



4355 Batavia Street

4355 Batavia Place, Denver, CO

Price: \$2,100,000



LEAD CONTACT

JB HOCHMAN
303.668.4930
team@rprops.com

JUSTIN BROCKMAN
303.993.9803
team@rprops.com

CHRIS STUDENT
952.201.5676
team@rprops.com

R
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PROPERTIES

Rent Roll & Expenses

Address	4355 Batavia Place Denver, CO 80220
County	Denver County
Units	9
List Price	\$2,100,000
Price/Unit	\$233,333
Building Size	7,424 SF
Land Size	22,100 SF
Year Built	1934
Zoning	U-SU-C
Parking	8 Garages
Electricity/Gas	Individual/Master
Heating	Boiler



Value-Add

Large Units, imagine the rents you can get after updating each unit.

Location

One of the few apartment buildings located in the Park Hill neighborhood.

Rent Roll & Expenses

Unit Type	# of Units	Size (SF)	Current		Market	
			Avg Rent	Rent/SF	Avg Rent	Rent/SF
1 Bed 1 Bath	3	650	\$1,003	\$1.54	\$1,100	\$1.69
2 Bed 1 Bath	6	954	\$1,393	\$1.46	\$1,750	\$1.83
Garage	8	200	\$0	\$0.00	\$100	\$0.50
Income			Annual		Annual	
Scheduled Gross Rent			\$136,380		\$175,200	
Vacancy			\$6,819		\$8,760	
Gross Rental Income			\$129,561		\$166,440	
RUBS			\$0		\$12,497	
Pet Rent			\$0		\$0	
Laundry			\$0		\$864	
Total Other Income			\$0		\$13,361	
Effective Gross Income			\$129,561		\$179,801	
Expenses			Annual	\$/Unit	Annual	\$/Unit
Property Taxes			\$12,881	\$1,431	\$12,881	\$1,431
Insurance			\$7,424	\$825	\$7,424	\$825
Gas			\$7,339	\$815	\$7,559	\$840
Electric			\$1,064	\$118	\$1,096	\$122
Water & Sewer			\$3,730	\$414	\$3,842	\$427
Trash			\$2,751	\$306	\$2,834	\$315
Landscaping			\$3,071	\$341	\$3,163	\$351
Repairs & Maintenance			\$9,000	\$1,000	\$9,000	\$1,000
Management			\$13,354	\$1,484	\$14,384	\$1,598
Total Expenses			\$60,614	\$6,735	\$62,182	\$6,909
Expense Ratio			46.78%		34.58%	
Net Operating Income			\$68,947		\$117,618	
Cap Rate			3.28%		5.60%	

Shadowcroft Apartments - 4355 Batavia Place | Denver, CO

Price

Sale Price	\$2,100,000
Price Per Unit	\$233,333
Price Per SF Building	\$283
Loan Amount (60%)	\$1,260,000
Down Payment (40%)	\$840,000
Interest Rate	6.00%
Amortization Years	30
Annual Debt Service (I/O)	\$75,600
Annual Debt Service (P&I)	\$90,652
Principal Reduction	\$15,473
Current NOI: \$68,947	
Cashflow (I/O)	-\$6,653
Cash-on-Cash Return (I/O)	-0.79%
Cashflow (P&I)	-\$21,705
Debt Coverage Ratio	0.76
Cash-on-Cash Return (P&I)	-2.58%
Total Return (P&I)	-0.74%
CAP Rate	3.28%
ProForma NOI: \$117,618	
Cashflow (I/O)	\$42,018
Cash-on-Cash Return (I/O)	5.00%
Cashflow (P&I)	\$26,966
Debt Coverage Ratio	1.30
Cash-on-Cash Return (P&I)	3.21%
Total Return (P&I)	5.05%
CAP Rate	5.60%



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Photos



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Comparable Sales

4355 Batavia Place

Denver, CO 80206

Price **\$2,100,000**

Number of Units 9

Price/Unit \$233,333

Building SF 7,424

Price/SF \$283

Cap Rate 5.60%



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967 Marion St.
Denver, CO 80218

Price	\$5,000,000
Number of Units	19
Price/Unit	\$263,158
Building SF	17,093
Price/SF	\$293
Cap Rate	5.52%
Sold Date	4/22/2024



1110 N. Clarkson St.
Denver, CO 80218

Price	\$1,585,000
Number of Units	7
Price/Unit	\$226,429
Building SF	4,769
Price/SF	\$332
Cap Rate	5.39%
Sold Date	9/04/2024



1050 Pearl St.
Denver, CO 80203

Price	\$4,000,000
Number of Units	15
Price/Unit	\$266,667
Building SF	14,640
Price/SF	\$273
Cap Rate	N/A
Sold Date	9/06/2024



34-44 Washington St.
Denver, CO 80203

Price	\$1,566,000
Number of Units	6
Price/Unit	\$261,000
Building SF	5,484
Price/SF	\$286
Cap Rate	N/A
Sold Date	09/26/2024

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Location



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