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**Wholesale/Rental, Retail, Lease-to-Own, then Multi-Family**

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Address <small>(Click for pictures - if .zip file, copy pix to a new computer directory for easiest viewing)</small>	Units	Update Type	Size <small>(BR x BA x Prkng)</small>	Age	Total SqFt	Price (\$K) <small>(Note 1)</small>	Rehab (\$K) <small>(Ital = rugs + paint)</small>	ARV <small>(After Rehab /Market Value- \$K)</small>	P+R per SqFt	ITV: P+R / ARV <small>(Note 2)</small>	Notes	ARV Basis <small>(Note 3)</small>	Rent /unit <small>(Note 4)</small>	HOA Fee /mo	Lease-to-Own Fee + Pymnt <small>(Note 5)</small>	Prc per SqFt	Prc / ARV	ST	City	ZIP	Street	Addr	D	Year	Parcel No	Class/Zoning									
<b>For Sale - Wholesale / Rental</b>											/Sort																								
546 E La Mirada Dr, Phoenix AZ 85042	1	New 7/21	4x2 x2cpt	49	1378	39	7	88	33	52%	<b>AZ props going quickly!</b> Needs rehab completion-carpet, paint, ceiling fans, landscaping, clean up, appliances; full rehab, may need roof on addition \$12K	CA	1100			28	44%	AZ	Phoenix	85042	La Mirada Dr	546	E	1960	<a href="#">300-63-075</a>	RES									
615 W Union Ave, Englewood 80110	1	NEW 5/14	3x2	85	2027	118	10	209	63	61%	High-end rehab, 35K; other comps \$223-250K	Cmps, low	1300			58	57%	CO	Englewood	80110	Union Ave	615	W	1924											
10355 E Montview Blvd, Aurora 80010	1	NEW 7/30	4x3 x2	81	2768	77	13	130	32	69%	<b>Huge lot, 13K; oversized garage!</b> Needs: Stucco, ext paint, remodel kitch + baths, paint int, carpet bedrooms. Assessed value, \$161K. Full rehab, \$20K.	Seller Est	1200			28	59%	CO	Aurora	80012	Montview Blvd	10355	E	1928	<a href="#">0182334131013</a>	R-1									
2847 S Olathe Way Aurora 80013	1		5x2 x2	35	1632	125	3	176	79	73%	<b>Good rental,</b> comps likely higher	Income on:	1500			77	71%	CO	Aurora	80013	Olathe Way	2847	S	1974											
1968 Eagle, Aurora 80011	1	NEW 7/30 Unit in 4-plex	2x1	27	962	49	0	61	50	80%	<b>Grab it, rent it out!</b> End-unit with large common yard almost all its own. On quiet cul-de-sac. Complete remodel - very nice. <i>Income value, 88K; CyberHomes, \$56K.</i>	CA	700-795			50	80%	CO	Aurora	80011	Eagle	1968	N	1982	<a href="#">0182131409020</a>	R-2									
<b>For Sale - Retail</b>											/Sort																								
3779 S Ceylon Way, Aurora 80013	1		3x2 x2	29	1760	130	10	152	80	92%	Comps likely higher	Income on rent	1300			74	85%	CO	Aurora	80013	Ceylon Way	3779	S	1980											
3585 S Ouray, Aurora 80013	1		3x2 x2	31	1824	146	5	152	83	99%	Comps likely higher	Income on rent	1300			80	96%	CO	Aurora	80013	Ouray	3585	S	1978											
<b>Lease-to-Own or Sale - Retail</b>											/Sort																								
13984 E Utah Cir, Aurora 80012	1	Tnhm	3x3 x1cp	35	1568	129	-	127	82	101%	Lease Option Price- 133.5K	Income on rent-HOA	1300	215	6.5K + 1200	82	101%	CO	Aurora	80012	Utah Cir	13984	E	1974											
777 Washington #1008, Denver 80203	1	New 6/19 Crndo	2x2 x1g+ 1os	35	1100	185	-	205	168	90%	\$200/mo rent credits. All utilities paid except \$25 electric. All amenities, largest guest prking in area. <b>Avail 8/2</b>	Cmps	1295	393	3.9K + 1299	168	90%	CO	Denver	80203	Washington	777	N	1974											
3940 S Hannibal, Aurora 80013	1	New 6/19	4x3 x2	31	2010	227	-	232	113	98%	Mission Viejo. Large yd, many trees, cul-de-sac, on green belt, sprinkler system, easy access to I225 & C470 <b>Avail 8/16</b>	Cmps	1550		4K + 1599	113	98%	CO	Aurora	80013	Hannibal	3959	S	1978	<a href="#">2073-05-3-01-032</a>										
<b>Multi-Family</b>											/Sort																								
3518 S Bannock, Englewood 80110	4	Apts 1-4	1x1	61	1680	81	55	269	81	51%	Comps likely higher	Income on rent	575			48	30%	CO	Englewood	80110	Bannock	3518	S	1948											
4788 S Lincoln, Englewood 80113	2	Main & Upper	2x1	79	1694	104	10	220	67	52%	Legal duplex; retail rehab incl 2-car garage, up to \$60K	Web, Cmps	900			61	47%	CO	Englewood	80113	Lincoln	4788	S	1930											

