

3135 ARNETT STREET

BOULDER, CO 80304

OFFERED AT
\$1,230,000

PARCEL SIZE
.19 Ac.

BUILDING SIZE
4,122 SF
4 UNITS / 8 BEDS

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4PLEX 4YOU

Some deals whisper. This one yells. At \$1,900 a unit in Boulder, the rents are doing their best impression of a 2014 throwback, which is exactly why this Central Boulder 4-plex is a value-add story waiting to be written. It features four large 2-bed, 1-bath units, mature landscaping, and a quiet, tree-lined street where tenants actually stay. The bones are good, the location is stellar, and the upside is sitting right there in plain sight. Bring a calculator, or better yet just bring an offer.

PROPERTY HIGHLIGHTS:

- 4-Plex in Central Boulder just off Folsom
- Value Add Opportunity
- Low rents from \$1,850- \$1,950 per unit
- Large 2-bed 1-bath floor plans
- Seller concession; \$25,000 towards new roof

**MULTI-FAMILY INVESTMENT
OPPORTUNITY IN CENTRAL BOULDER**

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RENT ROLL + PRICING ANALYSIS

Property Address	Unit	Size	Sq. Ft.	Mo. Gross Rent	Lease Start	Lease Expiration
3135 Arnett	#1	2 Beds / 1 Bath	900	\$2,200.00	Projected	
3135 Arnett	#2	2 Beds / 1 Bath	900	\$2,200.00	Projected	
3135 Arnett	#3	2 Beds / 1 Bath	900	\$2,200.00	Projected	
3135 Arnett	#4	2 Beds / 1 Bath	900	\$2,200.00	Projected	
		8 Beds / 4 Bath	4122	\$8,800.00		

* unit SF is estimated

12 Month Expenses

\$105,600.00	Proj. Gross Income
\$9,041.00	Taxes 2025
\$3,473.00	Insurance
\$3,442.00	Utilities
\$4,325.00	General R&M
\$85,319.00	Projected NOI

Valuation Metrics

Projected Rental Income	\$105,600.00
Utility Reimb.	\$0.00
Projected Gross Income	\$105,600.00
T12 Expenses	\$20,281.00
Projected NOI	\$85,319.00
Asking Price	\$1,230,000
Cap Rate	6.94%
Price/Bed	\$153,750



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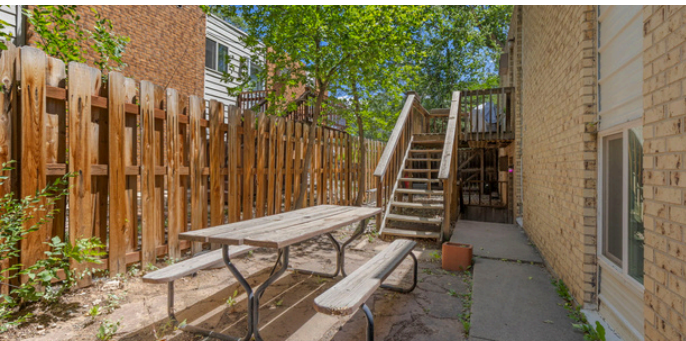
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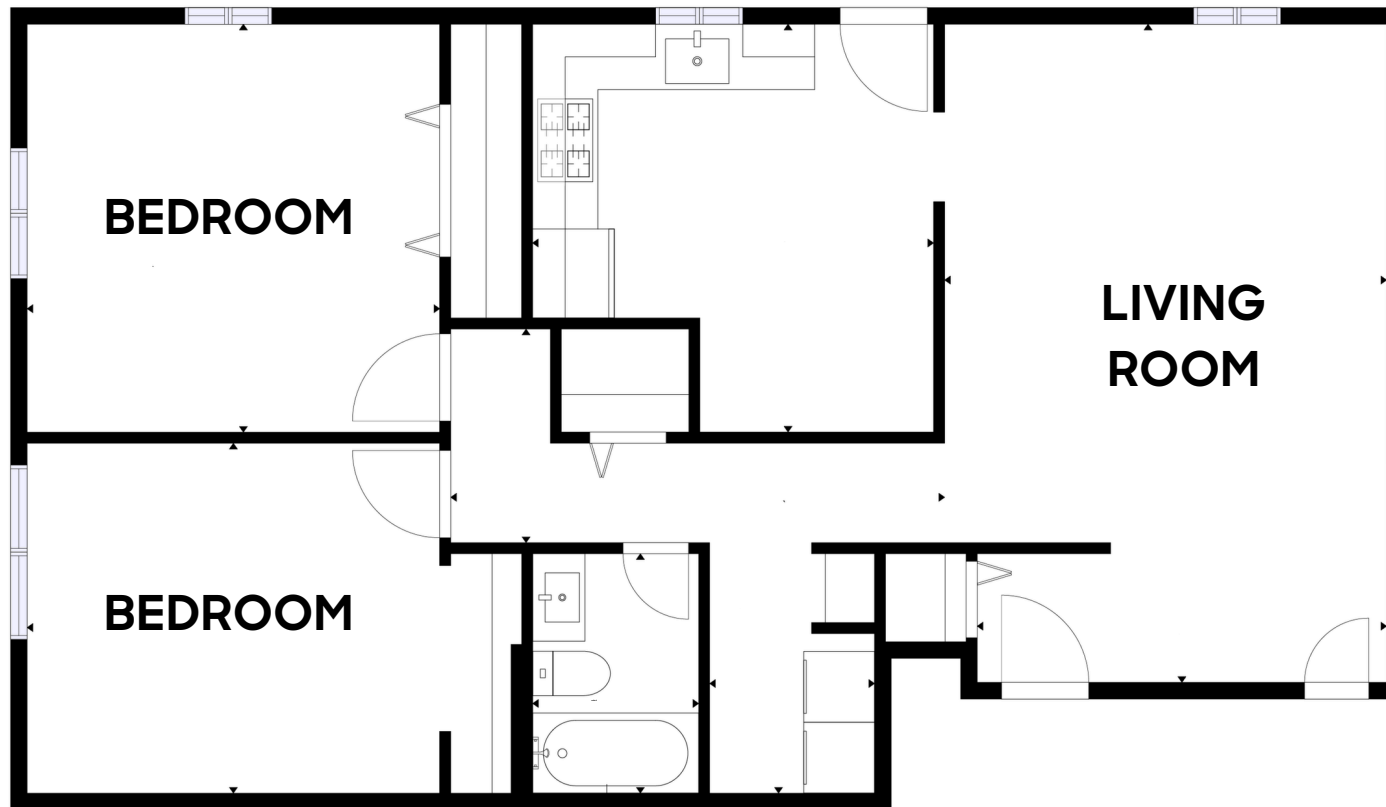
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Unit Layout



