



1285 Colorado Blvd #8, Denver, CO 80206

2BR 1.5BA 770 SF

Asset # PC81285

\$230,000

Turnkey condo ready for tenants. Unit 8 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.

—770 Sq Ft. 2 levels

—2 bed 1.5 bath

—Parking spot #23

—Storage unit #8

—Move in ready

—HOA fee: \$470/mo. It covers water & sewer, baseboard heat, insurance, general common area maintenance, trash.

Click Link below for a HouseCanary Property Explorer Report :

<https://pexp.housecanary.com/shared-report/1285-colorado-blvd/denver/CO/80206/7bv7Ezwx8Eva4>

Click here for the GeoData Rental and Property Valuation Report

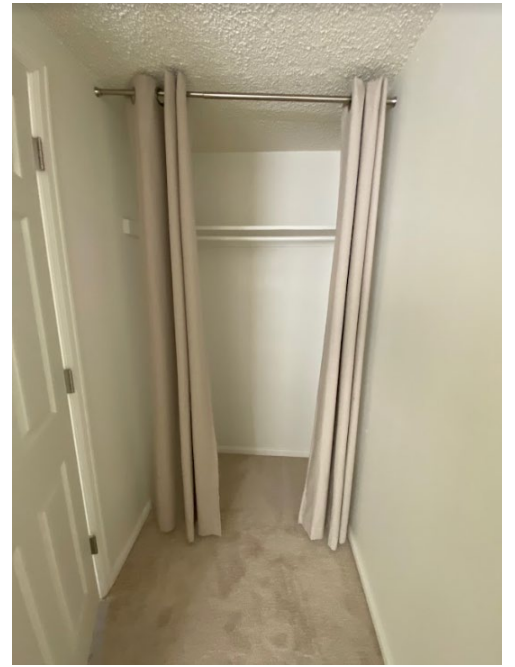
<https://www.geodatadirect.com/Property/NW/DENVER/1285-COLORADO-BLVD-APT-8,-DENVER-CO-80206/gX0pK3t7chJtKc4pT73svA==/YeHIB!DbfXIJ9kljhrOvBw==>

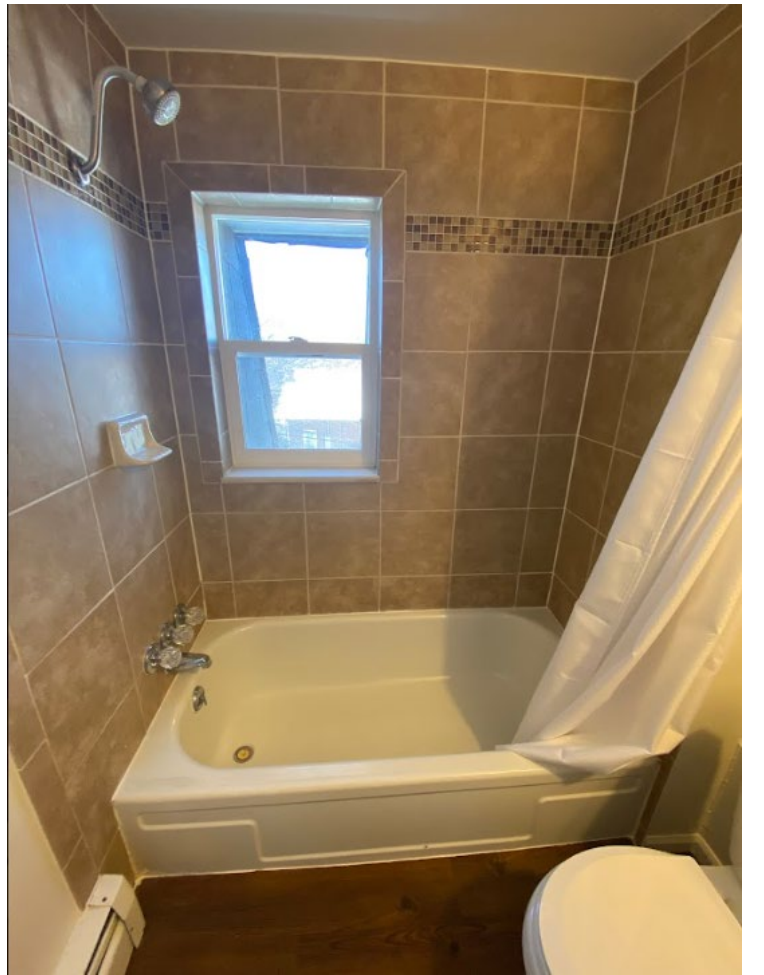
Click Link below for an RealtyTrac Asset Report

