

## SINGLE FAMILY RENTAL INVESTMENT\*

Rehabbed and Rented

15894 E 17th Place, Aurora CO 80011

**\$149,900**



- Bedrooms: 4
- Baths: 2
- Style: Tri-Level
- Garage Type: 1 Car Attached
- Square Footage: 1,329
- Bsmt. Square Footage: N/A
- Tenant Pays: All Utilities
- Approximate Insurance: \$900
- Approximate 2007 Taxes: \$1,250
- Approximate Rent: \$1,150

Conveniently located in the Norfolk Glen neighborhood, this home boasts the following upgrades: Freshly painted interior and exterior. New maple kitchen cabinets, new countertops, GE appliance package and laminate flooring. New outlets, switches, and lighting fixtures. New stain-resistant carpeting. New window coverings and brushed nickel door hardware.



\*See attached financial analysis

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


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

Financial Analysis		
<b>Address:</b>		
15894 E. 17th Place Aurora, CO 80011		
<b>Sales Price</b>		<b>\$ 149,900.00</b>
Down Payment	20%	\$ 29,980.00
Loan Amount		\$ 119,920.00
Projected Rent		\$ 1,150.00
Fixed Monthly Expenses:		
Taxes	\$ 1,250.00	\$ 104.17
Insurance	\$ 900.00	\$ 75.00
PITI	sub total	\$ 179.17
Variable Monthly Expenses:		
Vacancy	5%	\$ 57.50
Maintenance + Repair	8%	\$ 92.00
Management	8%	\$ 92.00
	sub total	\$ 241.50
NOI		\$ 729.33
<b>Payment:</b>		
30 year fixed	<b>6.88%</b>	<b>\$787.79</b>
Net Cash Flow		\$ (58.46)
Variable Monthly Expenses:		\$ 241.50
Cash flow before Variable Expense		\$ 183.04
Peak Value		\$ 179,000.00
Investor price as % of Peak Value		83.74%

\* 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.