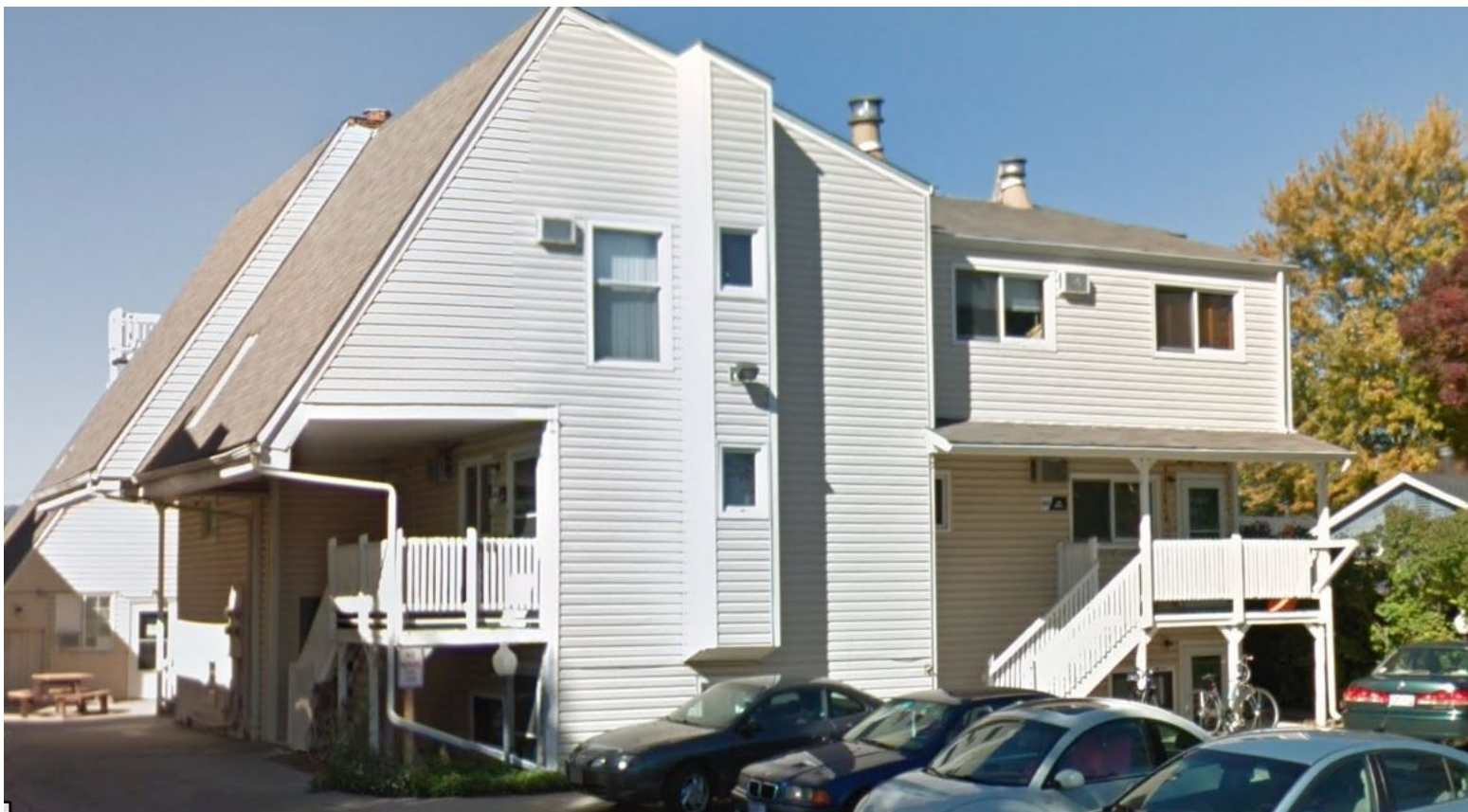


# FOR SALE Master Lease Multi-Family Property

287-293 South Hoyt Street, Lakewood, CO



**Price Reduced! For Sale at \$965,000**

## PROPERTY SUMMARY

Sale Price:	\$965,000
Building Size:	5,766 SF
Unit Mix:	4 units 3 bedroom; 1 3/4 bath
Parking	6 off street spaces

## INVESTMENT SUMMARY

Annual Rental Income:	\$62,400
Annual Expenses:	
HOA Dues:	\$1,200.00
RE Taxes (2016)	<u>\$4,867.78</u>
NOI:	\$56,332.22

### For more information, please contact:

John Fairbairn  
T 303.226.4764  
john@denverofficespace.com

Rick Giarratano  
T: 303.226.4765  
rick@denverofficespace.com

Mike Lindquist  
T: 303.226.4768  
mike@denverofficespace.com



2696 South Colorado Boulevard | Suite 320 | Denver, CO 80222 | 303-765-4344

[www.denverofficespace.com](http://www.denverofficespace.com)