5105-07 E 34th Ave, Denver 80207	m	2	Front & Rear <b>NEW 7/17</b>	2x1 +5x1	51	3834	165	10	304	46	58%	Larger unit could be divided & add kitchen + bath to make 3-plex, \$25K full rehab	Income on rent	1300				43	54%	CO	Denver	80207	34th Ave	5105	E	1958		
3244-46 Ash, Denver 80207	m	2	Rear & Front <b>NEW 7/16</b>	2x1	57	3126	100	15	209	37	55%	Paint, floor refurb #46, bath upgrades, paint kitch cabs, reseed yd, security bar releases, garage doors & roof. Could need a roof. Really nice for \$25K (ITV = 60%).	Income on rent	895				32	48%	CO	Denver	80207	Ash	3244	N	1952		
3680-82 Grape, Denver 80207	m	2	Front & Rear <b>NEW 7/16</b>	2x1	54	1800	115	5	209	67	57%	Carpet, paint, kitch cabs & appliance #80, security bar releases, bath updates. Really nice \$18K (ITV = 64%).	Income on rent	895				64	55%	CO	Denver	80207	Grape	3680	N	1955		
1665-75 Vance, Lakewood 80214	m	6	2 Tri-plexes	2x1	57	2800	450	20	527	168	89%	Tri-plexes avail separately, \$250K each	Income on rent	750				161	85%	CO	Lakewood	80214	Vance	1665	N	1952		
<b>Went Fast - Best to Jump On Them!</b>										/Sort						Aprx												
5941 W Cypress, Phoenix AZ 85035	m	1		3x2 x2os	35	1662	39	7	88	28	52%	Sold Needs carpet, paint, clean up, replace basic necessities; full rehab \$13K	Cmps	1100				23	44%	AZ	Phoenix	85035	Cypress	5941	W	1974	<a href="#">103-13-655</a>	C4
901 S Irving Denver 80219	m	2	Main, Bsmnt	3x2, up, 2x1, dn	57	3597	135	10	222	40	65%	Sold \$125K; Rents 1100 + 800 lower; Comps likely higher	Income on rent	950				38	61%	CO	Denver	80219	Irving	901	S	1952		
1910 N 69th Ave, Phoenix AZ 85035	m	1		2x1	32	840	29	5	55	41	62%	Sold Needs paint, clean up, cabinet doors; full rehab with pool update, \$10K	CA	700				35	53%	AZ	Phoenix	85035	69th Ave%	1910	N	1977	<a href="#">102-76-136</a>	
1788-90 Chester, Aurora 80010	m	2	Main, Lower	3x1	59	2600	80	30	211	42	52%	Sold \$69K	Income on rent	900				31	38%	CO	Aurora	80010	Chester	1788	N	1950		
2523 Meadowbrook Dr, Denver 80221	m	1		3x2 x1	54	2168	95	10	140	48	75%	Temp Off Mrkt: BEST as RENTAL; Rehab: rental, \$10K; full, \$40K; Trulia ARV- \$107K	Income on rent	1200				44	68%	CO	Denver	80221	Meadowbrook Dr	2523	W	1955		
589 Elmira, Aurora 80010	m	1		5x2	54	2072	85	20	106	51	99%	Sold \$79K: ARV seller est was \$145K	Web	1300				41	80%	CO	Aurora	80010	Elmira	589	N	1955		
8651 Franklin, Denver 80229	m	1		5x3 x1	51	2132	100	10	170	52	65%	Sold \$95K: retail rehab, 30K	BPO	1200				47	59%	CO	Denver	80229	Franklin	8651	N	1958		
4583 Granby Way, Denver 80239	m	1		3x3 x2	30	2058	93	15	165	52	65%	Contract \$85K: Rental Rehab, to \$20K; Retail rehab, \$25-30K	Cmps	1200				45	56%	CO	Denver	80239	Grandby Way	4583	N	1979		
13637 E Evans Ave, Aurora 80014	m	1	Tnhm	3x3 x1	29	1896	95.9	6	111	54	NA	Contracted: Similar to Worchester Ct	Income on rent- HOA	1200	255			51	87%	CO	Aurora	80014	Evans Ave	13637	E	1980		
14633 E 13th Cir, Aurora 80011	m	1		5x3 x2	39	2434	99	35	164	55	82%	Sold \$82K: 25% remodeled	Income on rent	1400				41	60%	CO	Aurora	80011	13th Cir	14633	E	1970		
3843 S Evanston, Aurora 80014	m	1	Tnhm	3x2 x2cp	34	1700	89	5	119	55	79%	Taken: Comps likely higher	Income on:	1250	232			52	75%	CO	Aurora	80014	Evanston	3843	S	1975		
14618 E Baltic Pl, Aurora 80014	m	1		6x3 x2	31	2397	125	10	176	56	77%	Contracted	Income on rent	1500				52	71%	CO	Aurora	80014	Baltic Pl	14618	E	1978		
13950 E Oxford Pl #B203, Aurora 80014	m	1	Cndo	3x2 x1	25	1470	80	6	120	59	72%	Sold \$65K	Income on rent- HOA	1250	225			54	67%	CO	Aurora	80014	Oxford Pl	13950	E	1984		
1440 Fenton A & B, Lakewood 80214	m	2	Upper, Lower	3x1, up, 2x1, dn	56	2252	98	35	234	59	57%	Contracted \$88K; Remodel started, \$50K to finish nicely; 4R zoning	Income on rent	1000				43	42%	CO	Lakewood	80214	Fenton	1440	N	1953		
6640-42 King, Denver 80221	m	2	Upper, Lower	2x1	29	1768	90	20	205	62	54%	Sold \$85K	Income on rent	875				51	44%	CO	Denver	80221	King	6640	N	1980		
735 S Sheridan, Lakewood 80226	m	1		4x2 x2	74	1547	80	20	170	65	59%	Contracted: 1-acre horse property	Income on rent	1450				52	47%	CO	Lakewood	80226	Sheridan	735	S	1935		

