

Jefferson Duplex			Finished	Finished	Year	Lot	Units	Annual	Days	SOLD	Sale	NET				
Address	City	Zip	Sq. Ft.	Total Sq.Ft.	Built	Size		Projected	on	Date	Price	SALES				
					Construction		Income	Market		Concession	PRICE					
4723	Pierce St.	Wheat Ridge	80033	1255	1255	\$295	Block, STco, Wd Side	1946	8763	Duplex	\$25,200	2	Mar-20	\$370,000	\$6,200	\$363,800
1354	Teller St.	Lakewood	80214	2024	2024	\$188	Fr, Wd Side	1942	14504	Duplex	\$39,576	70	Feb-20	\$381,000	\$0	\$381,000
1080	Urban St.	Lakewood	80401	2005	2395	\$195	Fr	1940	12996	Duplex		0	Aug-20	\$390,000	\$0	\$390,000
56	S Harlan St.	Lakewood	80226	1312	1312	\$314	Met Side	1952		Duplex		10	Aug-20	\$412,500	\$0	\$412,500
550-560	Harlan St.	Lakewood	80226	3180	3180	\$134	Br, Fr, STco	1962	12500	Duplex	\$55,200	14	May-20	\$425,000	\$5,000	\$420,000
1465	Balsam St.	Lakewood	80214	1939	2030	\$224	Br	1949	6650	Duplex	\$34,200	14	Aug-20	\$435,000	\$2,000	\$433,000
9605-9625	W 18th Dr.	Lakewood	80215	2010	2010	\$223	Br	1959	11444	Duplex		4	Jul-20	\$448,000	\$0	\$448,000
6910-6920	W Mexico Dr.	Lakewood	80232	1764	1764	\$266	Br, Wd Side	1961	9018	Duplex		140	Jul-20	\$470,000	\$0	\$470,000
1265	Urban St.	Lakewood	80401	1028	1028	\$469	Fr	1940	13059	Duplex	\$36,000	9	Oct-20	\$482,000	\$3,000	\$479,000
6790	W 37th Pl.	Wheat Ridge	80033	1667	1667	\$294	Br, Fr	1956	10115	Duplex	\$36,000	3	Oct-20	\$490,000	\$5,000	\$485,000
6627	W Portland Ave.	Littleton	80128	3201	3201	\$152	Fr	1971	12570	Duplex		4	Feb-20	\$485,500	\$0	\$485,500
3840	Ingalls St.	Wheat Ridge	80033	1344	1344	\$367	Br	1954	9288	Duplex	\$35,000	57	Mar-20	\$492,850	\$0	\$492,850
2544	Ingalls St.	Edgewater	80214	1806	1806	\$274	Fr	1922	6650	Duplex	\$27,600	13	Sep-20	\$495,000	\$1,650	\$493,350
2185	Reed Dr.	Lakewood	80214	1628	1628	\$308	Br	1958	12754	Duplex		2	Feb-20	\$501,000	\$6,000	\$495,000
2021-2025	Jay St.	Edgewater	80214	1727	3454	\$290	Br	1963	6250	Duplex	\$3,100	2	Sep-20	\$500,000	\$0	\$500,000
5207	Quay Ct.	Arvada	80002	2196	2196	\$228	Br	1962	11648	Duplex		6	Aug-20	\$500,000	\$0	\$500,000
12873	W 14th Pl.	Golden	80401	1908	1908	\$270	Fr, Wd Side	1987	25145	Duplex	\$36,000	36	Nov-20	\$516,000	\$0	\$516,000
6053	Harlan St.	Arvada	80003	2352	2352	\$220	Fr, Wd Side	1977	10119	Duplex	\$38,400	4	Dec-20	\$518,000	\$0	\$518,000
166	S Kendall St.	Lakewood	80226	1508	1508	\$345	Br	1973	9932	Duplex	\$59,976	255	Jan-20	\$520,000	\$0	\$520,000
9438	W 56th Pl.	Arvada	80002	2304	2304	\$226	Br, Fr	1976	8683	Duplex	\$33,600	4	Jan-20	\$520,000	\$0	\$520,000