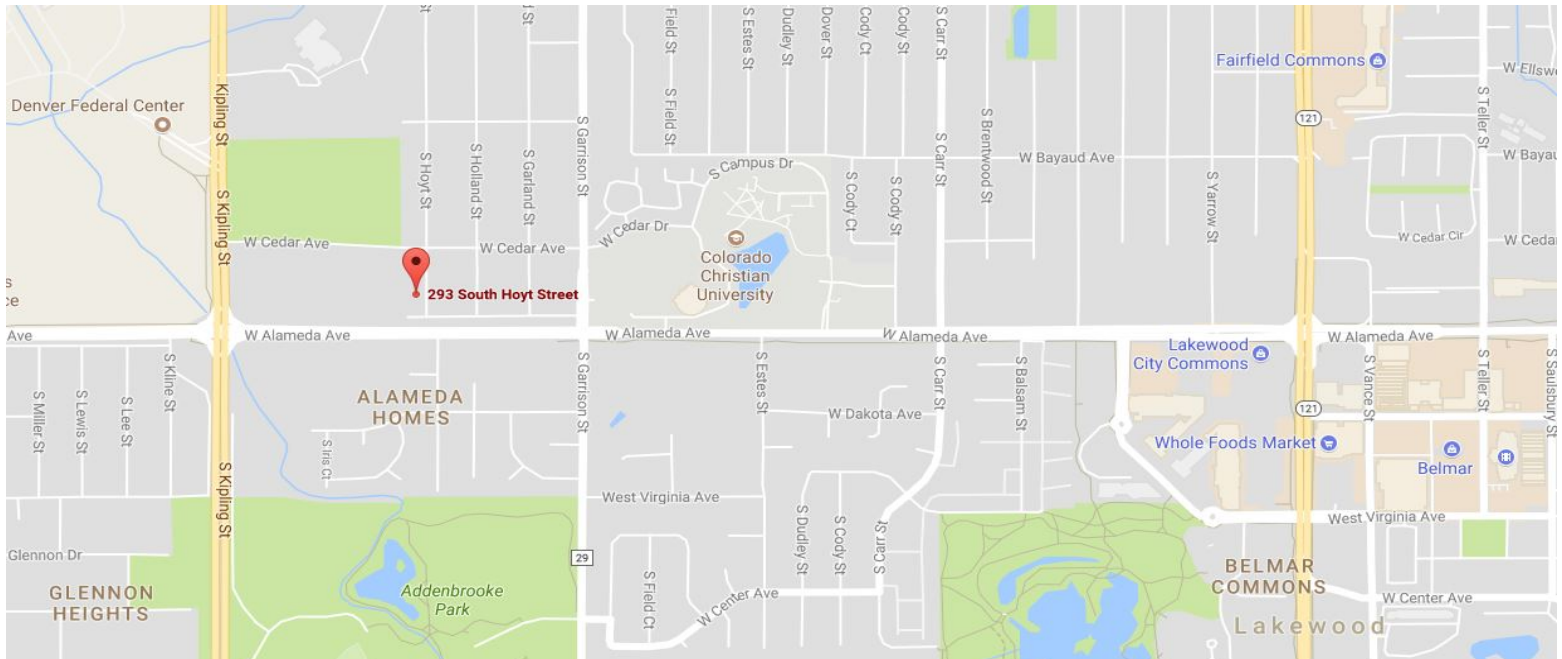
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# FOR SALE Master Lease Multi-Family Property

287- 293 South Hoyt Street, Lakewood, CO 80226

## Investment Summary:

- \* Very unique student housing investment opportunity offering one building containing four (4) individual condo units built in 1981. Each condo has 3 bedrooms and 1 3/4 baths.
- \* Colorado Christian University (CCU) is located approximately three (3) blocks to the east of the subject property and currently has a master lease on all of the four (4) units. The current Lease expires on June 30, 2018.
- \* CCU is responsible for all the utilities, insurance, snow and trash removal, interior and exterior lighting, janitorial, minor plumbing repairs, furnace and a/c filter replacement, broken glass (not covered by insurance), annual carpet cleaning and annual preventative maintenance of the boilers, water heaters and a/c.
- \* Owner is responsible for the Real Estate Taxes (2016: \$4,867.78), HOA dues \$100 per month and repairs over \$2,500 per occurrence.
- \* Current rental income is \$5,200/per month for all four (4) units.
- \* Great opportunity for a turn key investment. Very hands off. Previous Lease was three (3) years with two (2) one (1) year options to extend. Renegotiate a new Lease with CCU and enjoy this investment opportunity for years.



## For more information, please contact:

John Fairbairn  
T 303.226.4764  
john@denverofficespace.com

Rick Giarratano  
T: 303.226.4765  
rick@denverofficespace.com

Mike Lindquist  
T: 303.226.4768  
mike@denverofficespace.com



2696 South Colorado Boulevard Suite 320 | Denver, CO 80222 | 303-765-4344

[www.denverofficespace.com](http://www.denverofficespace.com)

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.