7679 Lincoln Way, Thornton 80221	m a p	1		3x1	46	1800	111	10	175	67	69%	Contracted: Incom comp- \$117K, Retail rehab, 30K	BPO	1000		
4901 S Richfield Cir, Aurora 80015	m a p	1		3x2 x1	27	1812	110	15	137	69	91%	Sold \$104K: ARV seller est was \$175K	Web	1300		
3736 Kalamath, Denver 80211	m a p	1		3x2	119	2335	159	10	290	72	58%	Sold \$129K; Retail Rehab, \$25-35K incl: 2-car garage + master bath	Web	1200		
3757 S Danube Cir, Aurora 80013	m a p	1	Tnhm	4x3 x1sp	29	1740	125	3	146	74	88%	Leased; \$200/mo rent credits	Incme on rent- HOA	1400	150	4K + 1200
1600 W Sheri Ln, Littleton 80120	m a p	1		5x4 x1cp	48	2069	130	30	187	77	85%	Sold 132K	Incme on rent	1600		
3959 S Hannibal, Aurora 80013	m a p	1		6x3 x2	31	2700	225	-	270	83	83%	Rented: \$100/mo rent credits, 2295 furnished	Cmps	1700		3.9K + 1695
600 Del Norte, Thornton 80221	m a p	1		3x2 x2\	54	1800	156	2	175	88	90%	Taken: \$150/mo rent credits	BPO	1000		3K + 1095
4743 Shoshone Denver 80211	m a p	1		2x1	68	1636	134	15	215	91	69%	Sold \$116K; Non-com 3rd bedrm in basement; High-end rehab, \$35-45K	Web+ Cmps	1150		
1517 Olive, Denver 80220	m a p	1		5x2 x2	68	2121	182	25	244	97	85%	Contracted \$175K: Full rehab, \$35K; hw floor re-finish; bsmnt carpet; paint; windows; baths; kitchens; yard	Cmps, adjstd down 30% for prox to Colfax	1500		
2856 S Ouray Way, Aurora 80014	m a p	1		4x3 x2	35	2000	195	4	176	100	113%	Leased	Incme on rent	1500		3K + 1295
2830 S Helena Way, Aurora 80013	m a p	1		4x2 x2	35	2000	205	1	176	103	NA	Leased-Optioned: comps likely higher	Incme on rent	1500		6K + 1500
16557 E Kentucky Ave, Aurora 80013	m a p	1		4x2 x2	29	2106	213	5	170	104	NA	Lease-Optioned	Incme on rent	1450		3K + 1450
3742 High, Denver 80212	m a p	1		3x1	123	1056	104.0	10	200	108	57%	Contracted: Best As RENTAL; emerging neighborhood, high-end rehab, 35K; 2009 comps \$190-231K	Cmps	1300		
4770 Zuni, Denver 80221	m a p	1		3x2	61	948	94	12	145	112	73%	Contracted \$93K: HUD repo, ARV Trulia est is \$204K	Seller Est	1255		
4137 Kalamath, Denver 80211	m a p	1		2x1	119	803	82	10	166	114	55%	Contracted \$75K: Weak floors, prop recrds say 3 br, retail rehab, 40K; cmps \$222K	Web	1000		
17328 Paoli Way, Parker 80134	m a p	1		3x3 x2	15	1936	250	-	140	129	NA	Contracted	Incme on rent	1195		0K + 1195
4224 S Halifax Way, Aurora 80013	m a p	1		3x1 x2	24	1192	178	5	140	154	NA	Leased	Incme on rent	1200		3K + 1100
8520B S Gold Peak Dr, HR 80130	m a p	1	Cndo	2x2 x2	3	1427	245	-	260	172	94%	Sold \$246K	New sales	1550	222	2K + 1550
2958 S Forest, Denver 80220	m a p	1		4x1 x1	56	1341	250	-	184	186	NA	Contracted	Incme on rent	1575		0K + 1295
3556 S Cherokee, Englewood 80110	m a p	1	Upper Cndo	2x2 x1	1	1007	210	-	105	209	NA	Leased; \$400/mo rent credits	Incme on rent- HOA	1000	100	2K + 1150
4761 E Dartmouth Ave, Denver 80220	m a p	1		3x1 x1	56	1012	250	-	238	247	105%	Lease-Optioned; no basement	Appr	1500		2.6K + 1500