8400	W 46th Ave.	Wheat Ridge	80033	2262	2262	\$230	Fr, Vin Side	1956	11134	Duplex		4	Jul-20	\$520,000	\$0	\$520,000
6796	W Bayaud Ave.	Lakewood	80226	1525	1525	\$344	Br	1972	18901	Duplex		4	Nov-20	\$525,000	\$0	\$525,000
17111	W 10th Ave.	Golden	80401	2145	2145	\$245	Cmnt Side, Conc	1940	42554	Duplex	\$0	32	Mar-20	\$525,000	\$0	\$525,000
1280	Van Gordon St.	Lakewood	80401	2329	2329	\$226	Fr, Wd Side	1948	13607	Duplex	\$43,560	9	Jan-20	\$526,500	\$0	\$526,500
2080	Kipling St.	Lakewood	80215	3122	3568	\$171	Br	1965	11000	Duplex	\$36,480	16	Dec-20	\$535,000	\$0	\$535,000
4610	Queen Ct.	Wheat Ridge	80033	1780	1780	\$301	Br, Vin Side	1974	12258	Duplex	\$30,000	2	Aug-20	\$535,000	\$0	\$535,000
7900	W 42nd Ave.	Wheat Ridge	80033	1905	1905	\$286	Br	1962	11346	Duplex	\$40,800	3	Mar-20	\$545,000	\$0	\$545,000
8793	W 46th Ave.	Wheat Ridge	80033	1738	1738	\$317	Block	1957	11297	Duplex	\$36,000	4	Sep-20	\$550,777	\$5,000	\$545,777
2953	Reed St.	Wheat Ridge	80033	1920	3840	\$292	Fr	1972	13143	Duplex	\$31,800	2	Oct-20	\$560,625	\$12,000	\$548,625
6016	Pierce St.	Arvada	80003	4111	4111	\$134	Conc, Fr, Wd Side	1996	10940	Duplex	\$19,800	11	Feb-20	\$550,000	\$0	\$550,000
5965	W 30th Ave.	Wheat Ridge	80214	1568	1568	\$351	Br	1960	8912	Duplex		0	Sep-20	\$550,000	\$0	\$550,000
10337	W 58th Pl.	Arvada	80004	2184	2184	\$256	Br	1979	7776	Duplex		2	Sep-20	\$560,000	\$5,000	\$555,000
4333-4337	Ames St.	Denver	80212	1690	1690	\$337	Br, STco	1889	6650	Duplex	\$0	4	May-20	\$570,000	\$0	\$570,000
8705	W 32nd Ave.	Wheat Ridge	80033	1860	1860	\$309	Fr	1951	16060	Duplex		19	Jul-20	\$575,000	\$1,500	\$573,500
14480	W 8th Ave.	Golden	80401	3200	3604	\$180	Br, Fr, Wd Side	1963	12826	Duplex	\$57,600	34	Mar-20	\$575,000	\$0	\$575,000
2603	S Everett St.	Lakewood	80227	2604	2604	\$223	Br	1970	11712	Duplex		3	Oct-20	\$580,550	\$3,500	\$577,050
4645	Rouff St.	Wheat Ridge	80033	2979	2979	\$197	Br, Fr, Vin Side	1972	14183	Duplex	\$42,000	12	Aug-20	\$588,000	\$10,000	\$578,000
855	S Depew St.	Lakewood	80226	2278	2278	\$258	Fr, Wd Side	1973	13651	Duplex		7	Sep-20	\$587,000	\$0	\$587,000
4144	Chase St.	Denver	80212	1256	1256	\$468	Cmnt Side, Fr	1950	6650	Duplex	\$20,800	19	Jan-20	\$587,500	\$0	\$587,500
10575	W 47th Ave.	Wheat Ridge	80033	3336	3336	\$180	Br, Cedar, Fr	1973	12524	Duplex	\$42,000	5	May-20	\$600,000	\$7,500	\$592,500

Jefferson Duplex			Finished Sq. Ft.	Finished 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		
Adresss	City	Zip	Construction													
4843	Flower Ct.	Arvada	80002	1863	1863	\$319	Br, Fr, Vin Side	1972	9271	Duplex	\$45,600	5	Jan-20	\$595,000	\$1,500	\$593,500