<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 or call 207-443-3314









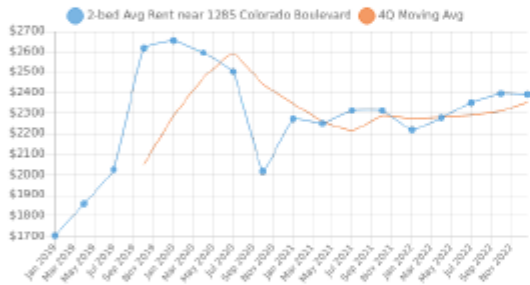
1285 Colorado Boulevard Denver, CO

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



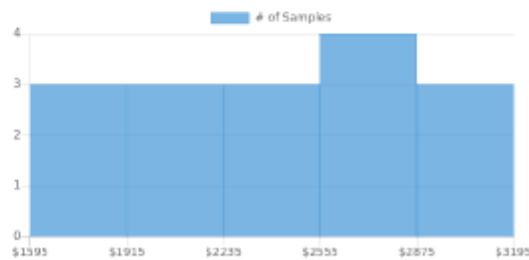
Average Rent by Bedroom Type



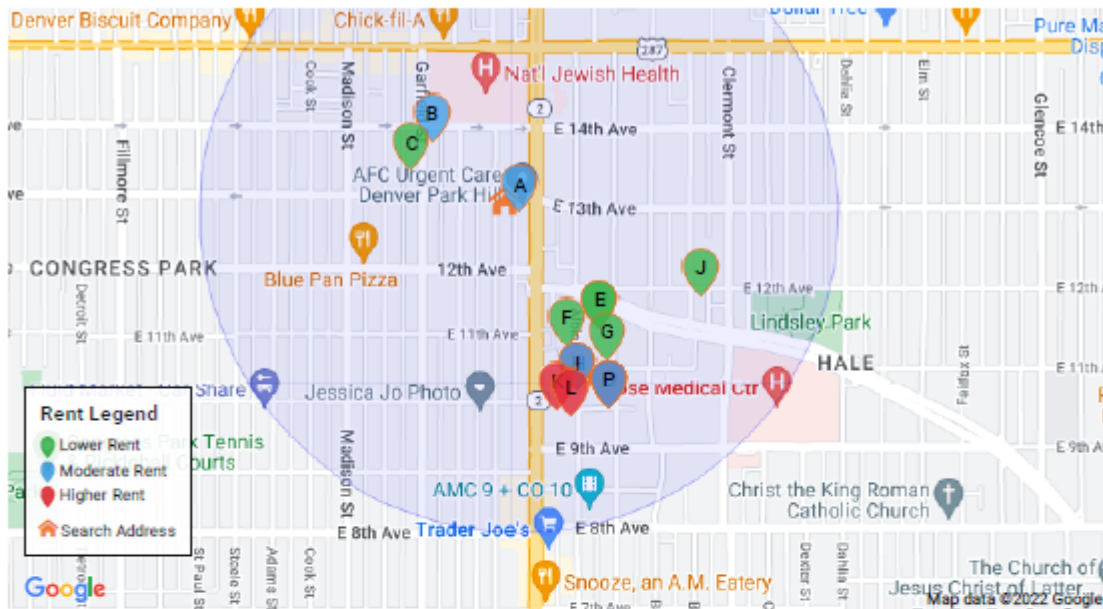
Summary Statistics

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