

Arapahoe COUNTY				Finished	Finished	Year	Lot		Annual	Days	SOLD	Sale	NET	
Duplex				Sq. Ft.	Total	\$/Sq. Ft.	Size	Units	Projected	on	Date	Price	SALES	
Adresss	City	Zip	Sq.Ft.	Construction	Built	Year	Size	Units	Income	Market	Date	Price	Concession	PRICE
3415 S Canosa	Ct. Englewood	80110	1220	Fr, Structural Steel, '1	1955	6360	Duplex		\$27,600	9	Feb-20	\$298,890	\$3,500	\$295,390
49 Del Mar	Cir Aurora	80011	1470	Br	1959	8799	Duplex		\$3,000	11	Dec-20	\$338,000	\$0	\$338,000
3739 S Logan	St. Englewood	80113	1448	Other, STco	1940	6273	Duplex		\$200	10	Jan-20	\$380,000	\$3,650	\$376,350
833 Emporia	St. Aurora	80010	1950	Br	1956	6360	Duplex			1	Oct-20	\$385,000	\$0	\$385,000
408 Dayton	St. Aurora	80010	1800	Br, Fr	1963	7536	Duplex		\$33,600	0	Feb-20	\$410,000	\$2,000	\$408,000
3296 S Washington	St. Englewood	80113	1597	Other, STco, Wd Sid	1930	6260	Duplex		\$36,000	54	Oct-20	\$412,000	\$0	\$412,000
1494 Joliet	St. Aurora	80010	1392	Br	1949	5793	Duplex		\$38,280	0	Jul-20	\$415,000	\$0	\$415,000
788 Emporia	St. Aurora	80010	1632	Vin Side	1957	7884	Duplex		\$37,800	13	Nov-20	\$420,000	\$0	\$420,000
81 Del Mar	Cir Aurora	80011	1519	Br	1962	6490	Duplex		\$3,000	32	Aug-20	\$442,000	\$0	\$442,000
1300 Moline	St. Aurora	80010	1714	Br	1952	7231	Duplex			7	Dec-20	\$447,500	\$0	\$447,500
1281 Alton	St. Aurora	80010	1512	Fr, Wd Side	1957	6055	Duplex		\$33,600	7	Nov-20	\$467,500	\$0	\$467,500
6113-6117 S Sterne	Cir Littleton	80120	1624	Br, Fr	1958	6708	Duplex			4	Mar-20	\$470,000	\$2,100	\$467,900
3837 S Knox	Ct. Denver	80236	1120	Br	1982	6142	Duplex			39	May-20	\$481,000	\$0	\$481,000
1412 Joliet	St. Aurora	80010	1392	Br, Fr	1951	6621	Duplex			40	Aug-20	\$485,000	\$0	\$485,000
3020 S Galapago	St. Englewood	80110	1440	Fr, Vin Side, Wd Side	1956	9496	Duplex			73	Jul-20	\$485,000	\$0	\$485,000
5451 S Cedar	St. Littleton	80120	2115	Fr	1958	10934	Duplex		\$36,000	0	Feb-20	\$502,000	\$7,500	\$494,500
14387 E Montana	Cir Aurora	80012	2992	Wd Side	1980	8015	Duplex			2	Nov-20	\$500,000	\$4,380	\$495,620
384 Dayton	St. Aurora	80010	2442	Br	1963	7579	Duplex		\$40,000	24	Sep-20	\$504,000	\$4,000	\$500,000
2380 W Baker	Ave. Englewood	80110	1728	Br	1972	6098	Duplex			4	Apr-20	\$500,000	\$0	\$500,000
4144 S Lincoln	St. Englewood	80113	1778	Br	1964	6142	Duplex			2	Nov-20	\$513,500	\$0	\$513,500
3068-3070 S Delaware	St. Englewood	80110	2304	Fr, Wd Side	1977	6360	Duplex		\$45,600	22	Feb-20	\$525,000	\$10,000	\$515,000
3078-3080 S Delaware	St. Englewood	80110	2304	Fr, Wd Side	1977	6055	Duplex		\$45,600	22	Feb-20	\$525,000	\$10,000	\$515,000
3570 S Marion	St. Englewood	80113	2387	Br, Fr	1949	6534	Duplex			12	May-20	\$525,000	\$5,395	\$519,605
13645 E Nevada	Ave. Aurora	80012	2906	Br	1964	8146	Duplex			76	Oct-20	\$520,000	\$0	\$520,000
3519 S Downing	St. Englewood	80113	1650	Block, Br, Conc, Fr	1955	6055	Duplex		\$36,000	4	Mar-20	\$525,000	\$0	\$525,000
5811 S Greenwood	St. Littleton	80120	2974	Br	1958	8886	Duplex		\$14,400	6	Jan-20	\$536,000	\$2,500	\$533,500
5489 S Greenwood	St. Littleton	80120	2580	Fr, Met Side	1955	7318	Duplex			3	Dec-20	\$540,000	\$800	\$539,200
4053 S Lincoln	St. Englewood	80113	1925	Cmnt Side, Fr	1949	6273	Duplex		\$46,200	8	Jan-20	\$539,600	\$0	\$539,600
6105 S Sterne	PkWY Littleton	80120	1624	Br, Fr	1958	7623	Duplex			6	Jul-20	\$540,000	\$0	\$540,000
4741 S Acoma	St. Englewood	80110	1980	Br, Conc, Fr, Wd Sidi	1974	6142	Duplex			3	Oct-20	\$550,000	\$0	\$550,000
4454 S Acoma	St. Englewood	80110	2148	STco	1911	7884	Duplex		\$48,000	40	Sep-20	\$551,500	\$0	\$551,500
375 W Dartmouth	Ave. Englewood	80110	2288	Fr, STco	1979	6055	Duplex			3	Dec-20	\$570,777	\$7,000	\$563,777
2075 W Harvard	Englewood	80110	1350	Fr, STco	1987	5760	Duplex			5	Sep-20	\$600,000	\$0	\$600,000
5372 S Huron	St. Littleton	80120	3450	Br	1960	8146	Duplex		\$56,400	91	Aug-20	\$635,000	\$0	\$635,000
2810 S Sherman	St. Englewood	80113	2230	Br	1949	6447	Duplex			11	Oct-20	\$652,000	\$0	\$652,000
3126 S Acoma	St. Englewood	80110	3435	Fr, Wd Side	2020	6229	Duplex		\$61,176	71	Nov-20	\$910,000	\$0	\$910,000
8929-8931 E Chenango	Ave. Greenwood Village	80111	4970	Fr, Other	1979	8973	Duplex		\$66,000	2	Oct-20	\$940,000	\$2,000	\$938,000
Duplex	Averages				\$264		\$/Sq.Ft.			19	DOM	Average Sales Price		\$512,877

