



1285 Colorado Blvd #3, Denver, CO 80206

\$240,000

Asset # PC31285

2BR 1.5BA 770 SF

1285 Colorado Blvd #3, Denver, CO 80206

- 770 Sq Ft. 2 levels
- 2 bed 1.5 bath
- Parking Spot #19
- Storage unit #3
- Move in ready. Complete remodel
- HOA fee: \$456/mo. It covers water & sewer, baseboard heat, insurance, general common area maintenance, trash.

Turnkey condo ready for tenants. Unit 3 was completely remodeled. Per rentometer, the average rent in this area is for a 2BR & 1.5BA condo is \$2,374. Please report below. This unit has 2 doors to the exterior like a townhouse. It's in Congress Park. National Jewish Health is 1 block away. Rose Medical is .8 miles away. St Joseph's Hospital is 2 miles away. City Park is 4 blocks away. Cherry Creek mall is 2 miles away. Unit has 1 deeded parking spot and 1 deeded storage unit. Great location for a rental.

Previous units in this complex sold for \$295,000, \$295,000, and \$275,000 this year so these are good comps.



Click Link below for a HouseCanary Property Explorer Report :

<https://pexp.housecanary.com/shared-report/1285-colorado-blvd/denver/CO/80206/e7xnn3azeAE08>

Click here for the GeoData Rental and Property Valuation Report

<https://www.geodatadirect.com/Property/NW/DENVER/1285-COLORADO-BLVD-APT-3,-DENVER-CO-80206/gX0pK3t7chJtKc4pT73svA==/7m200lew3uVTC7bnzUjRccu2eIRVs2v2>

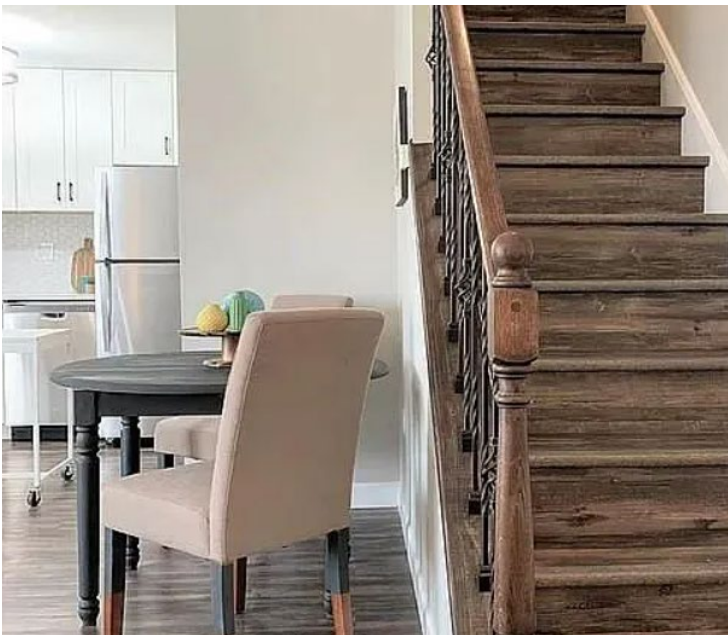
Click Link below for an RealtyTrac Asset Report

<https://www.realtytrac.com/homes/co/denver/80206/1275-colorado-blvd-apt-3-148744596/?notInForeclosure=true&listedForSale=true&recentlySold=false&listedOnlineAuction=true>

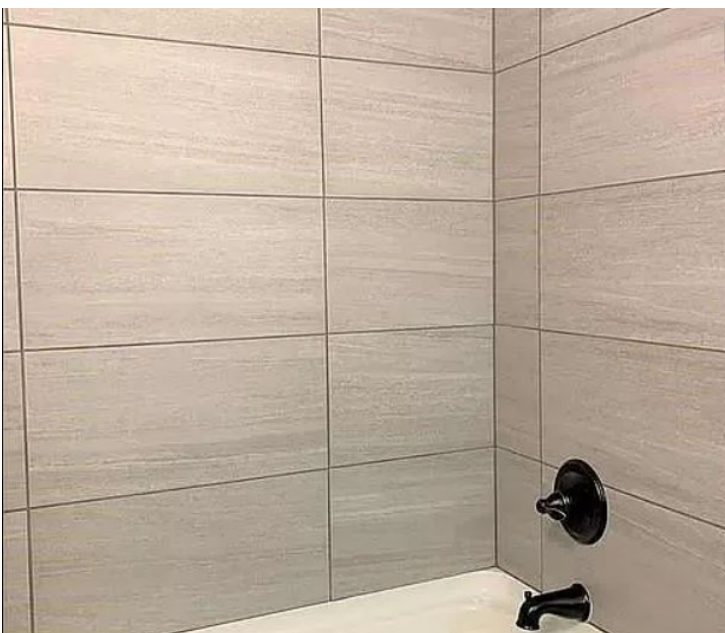
For more information contact [Marketing@REI-ReferralNetwork.com](mailto:Marketing@REI-ReferralNetwork.com) or call 207-443-3314



