

SINGLE FAMILY RENTAL INVESTMENT*

Rehabbed and Rented

15012 Pensacola Place, Denver CO 80239

\$154,900



- Bedrooms: 3
- Baths: 2
- Style: Ranch
- Garage Type: 2 Car Attached
- Square Footage: 1,628
- Bsmt. Square Footage: 857
- Tenant Pays: All Utilities
- Approximate Insurance: \$900
- Approximate 2007 Taxes: \$935
- Approximate Rent: \$1,150

Located in Montbello/Gateway Village. This home has been remodeled and features the following upgrades: New roof and double pane windows. Brand new kitchen maple cabinets, new countertops, new laminate flooring and GE appliance package. New switches, outlets, and lighting fixtures. Tiled bathrooms and new fixtures. All new stain-resistant carpeting and window coverings.



**See attached financial analysis*

For more information or to schedule a meeting , please contact:


Bart Poladsky

Cell: 303.332.4446

Email: bpoladsky@realviewequitygroup.com

www.realviewopportunity.com

5500 GREENWOOD PLAZA BLVD, STE. 210
GREENWOOD VILLAGE, CO 80111

Financial Analysis		
Address:		
15012 Pensacola Place Denver, CO 80239		
Sales Price		\$ 154,900.00
Down Payment	20%	\$ 30,980.00
Loan Amount		\$ 123,920.00
Projected Rent		\$ 1,150.00
Fixed Monthly Expenses:		
Taxes	\$ 935.00	\$ 77.92
Insurance	\$ 900.00	\$ 75.00
PITI	sub total	\$ 152.92
Variable Monthly Expenses:		
Vacancy	5%	\$ 57.50
Maintenance + Repair	8%	\$ 92.00
Management	8%	\$ 92.00
	sub total	\$ 241.50
NOI		\$ 755.58
Payment:		
30 year fixed	6.88%	\$814.07
Net Cash Flow		\$ (58.48)
Variable Monthly Expenses:		
Cash flow before Variable Expense		\$ 183.02
Peak Value		\$ 175,000.00
Investor price as % of Peak Value		88.51%

* Information contained in this financial analysis is strictly for demonstration purposes only. This in no way is a grantee of results you will experience. Markets are subject to change. Each property is individually owned and the performance of any given property depends on the individual owner's abilities to operate that property and the market conditions that exist beyond anyone's control. Also the tax assumptions are just that and may not accurately reflect your tax situation. Please consult your own tax expert for more specific tax consequences.

Bart Poladsky
Cell: 303.332.4446

Email: bpoladsky@realviewequitygroup.com
www.realviewopportunity.com

5500 GREENWOOD PLAZA BLVD, STE. 210
GREENWOOD VILLAGE, CO 80111