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 200 S. Wilcox Street #110 Castle Rock, Colorado, 80104	Cell: 303-993-9594 Email: pablokahan@gmail.com