

Jefferson COUNTY						Finished		Finished		Year	Lot	Units	Annual	Days	SOLD	Sale	NET		
Duplex						Sq. Ft.	Total	\$/Sq. Ft	Construction	Built	Size		Projected	on	Date	Price	Concession	SALES	PRICE
Adresss		City	Zip									Income	Market						
9498	W 56th	Pl.	Arvada	80002	1904	1904	\$219	FR	1973	8662	2	\$28,800	111	Feb-19	\$417,000	\$3,000	\$414,000		
10555	W 58th	Ave.	Arvada	80002	2800	2800	\$214	BL,FR	1972	12593	2	\$0	38	Jun-19	\$600,000	\$0	\$600,000		
6427	Grandview	Ave.	Arvada	80002	2068	4136	\$314	FR	1998	11256	2	\$21,600	0	Oct-19	\$650,000	\$0	\$650,000		
7221	W 64th	Ave.	Arvada	80003	2004	2004	\$215	FR	1955	10790	2	\$33,600	20	Jun-19	\$431,000	\$500	\$430,500		
6101	W 60th	Ave.	Arvada	80003	2677	3694	\$209	FR	1948	21780	2	\$46,800	171	Dec-19	\$560,000	\$0	\$560,000		
6463	Newcombe	Ct.	Arvada	80004	2600	3536	\$199	BR, FR	1979	10767	2	\$51,600	0	Jul-19	\$517,000	\$4,000	\$513,000		
9582	W 66th	Ave.	Arvada	80004	3744	3744	\$148	BR, FR	1972	11457	2	\$0		Aug-19	\$555,000	\$500	\$554,500		
9582	W 66th	Ave.	Arvada	80004	3744	3744	\$148	BR, FR	1972	11457	2	\$44,400	3	Jan-19	\$555,000	\$500	\$554,500		
6457	Newcombe	St.	Arvada	80004	2340	4680	\$241	FR	1985	9641	2	\$39,600	25	Oct-19	\$565,000	\$0	\$565,000		
6346-6348	Nelson	St.	Arvada	80004	2825	2825	\$214	FR	1969	8910	2	\$43,080	34	Jan-19	\$605,000	\$0	\$605,000		
9572	W 66th	Ave.	Arvada	80004	2640	2640	\$262	FR	1972	19086	2	\$60,000	8	Sep-19	\$692,000	\$0	\$692,000		
6640	Simms	St.	Arvada	80004	3184	3184	\$561	Con	1947	174240	2	\$0	163	Apr-19	\$1,787,500	\$0	\$1,787,500		
7840	W 81st	Cir.	Arvada	80005	2361	2361	\$254	BR, FR	1971	12387	2	\$41,280	5	Nov-19	\$600,000	\$3,050	\$596,950		
2594	Chase	St.	Edgewater	80214	1402	1404	\$350	BL	1909	6000	2	\$20,000	8	Sep-19	\$490,000	\$0	\$490,000		
2001	Lamar	St.	Edgewater	80214	2010	2010	\$254	BR, FR	1963	6250	2	\$35,000	5	Nov-19	\$510,000	\$6,000	\$504,000		
2512	Ames	St.	Edgewater	80214	1515	1615	\$383	BR, FR	1899	6650	2	\$1	65	May-19	\$580,000	\$6,000	\$574,000		
2537	Ames	St.	Edgewater	80214	2025	2025	\$358	BR	1892	7315	2	\$41,400	4	Sep-19	\$725,000	\$0	\$725,000		
31	S Rainbow Cre:	Dr.	Evergreen	80439	4385	4540	\$143	FR	1966	369389	2	\$1	164	Apr-19	\$625,000	\$0	\$625,000		
