

1256 Lafayette St



1256 Lafayette Street, Denver, CO

Price: \$2,050,000

R
REQUIRED
PROPERTIES



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Investment Summary

Address	1256 Lafayette Street Denver, CO 80218
County	Denver County
Units	8
List Price	\$2,050,000
Price/Unit	\$256,250
Building Size	4,449 SF
Land Size	4,800 SF
Year Built	1896
Zoning	G-MU-3
Parking	2 Off-Street
Electricity/Gas	Individual/Master
Heating	Newer Boiler



Value-Add

- Replaced Boiler and Roof
- Renovated Interior include paint and landscaping
- Separately metered for gas and Electric
- Garages

Location

- Just blocks from Cheeseman Park, the Denver Botanic Gardens and Cap Hill.

Income & Expenses

Unit Type	# of Units	Size (SF)	Current		Proforma	
			Avg Rent	Rent/SF	Avg Rent	Rent/SF
1 Bed 1 Bath	2	500	\$1,350	\$2.70	\$1,500	\$3.00
2 Bed 1 Bath	2	700	\$2,025	\$2.89	\$2,100	\$3.00
1 Bed 1 Bath LG	4	600	\$1,575	\$2.63	\$1,700	\$2.83
Parking	3	200	\$100	\$0.50	\$200	\$1.00
Income			Annual		Annual	
Scheduled Gross Rent			\$160,200		\$175,200	
Vacancy			\$8,010		\$8,760	
Gross Rental Income			\$152,190		\$166,440	
RUBS			\$0		\$0	
Laundry			\$2,662		\$2,742	
Total Other Income			\$2,662		\$2,742	
Effective Gross Income			\$154,852		\$169,182	
Expenses			Annual	\$/Unit	Annual	\$/Unit
Property Taxes			\$8,532	\$1,067	\$8,788	\$1,098
Insurance			\$5,291	\$661	\$5,450	\$681
Gas & Electric			\$3,757	\$470	\$3,870	\$484
Water & Sewer			\$2,351	\$294	\$2,422	\$303
Trash			\$995	\$124	\$1,025	\$128
Internet			\$725	\$91	\$0	\$0
Repairs & Maintenance			\$7,341	\$918	\$8,000	\$1,000
Management			\$9,316	\$1,165	\$9,986	\$1,248
Total Expenses			\$38,308	\$4,789	\$39,540	\$4,943
Expense Ratio			24.74%		23.37%	
Net Operating Income			\$116,544		\$129,642	
Cap Rate			5.69%		6.32%	



Price

Sale Price	\$2,050,000
Price Per Unit	\$256,250
Price Per SF Building	\$461
Loan Amount (60%)	\$1,230,000
Down Payment (40%)	\$820,000
Interest Rate	6.00%
Amortization Years	30
Annual Debt Service (P&I)	\$88,494
Principal Reduction	\$15,105

Current NOI: \$116,544

Cashflow (P&I)	\$28,050
Debt Coverage Ratio	1.32
Cash-on-Cash Return (P&I)	3.42%
Total Return (P&I)	5.26%
CAP Rate	5.69%

ProForma NOI: \$129,642

Cashflow (P&I)	\$41,148
Debt Coverage Ratio	1.46
Cash-on-Cash Return (P&I)	5.02%
Total Return (P&I)	6.86%
CAP Rate	6.32%



Photos



Comparable Sales

1256 N Lafayette Street

Denver, CO 80218

Price **\$2,050,000**

Number of Units 8

Price/Unit \$256,250

Building SF 4,449 SF

Price/SF \$494



**245 S Pennsylvania
Denver, CO 80209**

Price	\$1,900,000
Number of Units	6
Price/Unit	\$316,667
Building SF	3,636
Price/SF	\$522.55
Cap Rate	N/A
Sold Date	4/1/2025



**1401 N. Fasirfax St.
Denver, CO 80218**

Price	\$2,925,000
Number of Units	8
Price/Unit	\$365,625
Building SF	9,361
Price/SF	\$312.47
Cap Rate	5.07%
Sold Date	1/9/2025



**1632 N. Franklin St..
Denver, CO 80218**

Price	\$1,350,000
Number of Units	5
Price/Unit	\$270,000
Building SF	4,382
Price/SF	\$308.08
Cap Rate	5.50%
Sold Date	8/16/2024



