

Jefferson County Duplex							Finished	Finished	Year	Lot	Units	Annual	Days	SOLD	Sale	NET	
Adresss		City	Zip	Sq. Ft.	Total	\$/Sq. Ft	Construction	Built	Size		Projected	on	Date	Price	Concession	SALES	
				Sq.Ft.							Income	Market				PRICE	
8832-8834	W 54th	Pl.	Arvada	80002	1620	1620	\$215	BL, BR	1959	6864	2	\$28,800	4	Jun-17	\$349,000	\$0	\$349,000
5314-5316	Carr	St.	Arvada	80002	1713	1713	\$206	BR, FR	1958	9135	2	\$31,200	4	Mar-17	\$353,500	\$0	\$353,500
11669	W 58th	Ave.	Arvada	80002	2056	2056	\$204	BR, FR	1973	9083	2	\$36,000	3	Jun-17	\$419,000	\$4,500	\$414,500
9458-9460	W 56th	Pl.	Arvada	80002	2400	2400	\$194	Other	1976	8677	2	\$32,400	12	Aug-17	\$465,000	\$0	\$465,000
5325	Allison	St.	Arvada	80002	3233	3233	\$153	Manufac	1997	24573	2	\$40,800	3	Jun-17	\$493,493	\$0	\$493,493
9387	W 56th	Pl.	Arvada	80002	1920	3360	\$270	BR	1974	8922	2	\$41,031	28	Sep-17	\$517,500	\$0	\$517,500
9548-50	W 56th	Pl.	Arvada	80002	3006	3984	\$195	FR	1975	10944	2	\$45,600	3	Dec-17	\$585,000	\$0	\$585,000
5270	Balsam	St.	Arvada	80002	3077	3077	\$195	FR	1920	24089	2	\$41,000	62	Oct-17	\$600,000	\$0	\$600,000
6945-6955	Webster	St.	Arvada	80003	4100	4658	\$117	FR	1961	12241	2	\$33,600	6	Feb-17	\$481,100	\$4,000	\$477,100
6087	Jay	St.	Arvada	80003	3236	4871	\$178	FR	1997	11172	2	\$44,400	-8	Oct-17	\$575,000	\$9,300	\$565,700
11590	Allendale	Dr.	Arvada	80004	2631	4130	\$190	FR	1978	13065	2	\$37,950	5	Apr-17	\$500,000	\$6,462	\$493,538
6480	Newcombe	Ct.	Arvada	80004	3158	3158	\$160	FR	1981	11776	2	\$0	6	Apr-17	\$505,000	\$4,500	\$500,500
4142	Chase	St.	Denver	80212	1762	1762	\$199	FR	1899	6650	2	\$28,800	8	Aug-17	\$350,000	\$0	\$350,000
2125	Ames	St.	Edgewater	80214	1500	1500	\$287	BR	1951	6250	2	\$33,300	8	Oct-17	\$431,000	\$0	\$431,000
2005-2007	Kendall	St.	Edgewater	80214	1824	1824	\$253	BR	1962	6250	2	\$33,600	4	Sep-17	\$461,150	\$0	\$461,150
656	N Kendrick	St.	Golden	80401	1759	3518	\$239	FR	1972	14817	2	\$43,200	8	Sep-17	\$420,000	\$0	\$420,000
1232 1242	Quaker	St.	Golden	80401	2052	4104	\$212	BR, FR	1987	11539	2	\$22,500	1	Jun-17	\$435,000	\$0	\$435,000
1212 1222	Quaker	St.	Golden	80401	2052	4104	\$214	FR	1987	11539	2	\$31,200	0	Aug-17	\$440,000	\$0	\$440,000
12513	W 8th	Ave.	Golden	80401	3862	3862	\$136	BR, FR	1972	12612	2	\$46,800	2	Nov-17	\$526,000	\$5,000	\$521,000
12516	W 8th	Pl.	Golden	80401	3197	4738	\$182	BR, FR	1972	12585	2	\$54,000	3	Jul-17	\$583,299	\$0	\$583,299
476 & 12486	W 8th	Pl.	Golden	80401	4788	4788	\$163	FR	1972	12551	2	\$72,000	17	Sep-17	\$779,000	\$3,477	\$775,523
3398	Ave. D		Kittredge	80457	1473	1473	\$243	BR, FR	1948	8276	2	\$15,600	46	Nov-17	\$358,000	\$0	\$358,000
2200	Wadsworth	Blvd	Lakewood	80214	1516	1516	\$211	FR	1957	27225	2	\$24,000	21	Apr-17	\$320,000	\$0	\$320,000
1230	Benton	St.	Lakewood	80214	1110	1110	\$297	BR, FR	1953	6752	2	\$0	6	Apr-17	\$330,000	\$0	\$330,000