618-620	Juniper	St.	Golden	80401	1811	1811	\$220	FR	1980	6350	2	\$42,000	39	Mar-19	\$399,000	\$5,000	\$394,000		
1335	Quaker	St.	Golden	80401	1524	1524	\$285	FR	1938	11800	2	\$34,800	8	Jul-19	\$435,000	\$0	\$435,000		
680	Mc Intyre	St.	Golden	80401	2352	2352	\$189	FR	1963	12700	2	\$36,000	15	Feb-19	\$445,000	\$0	\$445,000		
12581	W 12th	Pl.	Golden	80401	1576	4227	\$336	BR, FR	1978	12554	2	\$0	1	Apr-19	\$530,000	\$0	\$530,000		
16296	W 13th	Pl.	Golden	80401	1720	3440	\$340	BR	1974	14116	2	\$38,400	4	Nov-19	\$585,000	\$0	\$585,000		
16336	W 13th	Pl.	Golden	80401	1804	3608	\$324	BR	1974	13955	2	\$38,400	4	Nov-19	\$585,000	\$0	\$585,000		
823-827	Torrey	St.	Golden	80401	2657	2657	\$231	FR	1973	12258	2	\$0	3	Jun-19	\$614,000	\$4,000	\$610,000		
4730	Indiana	St.	Golden	80403	3413	4469	\$169	FR, Mod	1915	43560	2	\$0	8	Apr-19	\$577,000	\$0	\$577,000		
3435	Avenue C		Kittredge	80457	1452	1452	\$257	FR	1975	7928	2	\$0	114	Nov-19	\$373,000	\$0	\$373,000		
1540	Ames	St.	Lakewood	80214	1248	1248	\$280	FR	1930	6650	2	\$23,400	5	Oct-19	\$350,000	\$3,000	\$347,000		
7073	W 16th	Pl.	Lakewood	80214	1392	1392	\$291	BR	1949	5844	2	\$30,960	48	Jun-19	\$405,000	\$0	\$405,000		
1875	Jay	St.	Lakewood	80214	2112	2112	\$196	FR	1934	10640	2	\$26,400	40	Aug-19	\$413,000	\$0	\$413,000		
650	Ingalls	St.	Lakewood	80214	2132	2573	\$220	BR	1963	12420	2	\$36,600	2	Jun-19	\$470,000	\$1,500	\$468,500		
5570	W 10th	Ave.	Lakewood	80214	2748	2748	\$178	FR	1932	11848	2	\$0	52	Feb-19	\$490,000	\$1,000	\$489,000		
1801	Carr	St.	Lakewood	80214	1680	1680	\$301	BR, FR	1953	13084	2	\$39,000	5	Sep-19	\$505,000	\$0	\$505,000		
1020-1030	Lamar	St.	Lakewood	80214	3304	3478	\$164	FR	1971	16832	2	\$26,400	4	Apr-19	\$542,000	\$5,000	\$537,000		
1950	Vance	St.	Lakewood	80214	3712	3816	\$185	FR	1986	9513	2	\$46,800	7	Aug-19	\$686,970	\$22,970	\$664,000		
1943/1945	Darlee	Ct.	Lakewood	80215	2013	2013	\$231	FR	1960	10204	2	\$36,000	5	Jan-19	\$465,000	\$0	\$465,000		
1885	Independenc	St.	Lakewood	80215	2620	2620	\$212	BR, FR	1962	11267	2	\$0	1	Jun-19	\$555,000	\$7,450	\$547,550		
1808	Simms	St.	Lakewood	80215	3095	3095	\$208	BR, FR	1955	13741	2	\$56,000	1	Feb-19	\$645,000	\$3,000	\$642,000		
1885	Darlee	Ct.	Lakewood	80215	3960	3960	\$164	FR	1957	11951	2	\$57,600	94	Feb-19	\$650,000	\$2,000	\$648,000		