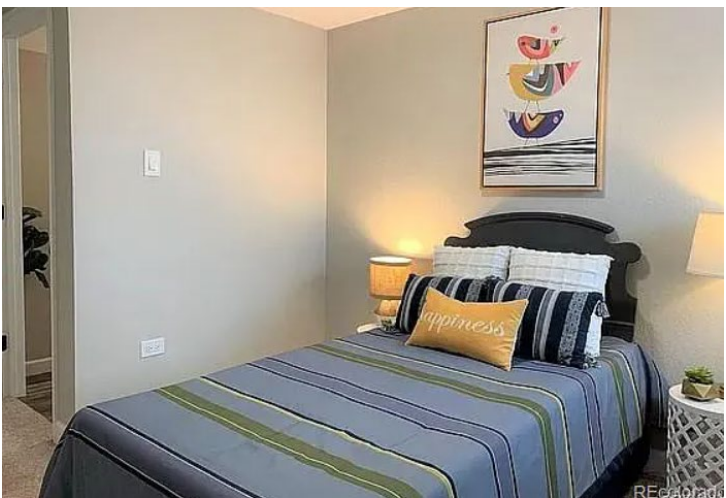














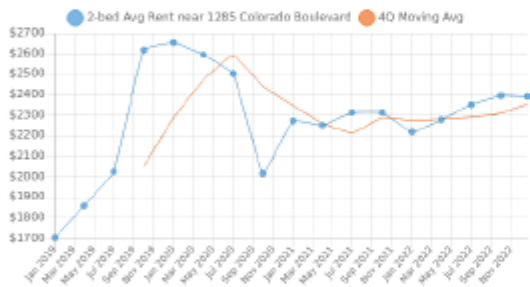
## 1285 Colorado Boulevard Denver, CO

Results based on 16, 2-bedroom, 1½ or more bath Apartment rentals seen within 12 months in a 0.50 mile radius.

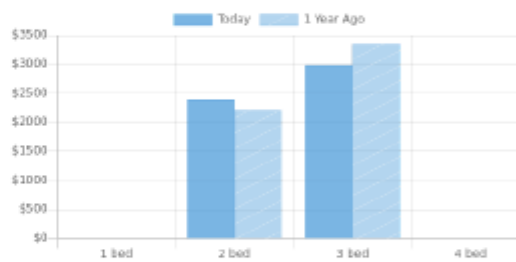
AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$2,391 ±5%	\$2,418	\$2,067	\$2,714

