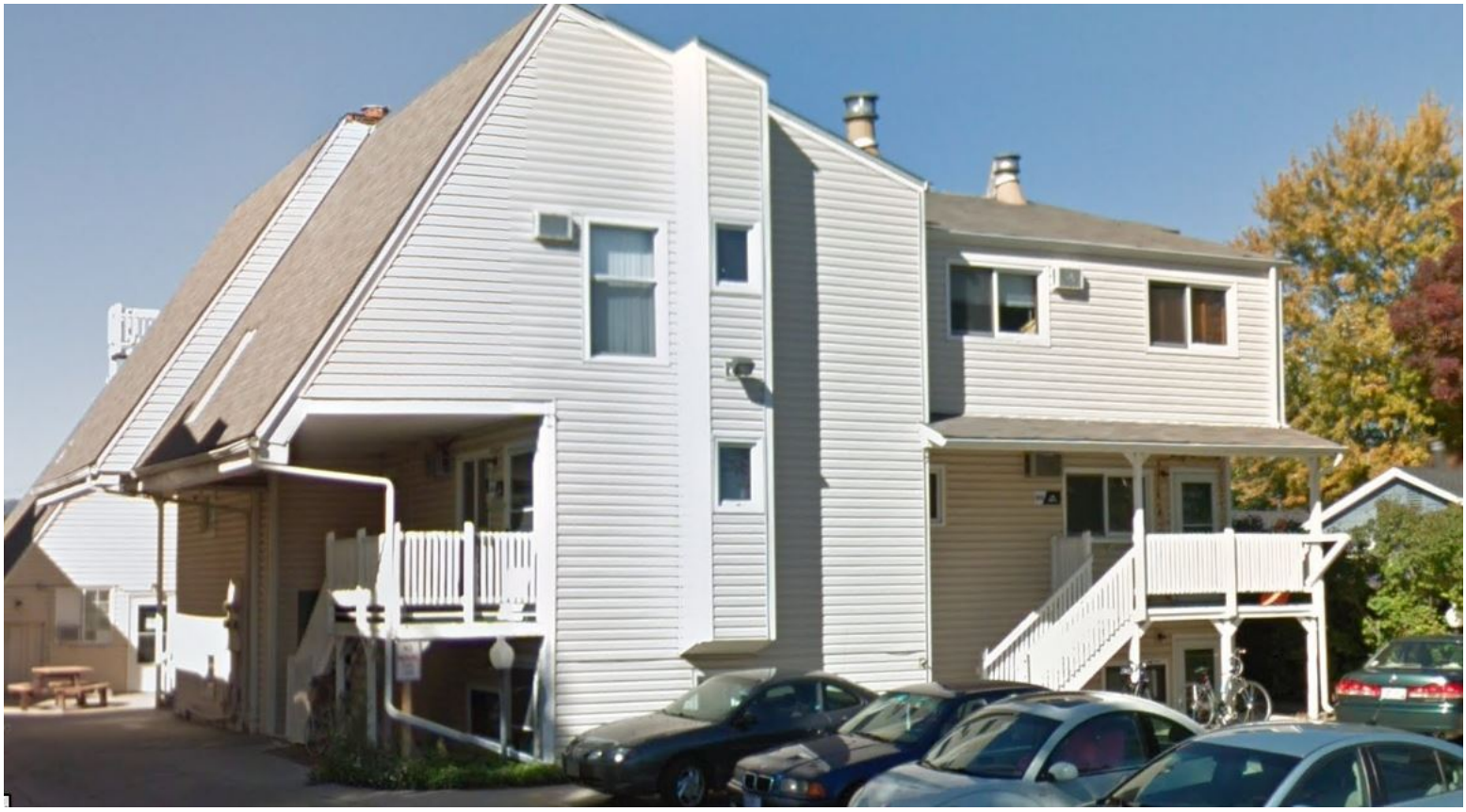
FOR SALE Master Lease Multi-Family Property

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

INVESTEMENT SUMMARY

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

For more information, please contact:

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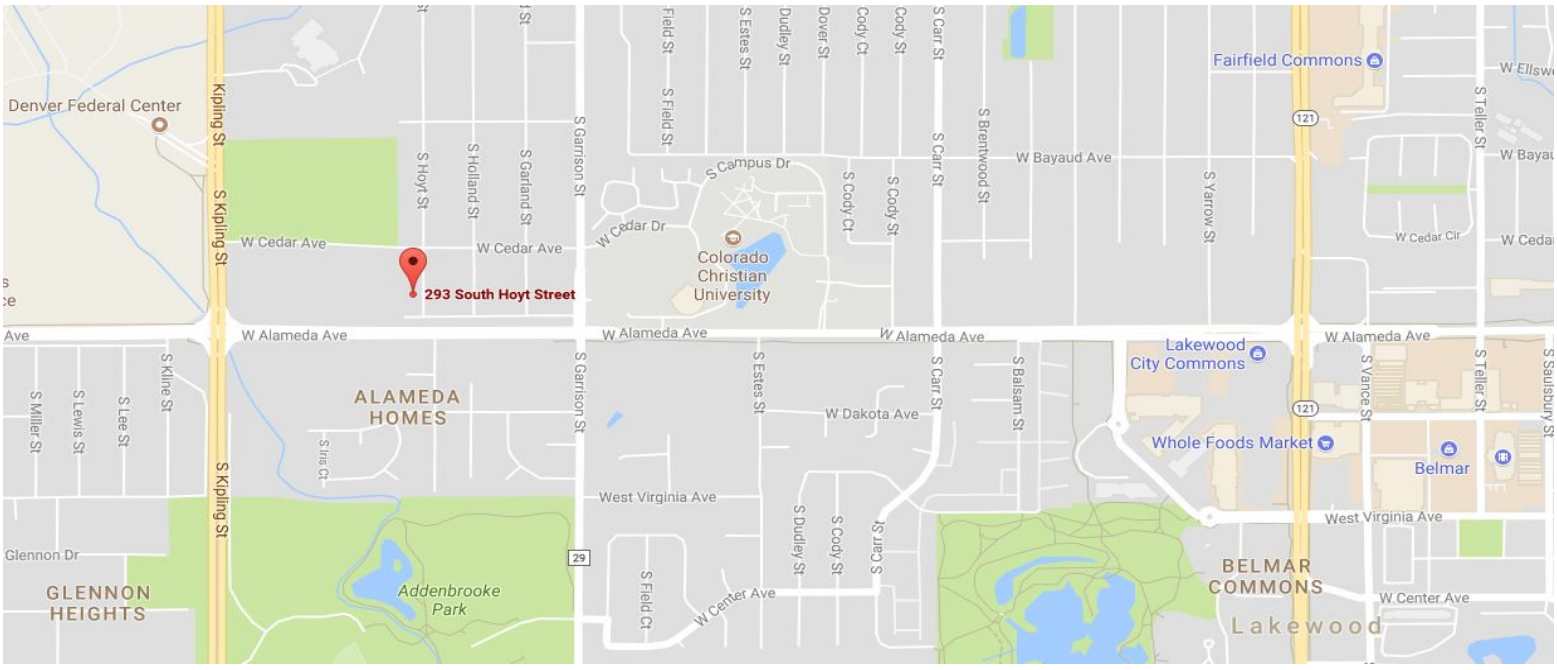
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FOR SALE Master Lease Multi-Family Property

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.



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