



FOR SALE
2087 S GRANT ST

Addresses 2087 S Grant St
Denver, CO 80210

Building SF 5,510

Land Size 6,250 SF

Units 3

Bedrms 6

Bathrooms 5

Year Built 1900

Zoning U-SU-B1

Investment Highlights

- ▶ Very large, two-story units with high-end finishes
- ▶ Walking distance to South Broadway restaurants & retail
- ▶ Great tenant base with AMI of \$67,316 per capita in the 80210 area
- ▶ Ability to increase rents through management & marketing
- ▶ Two blocks from Platt Park's main Pearl Street attractions



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

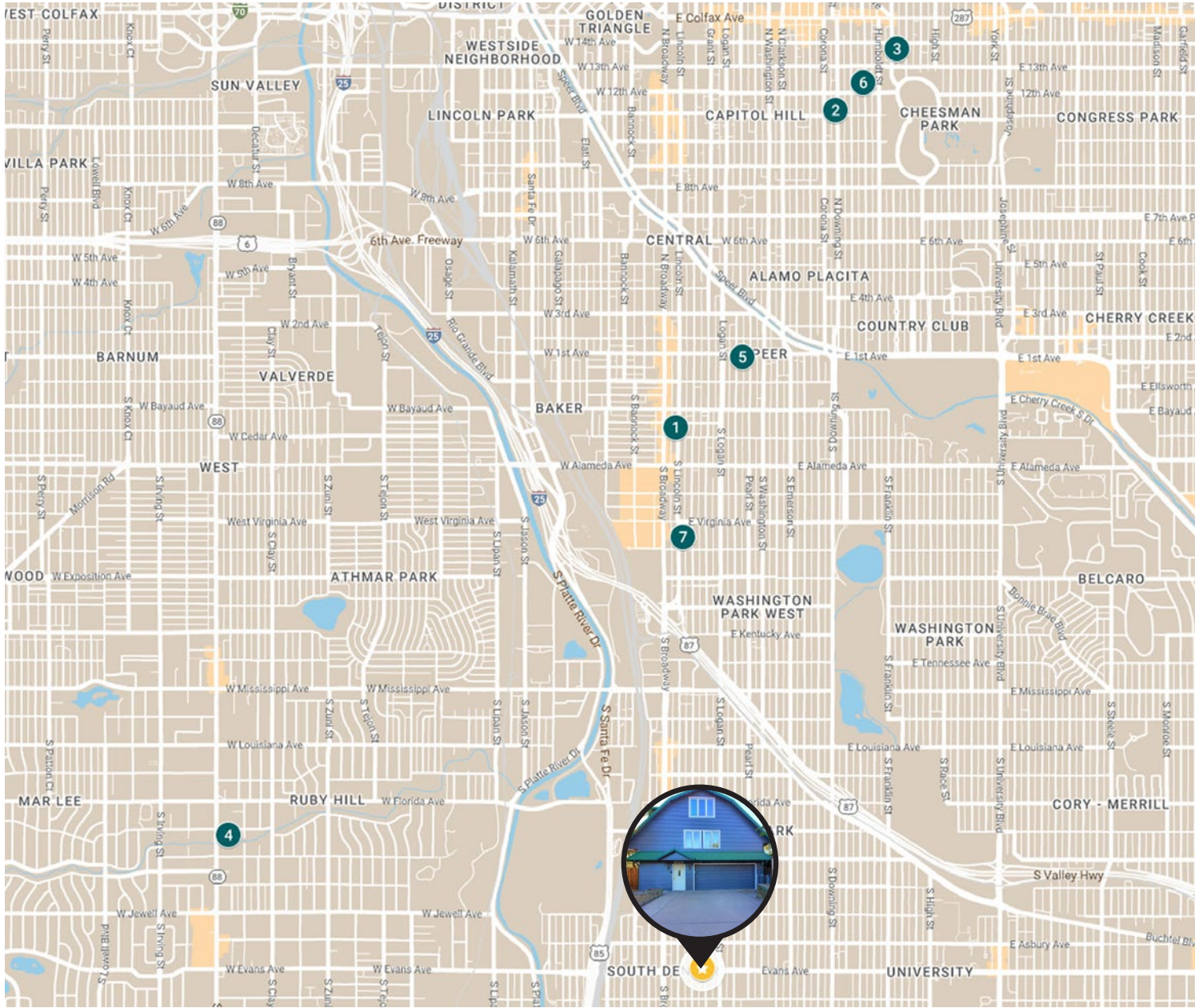


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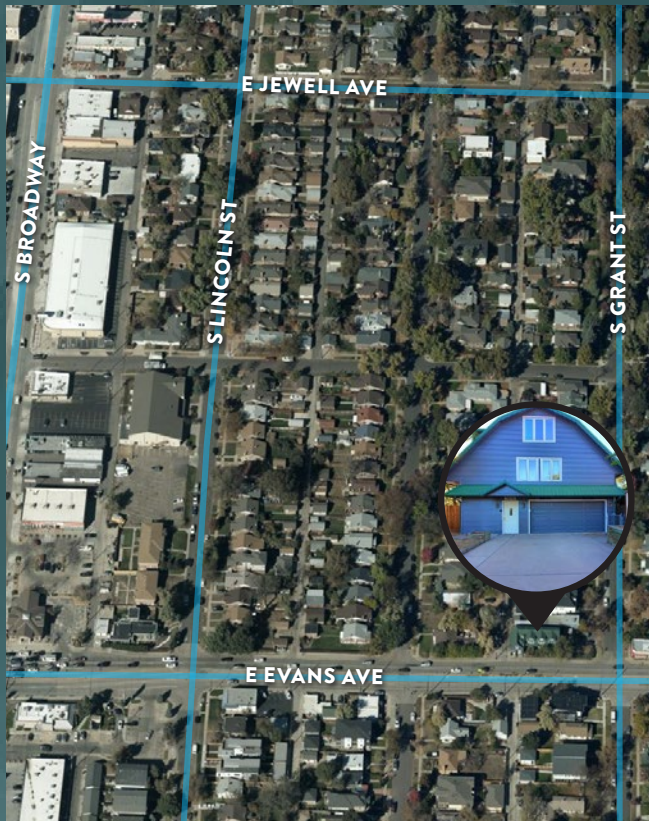
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SALES COMPS



#	ADDRESS	CITY	PRICE	TOTAL SF	\$/SF	CAP RATE
Subject	2087 Grant St	Denver	\$1,190,000	5,510	\$216	5.1%
1	151 S Lincoln Street	Denver	\$1,375,000	3,500	\$393	-
2	1107 N Downing Street	Denver	\$1,140,000	3,715	\$307	5.4%
3	1364 N Franklin Street	Denver	\$1,120,000	3,946	\$284	5.0%
4	1600 & 1618 & 1622 S Federal	Denver	\$1,120,000	3,313	\$338	-