401 S	Pierson St.	Lakewood	80226	2210	2210	\$269	Fr, Wd Side	1948	11042	Duplex	\$49,200	8	Jan-20	\$595,000	\$0	\$595,000
1041	Lamar St.	Lakewood	80214	1889	1889	\$318	Other	1942	14587	Duplex		6	Nov-20	\$599,900	\$4,000	\$595,900
16710 W	10th Ave.	Golden	80401	2490	2490	\$243	Fr, Wd Side	1947	13700	Duplex		8	Oct-20	\$605,000	\$3,500	\$601,500
4629	Teller St.	Wheat Ridge	80033	2114	2114	\$291	Br	1961	14110	Duplex	\$45,600	5	Aug-20	\$615,000	\$9,300	\$605,700
6090 W	39th Ave.	Wheat Ridge	80033	1688	1688	\$364	Br	1955	9180	Duplex		8	Oct-20	\$615,000	\$7,029	\$607,971
4600	Simms St.	Wheat Ridge	80033	2347	2347	\$260	Br, Fr, Wd Side	1973	14375	Duplex	\$44,620	37	Jan-20	\$610,000	\$0	\$610,000
6342	Moore Cir	Arvada	80004	2668	2668	\$231	Br, Fr	1968	11438	Duplex	\$43,200	48	Jun-20	\$615,000	\$2,000	\$613,000
169	Eaton Ct.	Lakewood	80226	2771	2771	\$224	Br, Fr, Wd Side	1973	13135	Duplex	\$46,800	133	Mar-20	\$621,890	\$7,000	\$614,890
712	Gardenia St.	Golden	80401	1944	3888	\$317	Fr	1984	13983	Duplex		5	Mar-20	\$617,000	\$0	\$617,000
42	Garrison St.	Lakewood	80226	2800	3080	\$221	Fr	1960	11484	Duplex	\$41,400	13	Aug-20	\$620,000	\$0	\$620,000
9561	Vance Ct.	Westminster	80021	2992	2992	\$209	Fr, Wd Side	1979	12500	Duplex		0	Oct-20	\$625,000	\$0	\$625,000
10401 W	45th Ave.	Wheat Ridge	80033	2610	2610	\$241	Br, Wd Side	1971	12933	Duplex		7	Apr-20	\$630,000	\$2,500	\$627,500
10620 W	13th Ave.	Lakewood	80215	4100	4240	\$154	Br	1972	9417	Duplex	\$51,600	29	Jan-20	\$632,000	\$0	\$632,000
1473 S	Dudley St.	Lakewood	80232	3017	3017	\$212	Fr	1965	7751	Duplex	\$50,400	96	Jul-20	\$640,000	\$0	\$640,000
1354	Teller St.	Lakewood	80214	2323	2323	\$280	Fr, Wd Side	1942	14504	Duplex	\$46,920	8	May-20	\$650,000	\$0	\$650,000
1273	Moore St.	Lakewood	80215	2833	2833	\$237	Br, Wd Side	1970	12046	Duplex	\$48,540	3	May-20	\$670,000	\$4,000	\$666,000
3705	Ames St.	Wheat Ridge	80212	2013	2013	\$335	Br	1941	9181	Duplex		17	Sep-20	\$675,000	\$0	\$675,000
12456 W	8th Pl.	Golden	80401	4774	4774	\$144	Wd Side	1972	13075	Duplex	\$51,600	2	Aug-20	\$688,500	\$8,500	\$680,000
9620 W	25th Ave.	Lakewood	80215	3008	3008	\$228	Br, Fr, Wd Side	1971	18350	Duplex	\$42,000	9	Jan-20	\$685,000	\$3,500	\$681,500
4615	Simms St.	Wheat Ridge	80033	2700	2700	\$254	Br, Fr	1970	13543	Duplex	\$52,800	3	Mar-20	\$685,000	\$0	\$685,000
4820-4822	Field Ct.	Arvada	80002	2052	2052	\$335	Br, Wd Side	1972	9259	Duplex		7	Dec-20	\$687,000	\$1,650	\$685,350
10729-10755	W 25th Ave.	Lakewood	80215	3713	3713	\$186	Br, Fr	1961	12459	Duplex	\$11,400	2	Jan-20	\$690,000	\$2,650	\$687,350
