

# Property Details

CONTROL: Owner VALUE: \$1,250,000  
LOAN: \$1,112,500  
EQUITY: \$137,500

TITLE: New Denver Duplex 1951 for sale, trade or 1031 investment  
TYPE: Multi-Family  
HAVE: New Approx. 3000 s/f each side of the duplex. Both have 4 bed 3.5 bath, 4 car gar. Largest lot in Sunnyside Denver. Custom build interior. Great Investment to park 1031 for couple years or use for cashflow. These units qualifies for DSCR loans.

ADDRESS: 1951 W 47th Ave, Denver, Colorado  
BENEFITS TO NEW OWNER: High demand area near downtown Denver. Easy access to highway and many amenities like restaurants, parks, bars, local bus transit 2 blocks away. Corporate rental w/fully furniture (rents jumps to \$10K p/side p/month) Airbnb area.

GROSS SCHEDULED INCOME: \$73,800 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$4,750  
NOI: \$69,050  
DEBT SERVICE: \$0  
CASH FLOW: \$69,050  
CAP RATE: 5.52%



MOTIVATION: High

REMARKS: Our proforma is based on current units rented in the area. These units qualifies for a DSCR loan after stabilized or w/negative cashflow. Appraisal available \$1,177,500 each side.

OWNER: Sunny47th, LLC

COUNSELOR: Pablo Kahan Cell: 303-993-9594  
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