

# Prime Multi Family Investment



## REGIS University Duplex 5201 Lowell Blvd

Denver, CO 80221

**SALE PRICE: \$1,100,000.00**  
(\$122,222.22 per room)

### SCOTT A. MARCUM

Commercial Broker

(o) 303.403.1333

(c) 303.437.5590

scott@marcumcommercial.com

Marcum Commercial Advisors

4860 Robb St.

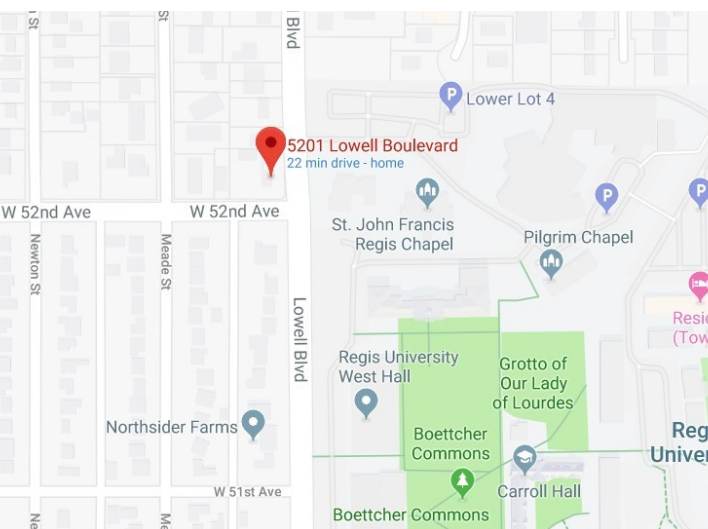
Suite 207

Wheat Ridge, CO 80033

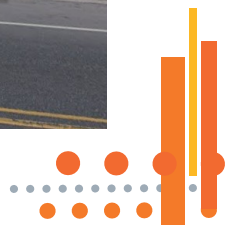
Loopnet / CoStar / Xceligent /

OfficeSpace.com

- **LOT SIZE: 15,875 SF consisting of:**
  - NW Corner of 52nd Ave. & Lowell Blvd.
  - Directly across the street from REGIS University
- 9 Rooms Total = 4,002 SF (\$274.86/SF)
  - 5 Rooms are already leased June 2019—May 2020
  - 4 Rooms available for Owner/User
  - 3 Bathrooms, 3 Kitchens, & Off-Street Parking
- **ZONED:** Adams County R-2
  - Unincorporated Adams County
- **2019 Property Taxes:** \$5,406.74



No warranty or representation is made as to the accuracy of the foregoing information.  
Terms of sale or lease and availability are subject to change or withdrawal without notice.



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- ◆ New Windows in 2017
- ◆ New Roof in 2017
- ◆ Water heaters in both houses were new in 2017
- ◆ 2 Furnaces in the back building were new in 2017
- ◆ New sewer line in January 2017 that connects to the main line under Lowell
- ◆ The shed is 14'x16' and 1 year old.
- ◆ 8 - 10 Off-Street Parking Spots.



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CASH ON CASH RETURN = 6.53%

Room MIX & RENT SCHEDULE		
ROOM	Type	Monthly Rent
Room 1	Main House Up	\$700.00
Room 2	Main House Up	\$700.00
Room 3	Main House Up	\$700.00
Room 4	Main House Down	\$1,400.00
Room 5	Main House Down	\$700.00
Room 6	Back Bldng - Vacant	\$700.00
Room 7	Back Bldng - Vacant	\$700.00
Room 8	Back Bldng - Vacant	\$700.00
Room 9	Back Bldng - Vacant	\$700.00
TOTAL RENT:		\$7,000.00



ANNUAL In- come	
Gross Rents:	\$84,000.00
ANNUAL Ex- penses	
Property Taxes:	\$5,406.74
Property Insurance:	\$2,400.00
Water/Sewer/ Trash:	\$1,563.20
Utilities/Excel:	\$2,754.27
Expense TOTAL:	\$12,124.21
NET INCOME:	\$71,875.79

MONTHLY IN-  
COME: \$5,989.65

Cash-on-Cash  
CAP:

6.53%



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