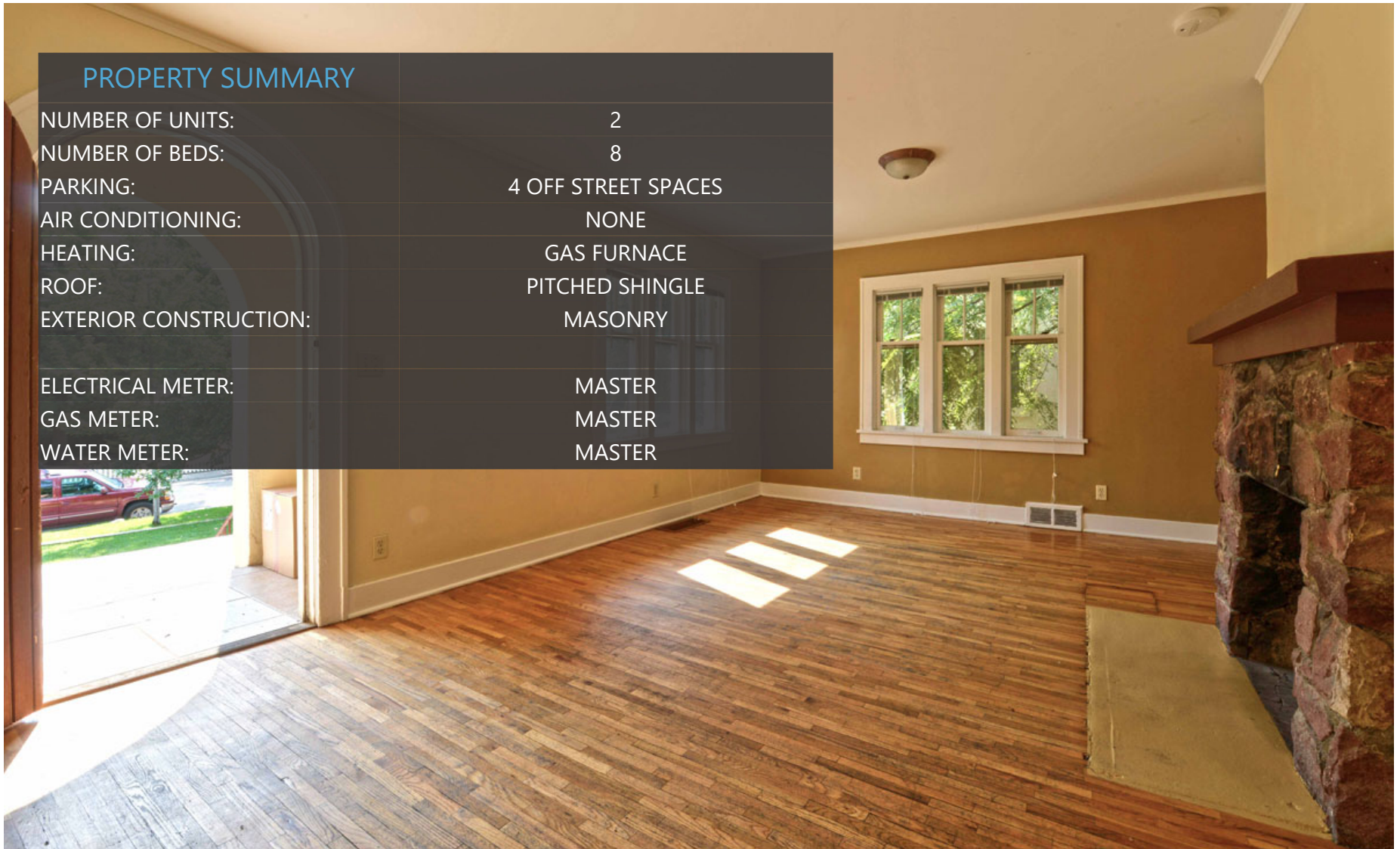
BASELINE AVE

BROADWAY





## PROPERTY SUMMARY

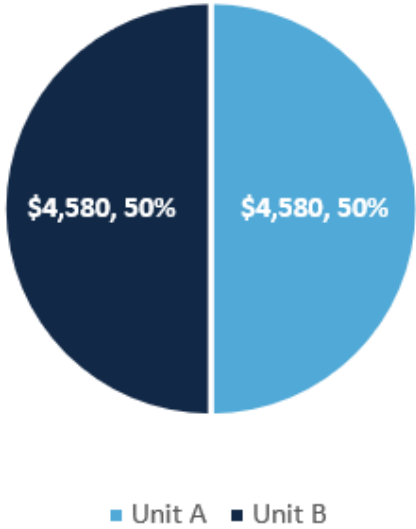


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# RENT ROLL

UNIT	UNIT TYPE	SQUARE FEET	# UNITS	RENT/BED	MONTHLY RENT	RENT/BED PRO-FORMA	MONTHLY PRO-FORMA
Unit A	4 Bedroom Unit	1,110	1	\$1,145	\$4,580	\$1,225	\$4,900
Unit B	4 Bedroom Unit	980	1	\$1,145	\$4,580	\$1,225	\$4,900
<b>TOTAL</b>	<b>8 Bedrooms</b>	<b>2,090</b>	<b>2</b>	<b>\$1,145</b>	<b>\$9,160</b>	<b>\$1,225</b>	<b>\$9,800</b>
					<b>x 12</b>		
<b>ANNUALIZED TOTAL</b>					<b>\$109,920</b>	<b>\$117,600</b>	

MONTHLY RENT



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## INCOME SOURCES

UNIT	UNIT TYPE	SQUARE FEET	# UNITS	RENT/BED	MONTHLY RENT
Unit A	4 Bedroom Unit	1,110	1	\$1,145	\$4,580
Unit B	4 Bedroom Unit	980	1	\$1,145	\$4,580
<b>TOTAL</b>	<b>8 Bedrooms</b>	<b>2,090</b>	<b>2</b>	<b>\$1,145</b>	<b>\$9,160</b>
					<b>x 12</b>
