

## Property Details

CONTROL: Exclusive VALUE: \$730,000  
LOAN: \$0  
EQUITY: \$730,000

TITLE: 913 Poplar St, Denver, CO 80220  
TYPE: Homes/Condos  
HAVE: Great location, centrally located single family rental in Denver. Property is generating income and would be great property fix up to rent or sell in the future. It has tenants until March 2025

ADDRESS: 913 Poplar St, Denver, Colorado  
BENEFITS TO NEW OWNER: Great location, centrally located single family rental in Denver. Property is generating income and would be great property fix up to rent or sell in the future. It has tenants until March 2025

GROSS SCHEDULED INCOME: \$30,504 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$9,258  
NOI: \$21,246  
DEBT SERVICE: \$0  
CASH FLOW: \$21,246  
CAP RATE: 2.91%

BENEFITS SOUGHT: Would like to buy similar property through 1031 in Virginia Vale area of Denver.

MOTIVATION: Motivation is high to move property to by another in Denver area.

OWNER: Colin and Jen Monks

COUNSELOR: Michael Nicks Phone: 720-530-5176  
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