8201	W 14th	Ave.	Lakewood	80214	3346	3346	\$105	FR	1948	13500	2	\$38,400	101	Jan-17	\$350,000	\$0	\$350,000
7255	W 20th	Ave.	Lakewood	80214	1712	1712	\$222	FR	1949	26833	2	\$24,000	8	Oct-17	\$380,000	\$552	\$379,448
1265	Ammons	St.	Lakewood	80214	2240	2240	\$191	Con, Oth	1956	9975	2	\$36,000	18	Feb-17	\$427,500	\$2,500	\$425,000
7865	W 25th	Ave.	Lakewood	80214	2313	3139	\$185	Con	1960	13792	2	\$0	2	Mar-17	\$427,250	\$0	\$427,250
7290	W 10th	Ave.	Lakewood	80214	2076	2076	\$210	BR	1956	8187	2	\$40,800	107	Jun-17	\$435,500	\$0	\$435,500
5712	W 9th	Ave.	Lakewood	80214	3533	3533	\$130	BR	1969	10672	2	\$0	9	Apr-17	\$460,000	\$3,000	\$457,000
1659-1661	Sheridan	Blvd	Lakewood	80214	1883	1883	\$260	BR	1948	9975	2	\$36,000	6	Aug-17	\$490,000	\$1,100	\$488,900
9900/9950	W 23rd	Ave.	Lakewood	80215	1992	1992	\$141	FR	1928	15656	2	\$24,000	5	Jun-17	\$280,000	\$38,500	\$241,500
1420	Garrison	St.	Lakewood	80215	1248	2376	\$260	BL, Other	1945	15943	2	\$28,000	28	Jun-17	\$325,000	\$16,731	\$308,269
1942-1950	Iris	St.	Lakewood	80215	2297	2297	\$159	BL	1959	9018	2	\$30,000	93	Mar-17	\$365,000	\$0	\$365,000
1675	Independence St.		Lakewood	80215	1706	1706	\$226	FR	1976	10815	2	\$24,000	19	Apr-17	\$385,000	\$0	\$385,000

Jefferson County			Finished		Finished		Year	Lot	Units	Annual	Days	SOLD	Sale	NET			
Duplex			Sq. Ft.	Total	\$/Sq. Ft		Built	Size		Projected	on	Date	Price	SALES			
Adresss			City	Zip	Sq.Ft.	Construction				Income	Market		Concession	PRICE			
8893	W	24th Ave.	Lakewood	80215	1419	1419	\$275	BL	1951	11675	2	\$0	10	Jul-17	\$389,900	\$500	\$389,400
1911		Iris St.	Lakewood	80215	1682	3364	\$244	FR	1964	24179	2	\$26,280	77	Jan-17	\$410,000	\$0	\$410,000
1945		Independence St.	Lakewood	80215	3074	3074	\$160	BR	1965	9514	2	\$38,400	3	Feb-17	\$493,000	\$0	\$493,000
9900-9950	W	23rd Ave.	Lakewood	80215	2270	2310	\$220	FR	1928	15656	2	\$42,300	1	Sep-17	\$500,000	\$0	\$500,000
1870 & 1872		Independence St.	Lakewood	80215	2428	2428	\$216	BR, FR	1981	12122	2	\$0	1	Nov-17	\$525,000	\$0	\$525,000
34 and 56	S	Harlan St.	Lakewood	80226	1312	1312	\$248	FR	1949	31074	2	\$0	3	Oct-17	\$325,000	\$0	\$325,000
40 - 50	S	Pierce St.	Lakewood	80226	2469	2469	\$166	FR	1962	12197	2	\$36,000	5	Jul-17	\$411,000	\$0	\$411,000
25		Quay St.	Lakewood	80226	3200	3360	\$141	BR	1963	13679	2	\$0	17	Feb-17	\$450,000	\$0	\$450,000
877	S	Depew St.	Lakewood	80226	2161	2161	\$210	BR, FR	1974	12294	2	\$36,000	3	Apr-17	\$454,400	\$0	\$454,400
5820	W	3rd Pl.	Lakewood	80226	3807	4197	\$121	BR, FR	1972	13864	2	\$0	2	Oct-17	\$462,000	\$0	\$462,000
5725	W	2nd Ave.	Lakewood	80226	2286	3826	\$203	BR, FR	1979	12157	2	\$0	12	May-17	\$465,000	\$0	\$465,000
267		Ingalls St.	Lakewood	80226	2268	2268	\$218	FR	1972	15030	2	\$37,200	2	Dec-17	\$495,000	\$0	\$495,000
987-989	S	Alkire St.	Lakewood	80228	2500	2500	\$186	FR	1969	13161	2	\$36,000	5	Jul-17	\$465,000	\$0	\$465,000
