


## Values - QUICKIE – Apartments etc – 2/2/2010

Local lenders suggest a nominal 45% to 50% expense rate – so using 50%, thus halving the gross then multiplying by 10 nominal cap rate to get one estimate of value




**3076 W. 71st Way** \$1,950,000  
Westminster, CO

Property Type: Multifamily  
Property Size: 27,938SF

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36 2br/1ba \$624 \$270k \$185k \$1,350k (\$270x50%/10%cap) to \$1,850k value



**3145 Craft Way** \$700,000  
Westminster, CO

Property Type: Multifamily  
Property Size: 13,090SF

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6+10 1br/1ba+2br/1ba \$512 + \$602 \$110k \$64k \$550k-\$640k value




**2550 Ogden & 3351 Lafayette St.** \$2,100,000  
Denver, CO

Property Type: Multifamily  
Property Size: 28,394SF

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1+23+8+2 studio+2br/1ba+3br/2ba+4br/2ba \$350+\$617+\$785+1,150 \$281k \$169k  
\$1,450k-\$1,690k value



**101 W. Egbert St** \$2,100,000  
Brighton, CO

Property Type: Multifamily  
Property Size: 27,070SF

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36 units, cap 8% – no other - .08 x 2,100,000 / 36 = \$467 per unit / 50% exp = \$934 – not likely



**3180 S. Federal Blvd** \$2,995,000  
Denver, CO

Property Type: Multifamily  
Property Size: 48,506SF

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35+18+1 2br/1ba+2br/1.5ba+3br/1.5ba \$650+\$742+\$850 \$419k \$270k \$2,095k-2,700k  
value

2014 Emporia St, Aurora CO 80010 \$1,255,000  
36 units studio/1-2x1 \$375-\$575 \$189k \$119k \$945k-\$1,190k- value

1420-26 Chester \$280K-\$300k  
4-5 units \$35k \$28k \$175K-\$280k value

Singles in Chester St Package

Granby- \$140k-\$150k  
1 \$1400 \$17k \$150x9.94cap=\$15k noi \$85k-\$150k

1730 Hanover \$200-\$240k  
1+2 2x1+1x1 \$29k \$240kx9.94cap = \$24k noi \$145k-\$240k

1401 Kingston \$75-\$79k

3 2x1 \$800 ea \$29k \$45k-\$79k  
Got worn out on these guys ... moved on

835 S Quebec St, Denver CO 80247 \$1,675k  
6+22+6- 1x1w/fireplace+1x1+2x1 \$542-\$692 \$226k -\$60k=\$166k \$1,080k-\$1,660k

8120 Sheridan Boulevard, Westminster, CO \$1,995k→\$1,700k  
3 building – converting to office apartments? Nice \$/sqft NEED MORE DATA