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Duplex				Sq. Ft.	Total	Built	Size		Projected	on	Date	Price	Concession	SALES			
	Adresss	City	Zip	Sq.Ft.	Sq.Ft.	Construction			Income	Market				PRICE			
	1945	Independenc St.	Lakewood	80215	3074	3074	\$211 FR	1965	9514	2	\$44,400	13	Mar-19	\$650,000	\$0	\$650,000	
2535-2537	Iris	St.	Lakewood	80215	2462	3697	\$280 FR	1967	13343	2	\$46,200	2	Aug-19	\$690,000	\$5,000	\$685,000	
	2595	Willow	Lane	Lakewood	80215	4358	4358	\$177 BR, FR	1964	14476	2	\$52,140	26	Mar-19	\$772,500	\$0	\$772,500
7700-7702	W Kentucky	Ave.	Lakewood	80226	1939	1939	\$240 FR	1942	13242	2	\$31,200	95	Jun-19	\$465,000	\$0	\$465,000	
	5515	W Kentucky	Ave.	Lakewood	80226	2381	2381	\$210 FR	1974	12500	2	\$0	12	Jun-19	\$500,000	\$7,500	\$492,500
	435	S Oak	St.	Lakewood	80226	2449	2449	\$202 BR	1970	14906	2	\$0	4	Dec-19	\$495,000	\$0	\$495,000
	1060	S Yarrow	St.	Lakewood	80226	1417	3780	\$392 FR	1963	14438	2	\$48,000	4	Jun-19	\$555,000	\$750	\$554,250
154 - 156	S Cody	St.	Lakewood	80226	3470	3830	\$203 BR, FR	1975	13722	2	\$53,400	20	Dec-19	\$705,450	\$1,500	\$703,950	
	6925	W Mexico	Dr.	Lakewood	80232	1764	1764	\$227 FR	1961	9010	2	\$31,200	4	Jan-19	\$400,101	\$0	\$400,101
	6707	W Portland	Ave.	Littleton	80128	4840	4939	\$130 BR	1972	12800	2	\$48,000	3	Jun-19	\$629,900	\$0	\$629,900
	3910	Reed	St.	Wheat Ridge	80033	1600	1600	\$247 BL	1940	12944	2	\$0	5	Mar-19	\$395,000	\$0	\$395,000
	10260	W 41st	Ave.	Wheat Ridge	80033	1625	1625	\$268 BR	1960	14256	2	\$30,000	23	Aug-19	\$435,000	\$11,200	\$423,800
	4095	Independenc	Ct.	Wheat Ridge	80033	1800	1800	\$242 BR, FR	1962	10031	2	\$21,300	0	May-19	\$436,000	\$0	\$436,000
	3802	Allison	St.	Wheat Ridge	80033	1737	1737	\$252 BR	1957	9888	2	\$32,400	0	Jul-19	\$436,900	\$0	\$436,900
	3292	Marshall	St.	Wheat Ridge	80033	1962	1962	\$242 BR, Con,	1963	12197	2	\$38,400	60	May-19	\$475,000	\$0	\$475,000
	11285	W 46th	Pl.	Wheat Ridge	80033	1780	1780	\$278 BR	1974	12158	2	\$38,400	17	Oct-19	\$495,000	\$0	\$495,000
	10490	W 45th	Ave.	Wheat Ridge	80033	2815	2815	\$178 FR	1972	12546	2	\$46,800	8	Aug-19	\$500,000	\$0	\$500,000
6395-6397	W 47th	Pl.	Wheat Ridge	80033	2015	2015	\$253 BR	1958	16829	2	\$43,200	24	Nov-19	\$510,000	\$6,000	\$504,000	
	4684	Rouutt	St.	Wheat Ridge	80033	2946	2946	\$179 BR, FR	1972	13437	2	\$40,800	50	Feb-19	\$527,500	\$2,600	\$524,900
	3590	Holland	Ct.	Wheat Ridge	80033	2887	2887	\$184 FR	1974	12229	2	\$44,400	17	Apr-19	\$530,000	\$0	\$530,000
	4680	Robb	St.	Wheat Ridge	80033	2823	2823	\$190 BR	1973	12528	2	\$31,140	1	Dec-19	\$535,000	\$0	\$535,000
	4685	Rouutt	St.	Wheat Ridge	80033	3012	3012	\$181 BR, FR	1972	13911	2	\$40,000	75	Dec-19	\$545,000	\$0	\$545,000
	4425	Miller	St.	Wheat Ridge	80033	2552	2552	\$219 FR	1972	12284	2	\$42,000	8	Mar-19	\$558,000	\$0	\$558,000
	3995	Jay	St.	Wheat Ridge	80033	1727	1727	\$350 BR	1956	8613	2	\$40,800	5	Sep-19	\$605,000	\$3,500	\$601,500
	3723	Wright	St.	Wheat Ridge	80033	2628	3804	\$240 FR	1967	14400	2	\$37,200	2	Sep-19	\$630,000	\$0	\$630,000
	11700	W 46th	Ave.	Wheat Ridge	80033	2496	2496	\$260 BR, FR	1968	14026	2	\$43,800	9	Jul-19	\$650,000	\$5,500	\$644,500
6801-6803	W 32nd	Ave.	Wheat Ridge	80033	3673	3673	\$203 BR, FR	1972	12850	2	\$56,400	25	May-19	\$745,000	\$7,100	\$737,900	
	3705	Ames	St.	Wheat Ridge	80212	1311	2013	\$309 BR	1941	9181	2	\$2,400	8	Sep-19	\$405,000	\$5,000	\$400,000
2913-2915	Sheridan	Blvd	Wheat Ridge	80214	1722	2070	\$244 FR	1929	12644	2	\$0	19	Mar-19	\$420,000	\$0	\$420,000	
	5700	W 29th	Ave.	Wheat Ridge	80214	1395	1395	\$349 BR	1949	8313	2	\$38,400	2	Dec-19	\$486,500	\$0	\$486,500
	3195	Pierce	St.	Wheat Ridge	80214	2820	2820	\$218 FR	1980	13841	2	\$45,600	23	Nov-19	\$615,000	\$5,000	\$610,000
<b>Duplex</b>							<b>\$243</b>	<b>\$/Sq.Ft.</b>				<b>27</b>	<b>DOM</b>	<b>Average Sales Price</b>		<b>\$554,903</b>	