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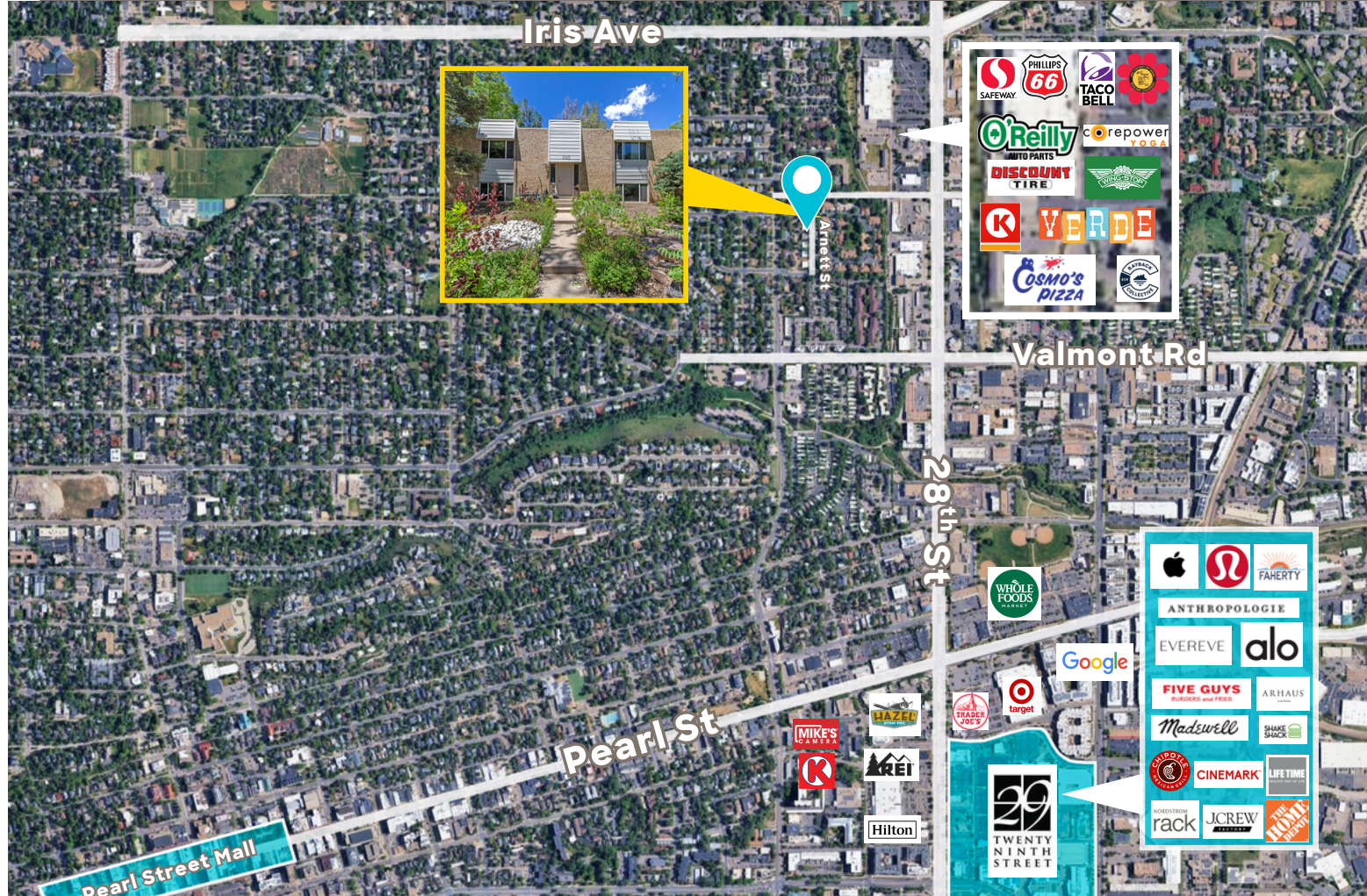
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