<b>ANNUALIZED TOTAL</b>					<b>\$109,920</b>

INCOME	SOURCE	CURRENT	PER BED	PER GROSS SQ. FT.	% OF EGI
Potential Rent:	2020/2021 School Year	\$109,920	\$13,740	\$52.59	
Utility Reimbursement:	January 2020 Rent Roll	\$3,600	\$450	\$1.72	
Grounds Income:	January 2020 Rent Roll	\$1,920	\$240	\$0.92	
Administration Fee:	January 2020 Rent Roll	\$720	\$90	\$0.34	
<b>Effective Gross Income:</b>		<b>\$116,160</b>	<b>\$14,520</b>	<b>\$55.58</b>	<b>100.00%</b>
EXPENSES					
Property Taxes:	Boulder County Assessor	\$7,384	\$923	\$3.53	6.36%
Insurance:	December 2019 T-12	\$1,206	\$151	\$0.58	1.04%
Management:	8% of Potential Rent	\$8,794	\$1,099	\$4.21	7.57%
Repairs & Maintenance:	December 2019 T-12	\$6,692	\$836	\$3.20	5.76%
Utilities:	December 2019 T-12	\$4,199	\$525	\$2.01	3.61%
<b>Total Expenses:</b>		<b>\$28,275</b>	<b>\$3,534</b>	<b>\$13.53</b>	<b>24.34%</b>
<b>NET OPERATING INCOME:</b>		<b>\$87,885</b>	<b>\$10,986</b>	<b>\$42.05</b>	<b>75.66%</b>

