

## SINGLE FAMILY RENTAL INVESTMENT\*

Rehabbed and Rented

364 S Salem Street, Aurora CO 80012

**\$175,000**



- Bedrooms: 5
- Baths: 2
- Style: Ranch
- Garage Type: 1 Car Attached
- Square Footage: 1,948
- Bsmt. Square Footage: 999
- Tenant Pays: All Utilities
- Approximate Insurance: \$900
- Approximate 2007 Taxes: \$1,086
- Approximate Rent: \$1,225

Located in Aurora Hills subdivision, this home boasts the following upgrades: New roof and new concrete driveway. The kitchen has all new maple cabinets, new countertops, new laminate flooring and comes complete with a GE appliance package. New stain-resistant carpeting has been installed throughout. New interior and exterior paint. The finished basement features two bedrooms, a full bath and a large laundry room.



*\*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>		
364 S Salem Street Aurora, CO 80012		
<b>Sales Price</b>		<b>\$ 162,802.50</b>
Down Payment	20%	\$ 32,560.50
Loan Amount		\$ 130,242.00
Projected Rent		\$ 1,225.00
Fixed Monthly Expenses:		
Taxes	\$ 1,086.00	\$ 90.50
Insurance	\$ 900.00	\$ 75.00
PITI	sub total	\$ 165.50
Variable Monthly Expenses:		
Vacancy	5%	\$ 61.25
Maintenance + Repair	8%	\$ 98.00
Management	8%	\$ 98.00
	sub total	\$ 257.25
NOI		\$ 802.25
<b>Payment:</b>		
30 year fixed	<b>6.88%</b>	<b>\$855.60</b>
Net Cash Flow		\$ (53.35)
Variable Monthly Expenses:		
Cash flow before Variable Expense		\$ 203.90
Peak Value		\$ 195,000.00
Investor price as % of Peak Value		83.49%

\* 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.

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