4784-86		Cody St.	Wheat Ridge	80033	1581	1581	\$218	BR	1958	7459	2	\$0	6	Sep-17	\$344,500	\$0	\$344,500
8748	W	46th Ave.	Wheat Ridge	80033	1536	1536	\$228	BR	1957	6600	2	\$27,600	2	Aug-17	\$350,000	\$0	\$350,000
4585-4595		Rouutt St.	Wheat Ridge	80033	1904	1904	\$196	BR, FR	1972	14043	2	\$30,000	3	Nov-17	\$372,520	\$0	\$372,520
7280	W	35th Pl.	Wheat Ridge	80033	2220	2220	\$191	BR, FR	1958	11819	2	\$1	52	Sep-17	\$425,000	\$0	\$425,000
4760		Everett St.	Wheat Ridge	80033	2004	2004	\$217	BR	1971	12282	2	\$0	7	Feb-17	\$435,000	\$5,000	\$430,000
4705		Garland St.	Wheat Ridge	80033	2164	2164	\$202	BR, FR	1960	15469	2	\$34,800	28	Jul-17	\$437,500	\$0	\$437,500
4630		Robb St.	Wheat Ridge	80033	2905	2905	\$153	BR, FR	1972	12820	2	\$36,000	3	Jul-17	\$445,000	\$7,100	\$437,900
4010		Jay St.	Wheat Ridge	80033	1460	2084	\$302	FR	1951	16557	2	\$23,800	7	Jun-17	\$440,440	\$0	\$440,440
4624-4634		Simms St.	Wheat Ridge	80033	3429	3429	\$129	BR, FR	1972	13610	2	\$36,000	7	Mar-17	\$440,900	\$0	\$440,900
4390		Otis St.	Wheat Ridge	80033	2745	2745	\$178	FR	1957	13155	2	\$42,000	4	Nov-17	\$487,500	\$0	\$487,500
4440		Dover St.	Wheat Ridge	80033	3552	4736	\$142	FR	1961	13000	2	\$36,000	4	Aug-17	\$503,000	\$0	\$503,000
9475-9485	W	38th Ave.	Wheat Ridge	80033	5157	5157	\$99	BR	1966	15504	2	\$60,000	42	Sep-17	\$512,500	\$0	\$512,500
3680-3690		Lewis St.	Wheat Ridge	80033	2940	3267	\$180	BR	1969	9536	2	\$38,400	2	Jun-17	\$530,000	\$15,000	\$515,000
8610	W	32nd Pl.	Wheat Ridge	80033	4000	4676	\$131	BR	1963	12355	2	\$0	2	Aug-17	\$523,000	\$0	\$523,000
3710-3712		Miller St.	Wheat Ridge	80033	2885	2885	\$184	BR, FR	1982	16470	2	\$36,000	6	Apr-17	\$530,500	\$2,000	\$528,500
3640		Lewis St.	Wheat Ridge	80033	2830	3264	\$187	FR	1969	9552	2	\$41,400	5	Jun-17	\$530,000	\$0	\$530,000
4385		Balsam St.	Wheat Ridge	80033	2958	3944	\$182	BR	1962	13905	2	\$40,800	4	Jan-17	\$537,000	\$2,352	\$534,648
8632	W	44th Pl.	Wheat Ridge	80033	3588	3588	\$162	Con	1962	12146	2	\$0	2	Jul-17	\$580,000	\$0	\$580,000
6556	W	44th Ave.	Wheat Ridge	80033	2068	2068	\$285	FR	2004	15090	2	\$42,000	22	Nov-17	\$590,000	\$0	\$590,000
<b>Duplex</b>							<b>\$197</b>	<b>\$/Sq.Ft.</b>				<b>15</b>	<b>DOM</b>	<b>Average Sales Price</b>	<b>\$452,692</b>		

Jefferson County Triplex				Finished Sq. Ft.	Total Sq.Ft.	Finished \$/Sq. Ft	Year Built	Lot Size	Units	Annual Projected Income	Days on Market	SOLD Date	Sale Price	Concession	NET SALES PRICE
Address	City	Zip	Construction												
6065 Otis St.	Arvada	80003	FR	4003	4392	\$141	1988	15682	3	\$48,000	12	Aug-17	\$565,000	\$0	\$565,000
1651 Vance St.	Lakewood	80214	FR	2125	2125	\$220	1952	8205	3	\$33,000	13	Jan-17	\$467,500	\$0	\$467,500
5235 W Mississippi Ave.	Lakewood	80226	Con	2228	2333	\$157	1934	11250	3	\$36,010	35	Nov-17	\$350,000	\$0	\$350,000