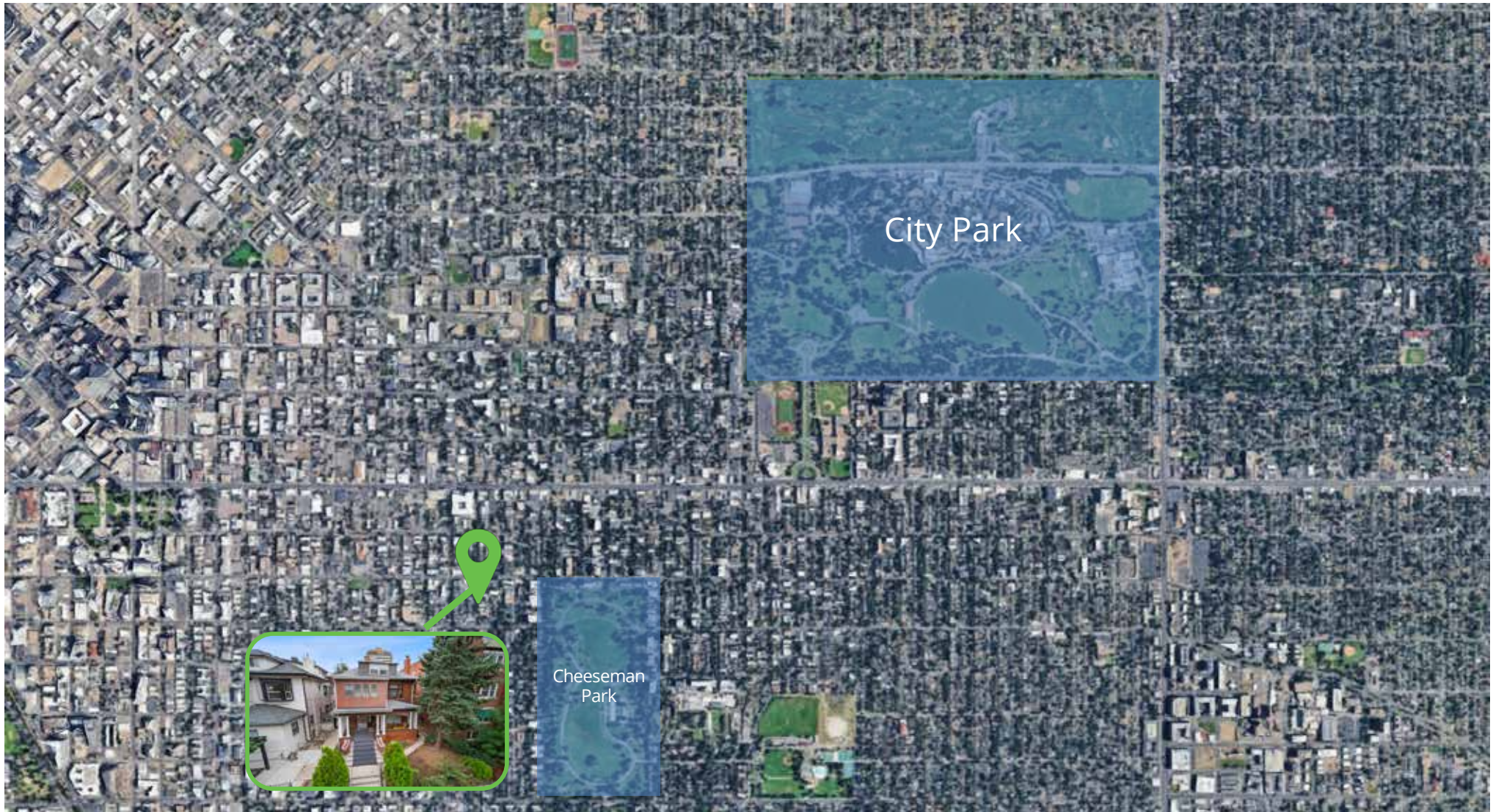
**25 N. Washington St.
Denver, CO 80203**

Price	\$1,566,000
Number of Units	5
Price/Unit	\$313,200
Building SF	5,454
Price/SF	\$287.13
Cap Rate	N/A
Sold Date	9/23/2024



1256 Lafayette Street | Denver, CO

Location



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