

Property Details

CONTROL:	Exclusive	VALUE:	\$8,000,000			
		LOAN:	\$6,118,729			
		EQUITY:	\$1,881,271			
TITLE:	Denver SF Portfolio					
TYPE:	Homes/Condos					
HAVE:	A strategically curated portfolio of single-family rental homes concentrated within a three-mile radius of West Denver. The portfolio also includes one outlier property located in Littleton, CO					
ADDRESS:	Denver Metro Area, Denver, Colorado					
BENEFITS TO NEW OWNER:	A portfolio of income-generating real estate assets, strategically clustered within a concentrated geographic area. The properties offer significant value-add potential through targeted renovations, enabling the opportunity for maximized returns.					
GROSS SCHEDULED INCOME:	\$622,800 Actual					
VACANCY LOSS:	\$31,140					
GROSS EFFECTIVE INCOME:	\$0					
EXPENSES:	\$108,300					
NOI:	\$483,360					
DEBT SERVICE:	\$422,500					
CASH FLOW:	\$60,860					
CAP RATE:	6.04%					
ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE	
LOAN 1	\$333,000	\$2,021	3%	12/01/2051	No	
LOAN 2	\$370,000	\$2,345	3%	12/01/2051	No	
LOAN 3	\$293,000	\$1,897	3%	12/01/2051	No	
LOAN 4	\$314,000	\$2,105	4%	04/01/2052	No	
LOAN 5	\$270,000	\$2,074	5%	05/01/2052	No	
LOAN 6	\$643,000	\$5,900	9%	04/01/2053	No	
LOAN 7	\$327,000	\$2,514	6%	09/01/2052	No	
LOAN 8	\$340,000	\$2,646	6%	09/01/2052	No	
LOAN 9	\$2,550,000	\$19,500	9%	11/01/2025	No	
LOAN 10	\$541,000	\$4,167	7%	10/01/2053	No	
BENEFITS SOUGHT:	Seek a replacement investment via a 1031 exchange that reduces management obligations, focusing on opportunities such as triple-net (NNN) leased properties or stabilized commercial investments. Consideration may also extend to international real estate.					
MOTIVATION:	Pursue the strategic transition to a higher-class, premium-rated property, with the objective of minimizing management responsibilities while enhancing asset quality and investment performance. Dissolve debt.					
CAN ADD:	Acquire an additional income-producing commercial mixed-use property with substantial development potential. The seller is prepared to contribute additional capital to facilitate the transaction.					
REMARKS:	The seller, a seasoned investor, is open to exploring innovative and flexible deal structures to facilitate the successful completion of the transaction.					

OWNER:

COUNSELOR:

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