7180 W 35th Ave.	Wheat Ridge	80033	FR	2131	2431	\$253	1871	17947	3	\$50,887	19	Aug-17	\$540,000	\$0	\$540,000
<b>Triplex</b>				<b>\$193</b>		<b>\$/Sq.Ft.</b>					<b>20</b>	<b>DOM</b>	<b>Average Sales Price</b>		<b>\$480,625</b>

Jefferson County Fourplex				Finished Sq. Ft.	Total Sq.Ft.	Finished \$/Sq. Ft	Year Built	Lot Size	Units	Annual Projected Income	Days on Market	SOLD Date	Sale Price	Concession	NET SALES PRICE
Address	City	Zip	Construction												
6257 Estes St.	Arvada	80004	BR, FR	3640	3640	\$162	1972	9450	4	\$51,600	170	Apr-17	\$590,000	\$5,000	\$585,000
8656 W 62ND Pl.	Arvada	80004	BR	4464	4464	\$137	1971	16403	4	\$59,400	11	Aug-17	\$610,000	\$0	\$610,000
5880 Miller St.	Arvada	80004	FR	4400	6804	\$173	1980	12720	4	\$0	0	Jun-17	\$760,000	\$0	\$760,000
2495 Youngfield St.	Golden	80401	BR, FR	2981	2981	\$160	1961	12090	4	\$33,600	10	Jun-17	\$478,000	\$0	\$478,000
1135 9th St.	Golden	80401	FR	2265	2265	\$227	1902	7293	4	\$1	13	Sep-17	\$515,000	\$0	\$515,000
18208 W 3rd Pl.	Golden	80401	BR	3960	3960	\$177	1978	9280	4	\$0	0	Apr-17	\$700,000	\$0	\$700,000
1005 9th St.	Golden	80401	FR	4853	4853	\$174	1907	9740	4	\$60,102	0	Mar-17	\$843,500	\$0	\$843,500
18244 W 3rd Pl.	Jefferson	80401	BL	3840	3840	\$172	1972	9400	4	\$55,520	8	May-17	\$660,000	\$0	\$660,000
1604 Jay St.	Lakewood	80214	FR	1893	1893	\$156	1958	6650	4	\$0	8	Mar-17	\$295,000	\$0	\$295,000
8295 W 12th Pl.	Lakewood	80214	BR	3786	3786	\$104	1953	11340	4	\$45,000	0	Jan-17	\$395,000	\$0	\$395,000
965 Brentwood St.	Lakewood	80214	BR, FR	1560	1560	\$286	1957	7260	4	\$43,200	72	May-17	\$446,800	\$6,800	\$440,000
989 Upham Ct.	Lakewood	80214	FR	3455	3455	\$261	1956	14500	4	\$75,360	6	Oct-17	\$902,500	\$0	\$902,500
5430 W 3rd Pl.	Lakewood	80226	FR	2988	2988	\$185	1961	7840	4	\$57,600	12	Sep-17	\$552,000	\$3,500	\$548,500
2591 Pierce St.	Lakewood	80226	BR	3820	3820	\$183	1956	11083	4	\$62,400	39	Dec-17	\$700,000	\$0	\$700,000
9513-9527 W Alameda Ave.	Lakewood	80226	FR	5507	5507	\$175	1974	1873	4	\$62,400	20	May-17	\$965,000	\$11,500	\$953,500
4583 Everett St.	Wheat Ridge	80033	FR	2944	2944	\$200	1962	14000	4	\$57,600	5	Mar-17	\$587,500	\$0	\$587,500
3736 Vance St.	Wheat Ridge	80033	BL, FR	3224	3224	\$247	1959	8058	4	\$63,360	15	Apr-17	\$795,000	\$0	\$795,000
2717 Sheridan Blvd	Wheat Ridge	80214	BR	3225	4091	\$225	1955	11287	4	\$61,110	20	Oct-17	\$725,000	\$0	\$725,000
<b>Fourplex</b>				<b>\$189</b>		<b>\$/Sq.Ft.</b>					<b>23</b>	<b>DOM</b>	<b>Average Sales Price</b>		<b>\$638,528</b>

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It is presented to give the investor an overall view of market prices. RE/MAX 100 did not participate in all of these sales. Investors should carefully verify all information contained herein.

Should you be aware of any errors or have additional information, please contact me. This is not a solicitation of your property if it is currently listed!