Arapahoe COUNTY																
Triplex																
Address	City	Zip	Finished Sq. Ft.	Finished Total Sq.Ft.	Finished \$/Sq. Ft	Construction	Year Built	Lot Size	Annual Projected Income	Days on Market	SOLD Date	Sale Price	Concession	NET SALES PRICE		
16402 E 13th	Pl. Aurora	80011	2781	2800	\$169	Conc, Fr	1972	9888			Sep-20	\$470,000	\$0	\$470,000		
16432 E 13th	Pl. Aurora	80011	2650	2650	\$183	Wd Side	1972	10062			Oct-20	\$485,000	\$8,000	\$477,000		
1450 Elmira	St. Aurora	80010	2344	2344	\$209	Br	1952	6970	\$49,500	6	Oct-20	\$490,000	\$3,000	\$487,000		
5344 S Lakeview	St. Littleton	80120	2640	2640	\$222	Br	1961	10280		4	Jun-20	\$586,800	\$0	\$586,800		
1041 Chambers	Ct. Aurora	80011	4180	5620	\$158	Br, Fr	1972	9845	\$61,200	13	Jan-20	\$660,000	\$7,500	\$652,500		
5565 S Delaware	St. Littleton	80120	3550	3680	\$219	Br	1963	7275		1	Jul-20	\$777,400	\$0	\$777,400		
Triplex		Averages			\$193	\$/Sq.Ft.				16	DOM	Average Sales Price		\$575,117		

Arapahoe COUNTY																
Fourplex																
Address	City	Zip	Finished Sq. Ft.	Finished Total Sq.Ft.	Finished \$/Sq. Ft	Construction	Year Built	Lot Size	Annual Projected Income	Days on Market	SOLD Date	Sale Price	Concession	NET SALES PRICE		
1420 Chester	St. Aurora	80010	2834	2834	\$196	Br	1950	6011	\$61,500	89	Aug-20	\$555,000	\$0	\$555,000		
1164 Yosemite	St. Denver	80247	4116	4116	\$146	Vin Side	1981	16814	\$57,900	17	May-20	\$600,000	\$0	\$600,000		
16497 E 13th	Aurora	80011	3600	3600	\$200	Br, Vin Side	1971		\$62,400	4	Dec-20	\$720,000	\$0	\$720,000		
3848 S Lowell	Bldv Denver	80236	3296	3296	\$229	Br, Fr, Other	1974	6534	\$62,880	7	Feb-20	\$755,000	\$0	\$755,000		
3002 W Radcliff	Ave. Englewood	80110	3593	3593	\$210	Br	1976	8015	\$83,280	6	Oct-20	\$755,000	\$0	\$755,000		
3161 S Lincoln	St. Englewood	80113	2756	2756	\$281	Br, Fr	1951	6186	\$62,400	27	Feb-20	\$775,000	\$0	\$775,000		
4382 S Fox	St. Englewood	80110	3020	3020	\$262	Conc, Vin Side	1953	7144	\$65,940	188	Jun-20	\$790,000	\$2,000	\$788,000		
3100 S Acoma	St. Englewood	80110	3500	3500	\$267	Br	1912		\$69,600	29	Dec-20	\$935,000	\$0	\$935,000		
4087 S Clarkson	St. Englewood	80113	3289	3289	\$289	Block, Conc, Other	1931	12246	\$66,000	83	Mar-20	\$950,000	\$0	\$950,000		
3401 W Milan	Ave. Denver	80236	6600	6600	\$148	Conc	1982	11979		4	Nov-20	\$975,000	\$0	\$975,000		
5750 S Pennsylvania	St. Centennial	80121	5424	5424	\$187	Br, Fr	1964	16117	\$86,400	28	Aug-20	\$1,013,000	\$0	\$1,013,000		
1641-1655 Alton	St. Aurora	80010	4500	6000	\$280	Br, Fr	1957	12632	\$141,701	36	Mar-20	\$1,260,000	\$3,000	\$1,257,000		
Fourplex		Averages			\$225	\$/Sq.Ft.				43	DOM	Average Sales Price		\$839,833		

Buy, Sell or 1031 Tax-Deferred Exchange!

Call Keith for a Price Analysis of your property!

We also have info on Metro Denver Single Family Homes sales and 5 Units or larger!

Call me today!

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

The information on this form has been obtained mainly from the DENVER METROLIST and from sources we deem reliable; However, we do not guarantee it, nor do we assume responsibility for its accuracy.

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!