5	520 E 1st Avenue	Denver	\$1,100,000	2,890	\$381	4.6%
6	1231 N Lafayette Street	Denver	\$1,025,000	3,600	\$285	-
7	550 S Lincoln Street	Denver	\$1,013,500	2,475	\$409	5.2%
AVERAGES			\$1,127,643	3,348	\$342	5.1%

INVESTMENT ANALYSIS



PURCHASE PRICE	\$1,190,000
Units	3
Price Per Unit	\$396,667
Total SF	5,510
Price Per SF	\$216

All information provided is deemed reliable, but is not guaranteed and should be independently verified.



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UNIT TYPE		AVG SF	CURRENT	MARKET
1 Bedroom	1	1,000	\$1,550	\$1,625
2 Bedroom	1	1,550	\$2,300	\$2,450
4+ Bedroom	1	2,100	\$2,600	\$2,950
TOTAL/AVG	3	1,550	\$2,150	\$2,342

INCOME	CURRENT	MARKET
Gross Potential Rent	\$77,400	\$84,300
Vacancy	(\$3,870)	(\$4,215)
EFFECTIVE GROSS INCOME	\$73,530	\$80,085

EXPENSES	CURRENT	MARKET
Taxes	\$3,016	\$3,016
Insurance	\$3,720	\$1,650
Repairs & Maintenance	\$2,100	\$2,100
Utilities	\$4,080	\$4,080
TOTAL EXPENSES	\$12,916	\$10,846
Expenses per Unit	\$4,305	\$3,615
NET OPERATING INCOME	\$60,614	\$69,239
Cap Rate	5.1%	5.8%