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Triplex				Sq. Ft.	Total	Built	Size		Projected	on	Date	Price	Concession	SALES
Adresss	City	Zip		Sq.Ft.	Sq.Ft.	Construction			Income	Market				PRICE
5430	Estes St.	Arvada	80002	2800	3584	BR, FR	9145	3	\$47,785	18	May-19	\$650,000	\$0	\$650,000
2240	Ames St.	Edgewater	80214	2084	2084	BR	6272	3	\$42,840	139	May-19	\$650,000	\$0	\$650,000
2260	Ames St.	Edgewater	80214	2016	2016	BR	6250	3	\$45,600	146	May-19	\$650,000	\$0	\$650,000
4932	Little Cub Cre Road	Evergreen	80439	2448	2448	FR	38439	3	\$0	5	Apr-19	\$650,000	\$0	\$650,000
1295	Vance St.	Lakewood	80214	2484	2484	BR	9000	3	\$44,400	85	Jan-19	\$505,000	\$0	\$505,000
1665	Vance St.	Lakewood	80214	2125	2125	BR	7491	3	\$48,600	23	Mar-19	\$540,000	\$0	\$540,000
1675	Vance St.	Lakewood	80214	2125	2125	BR	6340	3	\$48,600	23	Mar-19	\$540,000	\$0	\$540,000
795	Depew St.	Lakewood	80214	2785	2785	BR, FR	17729	3	\$42,000	15	Jul-19	\$699,900	\$9,000	\$690,900
1340	Upham St.	Lakewood	80214	3388	3388	BR	16560	3	\$51,600	113	Jul-19	\$720,000	\$0	\$720,000
4675	Newland St.	Wheat Ridge	80033	2217	2217	BR, Con,	11678	3	\$53,100	29	Mar-19	\$590,000	\$5,000	\$585,000
<b>Triplex</b>									<b>\$257</b>		<b>60</b>	<b>DOM</b>	<b>Average Sales Price</b>	<b>\$618,090</b>