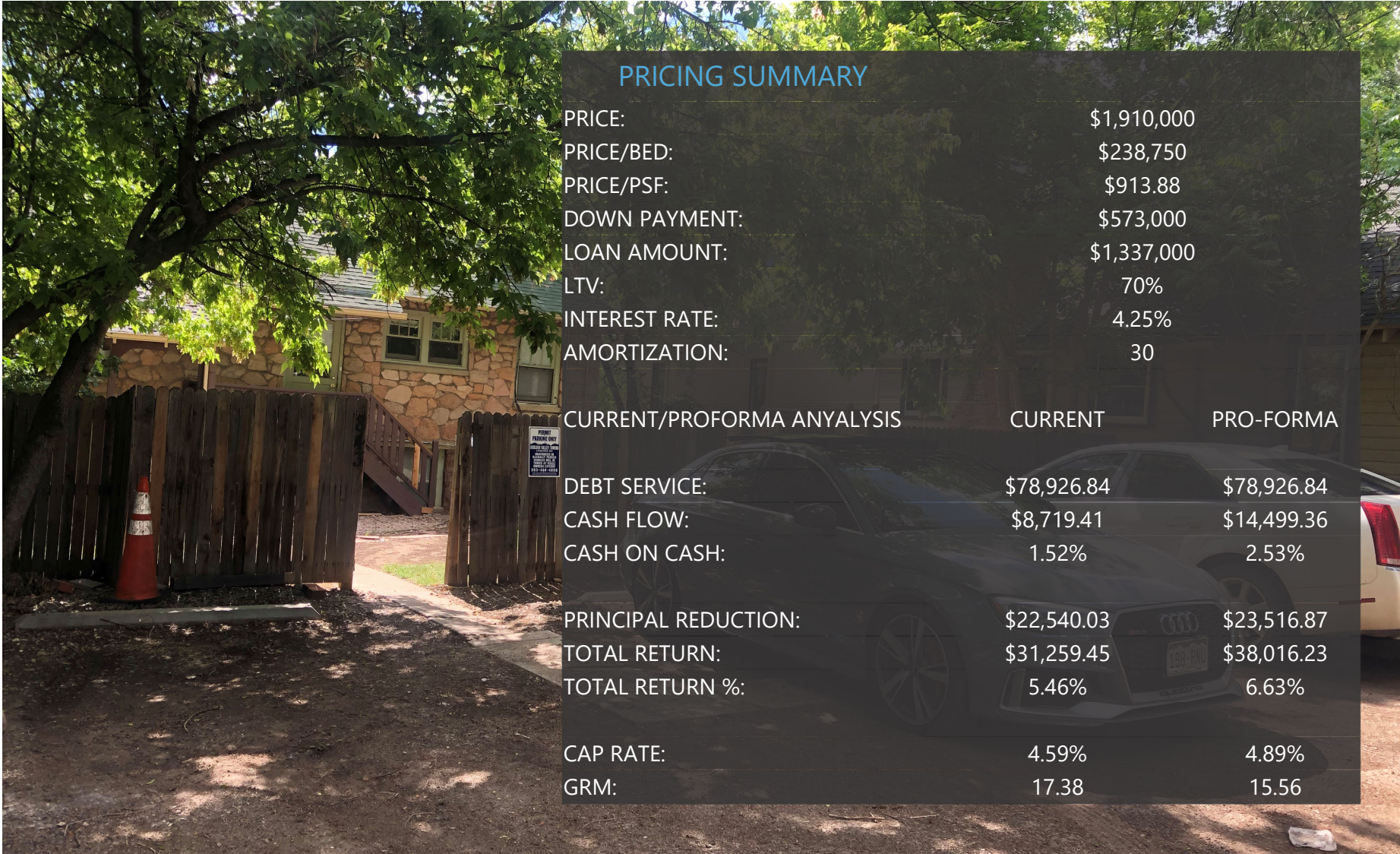
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## PROFORMA SUMMARY

<b>INCOME</b>	<b>CURRENT</b>	<b>PER BED</b>	<b>PRO-FORMA</b>	<b>PRO-FORMA PER BED</b>
Potential Rent:	\$109,920	\$13,740	\$116,515	\$14,564
Utility Reimbursement:	\$3,600	\$450	\$3,600	\$450
Grounds Income:	\$1,920	\$240	\$1,920	\$240
Administration Fee:	\$720	\$90	\$720	\$90
<b>Effective Gross Income:</b>	<b>\$116,160</b>	<b>\$14,520</b>	<b>\$122,755</b>	<b>\$15,344</b>
<b>EXPENSES</b>				
Property Taxes:	\$7,384	\$923	\$7,672	\$959
Insurance:	\$1,445	\$181	\$1,445	\$181
Management:	\$8,794	\$1,099	\$9,321	\$1,165
Repairs & Maintenance:	\$6,692	\$836	\$6,692	\$836
Utilities:	\$4,199	\$525	\$4,199	\$525
<b>Total Expenses:</b>	<b>\$28,514</b>	<b>\$3,564</b>	<b>\$29,329</b>	<b>\$3,666</b>
<b>NET OPERATING INCOME:</b>	<b>\$87,646</b>	<b>\$10,956</b>	<b>\$93,426</b>	<b>\$11,678</b>

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# PRICING SUMMARY



## PRICING SUMMARY

PRICE:	\$1,910,000
PRICE/BED:	\$238,750
PRICE/PSF:	\$913.88
DOWN PAYMENT:	\$573,000
LOAN AMOUNT:	\$1,337,000
LTV:	70%
INTEREST RATE:	4.25%
AMORTIZATION:	30

CURRENT/PROFORMA ANYALYSIS	CURRENT	PRO-FORMA
DEBT SERVICE:	\$78,926.84	\$78,926.84
CASH FLOW:	\$8,719.41	\$14,499.36
CASH ON CASH:	1.52%	2.53%
PRINCIPAL REDUCTION:	\$22,540.03	\$23,516.87
TOTAL RETURN:	\$31,259.45	\$38,016.23
TOTAL RETURN %:	5.46%	6.63%
CAP RATE:	4.59%	4.89%
GRM:	17.38	15.56

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## EXCLUSIVE AGENTS:

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