62	63%	CO	Thornton	80221	Lincoln Way	7679	N	1963
61	80%	CO	Aurora	80015	Richfield Cir	4901	S	1982
68	55%	CO	Denver	80211	Kalamath	3736	N	1890
72	85%	CO	Aurora	80013	Danube Cir	3757	S	1980
63	69%	CO	Littleton	80120	Sheri Ln	1600	W	1961
83	83%	CO	Aurora	80013	Hannibal	3959	S	1978
86	89%	CO	Thornton	80221	Del Norte	600	E	1955
82	62%	CO	Denver	80211	Shoshone	4743	N	1941
86	74%	CO	Denver	80220	Olive	1517	N	1941
98	111%	CO	Aurora	80014	Ouray Way	2856	S	1974
103	117%	CO	Aurora	80013	Helena Way	2830	S	1974
101	126%	CO	Aurora	80013	Kentucky Ave	16557	E	1980
99	52%	CO	Denver	80212	High	3742	N	1886
99	65%	CO	Denver	80221	Zuni	4770	N	1948
102	49%	CO	Denver	80211	Kalamath	4137	N	1890
129	179%	CO	Parker	80134	Paoli Way	17328	E	1994
149	127%	CO	Aurora	80013	Halifax Way	4224	S	1985
172	94%	CO	HR	80130	Gold Peak Dr	8520	S	2006
186	136%	CO	Denver	80220	Forest	2958	S	1953
209	199%	CO	Englewood	80110	Cherokee	3556	S	2008
247	105%	CO	Denver	80220	Dartmouth Ave	4761	E	1953

**Notes:**

- 1- Price may include a small mark-up, currently 1% of the Price (split on lease-option then purchase)
- 2- Investment to Value ratio (ITV, versus the misnomer LTV) = (Price + Rehab) / ARV, best under 65% for Flips, 80% for Rentals, and 95% Retail

3- "Income"- inverted from 75% rental Income less any HOA fees yielding as the PITI  
on an 80% loan with 7% interest - excludes Property Mgt fees

"CA" - County

"Appr"- recent Appraisal; "BPO"- Broker's Price Opinion based on MLS research;

"Cmps"- similar sold properties, generally from the MLS;

"New Sales"- in the same development;

"Seller Est"- from Seller using various sources (best to verify)

"CH" - CyberHomes.com

"Web"- combines truly-similar properties For Sale and Sold at Trulia.com, Zillow.com,  
RealEstate.Yahoo.com/Homevalues

4- Rent based on prevailing rents in the area - averaged for dissimilar multiple units

5- Lease-to-Own Fees up to \$2,500 are generally NOT applicable to Down Payment or Price;  
includes a mark-up in some cases