Report generated: 20 Dec 2022

### Historical Trend Line



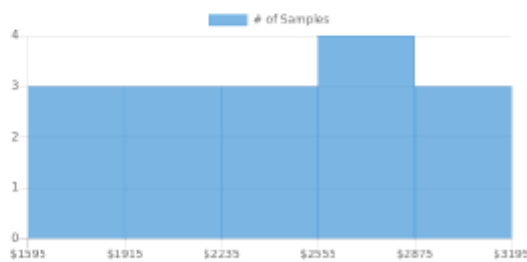
### Average Rent by Bedroom Type



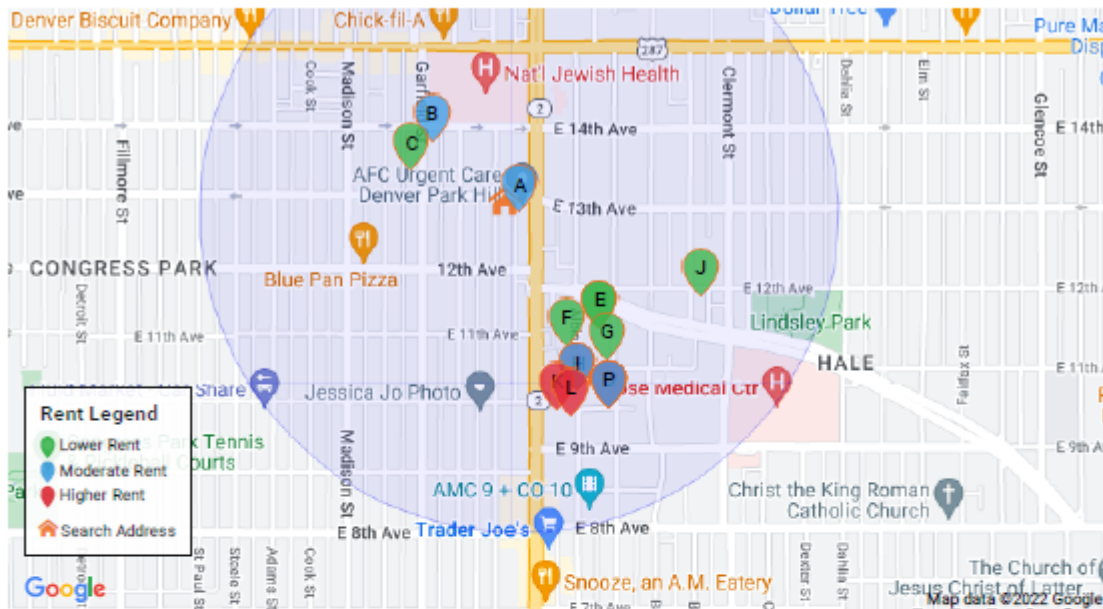
### Summary Statistics

Sample Size	16
Sample Min	\$1,595
Sample Max	\$3,190
Sample Median	\$2,418
Sample Mean	\$2,391
Sample Standard Deviation	\$480
25th - 75th Percentile	\$2,067 - 2,714
10th - 90th Percentile	\$1,777 - 3,005
5th - 95th Percentile	\$1,603 - 3,179

### Rent Distribution



## Sample of Listings Used



Address	Distance	Rent	Size	\$/ft <sup>2</sup>	Beds	Baths	Bldg Type	Last Seen
<b>A</b> 1285 Colorado Blvd, Denver, CO 80206	0.0 mi	\$2,250	770 ft <sup>2</sup>	\$2.92/ft <sup>2</sup>	2 bed	1.5ba	Condo	Oct 2022
<b>B</b> 1366 Garfield St, Denver, CO 80206	0.23 mi	\$2,300	965 ft <sup>2</sup>	\$2.38/ft <sup>2</sup>	2 bed	2ba	Condo	Jul 2022
<b>C</b> 1325 Garfield St, Denver, CO 80206	0.24 mi	\$1,595	815 ft <sup>2</sup>	\$1.96/ft <sup>2</sup>	2 bed	1.5ba	Apartment	Oct 2022
<b>D</b> 1155 Ash St, Denver, CO 80220	0.28 mi	\$1,950	1,250 ft <sup>2</sup>	\$1.56/ft <sup>2</sup>	2 bed	2ba	Condo	Oct 2022
<b>E</b> 1155 Ash St, Denver, CO 80220	0.28 mi	\$1,865	1,054 ft <sup>2</sup>	\$1.77/ft <sup>2</sup>	2 bed	2ba	Condo	Dec 2022
<b>F</b> 1121 Albion St, Denver, CO 80220	0.29 mi	\$1,900	930 ft <sup>2</sup>	\$2.04/ft <sup>2</sup>	2 bed	2ba	Condo	Oct 2022
<b>G</b> 1111 Ash St. #202, Denver, CO 80220	0.35 mi	\$1,995	969 ft <sup>2</sup>	\$2.06/ft <sup>2</sup>	2 bed	2ba	Condo	Mar 2022
<b>H</b> 985 Albion St, Denver, CO 80220	0.38 mi	\$2,880	1,080 ft <sup>2</sup>	\$2.67/ft <sup>2</sup>	2 bed	2ba	Apartment	Oct 2022
<b>I</b> 985 Albion St, Denver, CO 80220	0.38 mi	\$2,535	1,052 ft <sup>2</sup>	\$2.41/ft <sup>2</sup>	2 bed	2ba	Apartment	Mar 2022
<b>J</b> 1190 Birch Street, Denver, CO 80220	0.4 mi	\$1,920	930 ft <sup>2</sup>	\$2.06/ft <sup>2</sup>	2 bed	2ba	Apartment	Feb 2022
<b>K</b> 4109 E 10th Ave, Denver, CO 80220	0.41 mi	\$3,190	1,156 ft <sup>2</sup>	\$2.76/ft <sup>2</sup>	2 bed	2ba	Apartment	Oct 2022
<b>L</b> 985 Albion St, Denver, CO 80220	0.42 mi	\$2,820	1,024 ft <sup>2</sup>	\$2.75/ft <sup>2</sup>	2 bed	2ba	Apartment	Oct 2022
<b>M</b> 4109 E 10th Ave, Denver, CO 80220	0.44 mi	\$2,810	1,118 ft <sup>2</sup>	\$2.51/ft <sup>2</sup>	2 bed	2ba	Apartment	Jul 2022
<b>N</b> 4109 E 10th Ave, Denver, CO 80220	0.44 mi	\$2,785	1,036 ft <sup>2</sup>	\$2.69/ft <sup>2</sup>	2 bed	2ba	Apartment	Oct 2022