

Full

241 S Hazel Ct
Denver, CO 80219

County: Denver
Locale: Barnum

MLS#: 6134056
List Date: 04/12/18
Status: Active
Status Conditions: None Known
List Price: \$779,000
Has HOA: No
Original List Price: \$779,000
Inv Blackout Ends:
TAX ID: 5086-30-033
Title Company: First Alliance Title
Taxes: \$2,663 (2017)
Financial Terms: Cash, Conventional, FHA
Other Financial Terms:
Earnest \$: 7500, First Alliance Title
Seller Type: Individual
Sale Type: Investment
Legal Description: L 42 TO 45 INC BLK 3 WESTLAWN GARDENS



Type: Income
Building Type: Quadplex (all units)
Year Built: 1946
Style: Ranch/1 Story
Architecture: Style Character:
Cooling: None
Unit Access:
Other HVAC:
HVAC Detail:
Heat Fuel: Gas
Heat Type: Forced Air
Construction: Frame
Exterior: Wood Siding
Roofing: Composition Shingles

Commercial Information

Business Type:
Other Available Utilities:
Electrical Service: 110V
Reports Available:
Survey:
Basement Size: None
Sub Floor/
Foundation Type: Crawl Space
Basement Type:
% Fully Finished:
Bsmt Finished:

School District: Denver 1
Elementary: Barnum
School of Choice:
Recent: 04/12/2018 : NEW

Jr High/Middle: Kepner
Senior High: West

Sqft
Above Ground: 2,414 PSF Abv Grade: \$322.70
Basement: PSF Total: \$322.70
Total: 2,414 PSF Finished: \$322.70
Finished: 2,414
Measurement From: County Records
Primary Road: Paved Road
Incorporated:
Zoning: E-TU-C
Lot Size: 12,500
Acres: 0.29
Frontage:
Depth:
Walk Score: 81
Distance To:
Bus: 0.10 Blocks
Light Rail
Other Transit

Complex Name:
Views:
Rights:
Site Features:
Exterior Features: Fence, Yard
Features:
Per Unit Features:
Rentals Allowed:

Unit Summary

Total Units: 4 # Total Baths: 4 # Total Beds: 8 # Furnished Units: # Vacant Units: # Storage Units:

Of Feature per Unit Type

Unit Type	Units	Bath	Fireplace	Dishwasher	Stove	FridgeAC/Swamp	Washer	Dryer	Hookup	Storage	Parking/Unit	Avg SqFt	Avg Rent
2 Bedroom	4											604	\$1,231.00

Parking & Vehicle Information

Total Spaces: 8
Amps Available:
Features:
Type: Off-Street
Spaces: 8
Dimensions:
Features:

Appliances: Dishwasher, Disposal, Dryer, Refrigerator (Kitchen), Stove/Range/Oven, Washer
Laundry: , Ground
Flooring: Carpet, Laminate, Vinyl/Linoleum
Fireplace Types:
Interior Features: Double Pane Windows
Exclusions: Tenant personal items
Site Type:

Annual Property Operating Data (Projected)		Owner Paid Utilities:		Water	
Potential Rental Income	\$60,000	Tenant Paid Utilities:		Electricity, Gas	
Less: Vacancy & Credit Losses	\$3,000	Utility Metering:		Separate Electric, Separate Gas	
Effective Rental Income	57000	Utility Bill Tenants:			
Plus: Other Income/Collectable		Other Utilities:			
Gross Operating Income	57,000				
Expenses/Benefits		Summary Income		Summary Income	
Real Estate Taxes	\$2,663.00	Actual Annual Income:	\$57,900	Project Annual Income:	\$60,000
Personal Property Tax		Actual Annual Expense:	\$7,963	Project Annual Expense:	\$7,963
Property Insurance	\$1,952	Actual Annual Net Income:	\$49,937	Project Annual Net Income:	\$52,037

Off Site Management
 Payroll
 Taxes/Workers Compensation
 Repairs & Maintenance \$4,000
 HOA Fees
 Accounting & Legal Expense
 Advertising & Permits Expense
 Other Services Expense
 Utilities
 Electricity \$100
 Gas
 Heat Expense
 Water \$1,200
 TV
 Internet
 Phone
 Other

Cap Rate:

HERS Rating:
 Home Energy Score
 Energy Star Qual New Home:
 LEED for Homes:
 NAHB/ICC-700:
 Other Certifications:
 Solar PV:
 Solar Thermal:
 Addendum Uploaded: No

Multiple HOA's: HOA/Mgmt Company 2 HOA/Mgmt Company 3
 HOA/Mgmt Name:
 Contact #:
 Website:
 HOA Type:
 Fee:
 Annual Total 0.00 0.00 0.00
 Total Annual HOA Fees 0.00
 HOA Includes:
 HOA Transfer Amt: HOA Transfer Based On:
 HOA Private Transfer Amt: HOA Status Letter Amt:
 Covenants:
 Other Restrictions:
 Special Assessment Desc:

Public Remarks

Incredible 4-plex consisting of 2 duplex units on one property in booming Barnum neighborhood! So much new, impossible to list everything!
 2018: New asphalt driveway & parking area
 2017: New roof & gutters, new fence, new washer/dryer hookups, 2 new washers & dryers, 2 new fridges.
 2015: New pex plumbing, new electrical service including new panels in each unit, new furnaces & water heaters in each unit, new interior & exterior paint, new remodeled bathrooms, fans, fixtures, kitchen counters, new flooring, low maint. landscaping, new back fence, new sewer line to one of the buildings. Huge yard & quiet street. Easy to rent, units never vacant! Units rent for \$1,250 each in this highly desirable, hot Denver neighborhood. Tenants pay gas & electric. One unit available for viewing, other units in similar condition. Pro Forma Cap Rate of 6.3. Please do not disturb tenants. Would also make a great house hack for an owner occupant to live in one unit with an incredible Walk Score of 81!

Broker Remarks

Directions

Listing Agent/Office
 Name: [Charles Roberts](#)
 Office Name: [Your Castle Real Estate Inc](#)
 Office Phone: 303-962-4272
 Email: croberts@yourcastle.org
 Phone: 303-962-4272
 Mobile: 303-523-3837
 Agent Fax:
 Office Fax:
 Co-Listing Agent/Office
 Name:
 Office Name:
 Office Phone:
 Email:
 Phone:
 Mobile:
 Showing Phone: 303-573-7469
 Showing Email:
 Showing Notes:
 No Show Until:



Buyers Agency: 2.8%
 Transaction Broker: 2.8%
 Variable Comm: No
 Listing Contract: Exclusive Agency
 Other Listing Contract Type:
 Additional Info: Income History Available
 Possession: Delivery of Deed
 Submitted Prospect: Yes

Property History

MLS #	Address	DOM	CDOM	Type	Change	Change Type	Change Date
6134056	241 S Hazel Court, Denver, CO 80219	0	0	Income	New Listing	A-> \$779,000	04/12/18 05:49 AM
5201029	241 S Hazel Court, Denver, CO 80219	13	13	Income	Sold	(\$365,000)	06/02/15 10:11 AM
5201029	241 S Hazel Court, Denver, CO 80219	13	13	Income	Under Contract A->U		05/20/15 06:57 PM
5201029	241 S Hazel Court, Denver, CO 80219	13	13	Income	New Listing	A-> \$370,000	05/07/15 04:22 PM