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**Keith A. Hurtubise**

**Broker Associate**

**Registered Real Estate Appraiser (Inactive)**

**RE/MAX 100 Inc. Investment Division**

**710 Kipling St., Suite 110**

**Lakewood, CO 80215**

**303-202-2221 (O) 303-808-8202 (C) [invest@keithabees.com](mailto:invest@keithabees.com)**

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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



Jefferson COUNTY				Finished	Finished	Year	Lot	Units	Annual	Days	SOLD	Sale	NET				
Fourplex				Sq. Ft.	Total	Built	Size		Projected	on	Date	Price	Concession	SALES			
Adresss	City	Zip		Sq.Ft.	Construction				Income	Market				PRICE			
8726 W 54th Pl.	Arvada	80002		2432 2432	\$308 FR	1960	5010	4	\$62,680	39	Nov-19	\$750,000	\$0	\$750,000			
8716 W 54th Pl.	Arvada	80002		3054 3054	\$265 BR	1960	5480	4	\$68,004	7	May-19	\$810,000	\$0	\$810,000			
6001 Harlan St.	Arvada	80003		4708 4708	\$186 FR	1977	11496	4	\$72,000	3	Nov-19	\$877,000	\$0	\$877,000			
8721 W 62nd Ave.	Arvada	80004		3100 3317	\$193 BR	1971	6671	4	\$55,200	1	Sep-19	\$598,000	\$17,940	\$580,060			
10160 W 59th Ave.	Arvada	80004		4000 4088	\$203 FR	1968	9177	4	\$86,880	6	Jan-19	\$810,000	\$15,000	\$795,000			
8656 W 62nd Pl.	Arvada	80004		4464 4464	\$193 BR, FR	1971	16403	4	\$78,000	3	Jun-19	\$860,000	\$0	\$860,000			
7890 W 25th Ave.	Lakewood	80214		3644 3644	\$165 FR	1949	23198	4	\$58,800	28	May-19	\$600,000	\$0	\$600,000			
715 Moore St.	Lakewood	80215		3576 3576	\$203 BR	1961	9037	4	\$65,000	23	Jan-19	\$725,000	\$0	\$725,000			
541 S Sheridan Blvd	Lakewood	80226		4978 4978	\$188 FR	1948	21400	4	\$91,320	59	May-19	\$935,000	\$0	\$935,000			
131 S Zang Way	Lakewood	80228		3704 3704	\$208 FR	1984	1920	4	\$64,800	80	Aug-19	\$770,000	\$0	\$770,000			
3790 Owens St.	Wheat Ridge	80033		3588 3588	\$192 FR	1967	8712	4	\$0	0	Apr-19	\$690,000	\$10,000	\$680,000			
10680 W 38th Pl.	Wheat Ridge	80033		2970 2970	\$237 BR, FR	1960	15750	4	\$1	5	Apr-19	\$705,000	\$0	\$705,000			
10509 W 44th Ave.	Wheat Ridge	80033		2200 2240	\$326 BR	1925	35109	4	\$88,800	13	Jan-19	\$717,500	\$0	\$717,500			
10640 W 38th Pl.	Wheat Ridge	80033		2970 2970	\$251 BR	1960	15028	4	\$58,800	31	Aug-19	\$745,000	\$5,000	\$740,000			
4510 Garrison St.	Wheat Ridge	80033		2970 2970	\$259 BR	1962	9280	4	\$64,800	37	Jan-19	\$770,000	\$500	\$769,500			
4540 Everett Ct.	Wheat Ridge	80033		3764 3764	\$219 BR, FR	1962	12500	4	\$67,260	18	Jan-19	\$825,000	\$0	\$825,000			
<b>Fourplex</b>									<b>\$225</b>		<b>\$/Sq.Ft.</b>			<b>22</b>	<b>DOM</b>	<b>Average Sales Price</b>	<b>\$758,691</b>

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