7275 W	29th Ave.	Wheat Ridge	80033	2609	2609	\$268	Br	1957	12816	Duplex	\$0	0	Feb-20	\$700,000	\$1,000	\$699,000
1550-1560	Taft St.	Lakewood	80215	3092	3092	\$226	Fr, Vin Side	1955	14810	Duplex	\$62,000	142	Feb-20	\$700,000	\$0	\$700,000
999 S	Yarrow St.	Lakewood	80226	3577	3577	\$197	Br	1961	24995	Duplex	\$52,800	6	Aug-20	\$706,000	\$0	\$706,000
521 & 523	S Eaton St.	Lakewood	80226	3660	3660	\$193	Br, Fr, Wd Side	1968	12417	Duplex		2	Oct-20	\$708,000	\$0	\$708,000
9605-9625	W 18TH Dr.	Lakewood	80215	2010	2010	\$368	Br	1959	11444	Duplex	\$3,800	4	Nov-20	\$740,000	\$0	\$740,000
6497 W	Portland Ave.	Littleton	80128	4424	4424	\$168	Br, Conc, Fr, Wd Side	1971	12528	Duplex	\$48,000	4	Dec-20	\$743,500	\$0	\$743,500
3110	Upham St.	Wheat Ridge	80033	4032	4032	\$185	Wd Side	1960	12548	Duplex	\$60,000	3	Nov-20	\$745,000	\$0	\$745,000
6707 W	Portland Ave.	Littleton	80128	4840	4939	\$157	Br, Wd Side	1972	12800	Duplex		15	Dec-20	\$760,000	\$0	\$760,000
550	Somerset Dr.	Golden	80401	3104	3104	\$256	Br, Fr	1993	5170	Duplex		13	Jul-20	\$795,000	\$5,500	\$789,500
12531 W	35th Ave.	Wheat Ridge	80033	4422	4422	\$190	Br, Fr	1965	12672	Duplex	\$67,380	9	Feb-20	\$840,000	\$0	\$840,000
6646	Benton St.	Arvada	80003	3333	5221	\$255	Fr	1998	12795	Duplex	\$57,600	10	Dec-20	\$850,000	\$10,000	\$840,000
12581 W	12th Pl.	Golden	80401	4074	4074	\$226	Br, Conc, Fr	1978	12554	Duplex		20	Nov-20	\$920,000	\$4,600	\$915,400
460 S	Cody Ct.	Lakewood	80226	4890	4986	\$213	Br, Fr, Vin Side	1995	10063	Duplex	\$82,020	15	Oct-20	\$1,039,900	\$6,500	\$1,033,400
Duplex	Averages					\$255	\$/Sq.Ft.					20	DOM	Average Sales Price		\$595,440

Jefferson Triplex			Finished	Finished	Year	Lot	Annual	Days	SOLD	Sale	NET	
Adresss	City	Zip	Sq. Ft.	Total Sq.Ft.	Built	Size	Projected	on	Date	Price	SALES	
						Construction	Income	Market		Concession	PRICE	
4675	Newland St.	Wheat Ridge	80033	2217	2217	\$220 Br, Vin Side		19	Sep-20	\$488,500	\$0	\$488,500
4112	Ames St.	Denver	80212	2451	2451	\$204 Fr		2	Mar-20	\$500,135	\$0	\$500,135
1603	Harlan St.	Lakewood	80214	2337	2337	\$218 Fr	\$41,400	9	Jul-20	\$509,000	\$0	\$509,000
8623	W 54th Pl.	Arvada	80002	2507	2595	\$217 Br, Fr	\$41,515	55	Apr-20	\$543,650	\$0	\$543,650
1295	Vance St.	Lakewood	80214	2400	2484	\$244 Br	\$42,180	101	Oct-20	\$585,000	\$2,600	\$582,400
9615	W 6th Ave Front Road	Lakewood	80215	2906	2906	\$206 Fr		178	Oct-20	\$600,000	\$0	\$600,000
5757	W Virginia Ave.	Lakewood	80226	3772	3772	\$170 Br, Fr	\$60,000	4	Nov-20	\$640,000	\$6,000	\$634,000
4000	Jay St.	Wheat Ridge	80033	2989	2989	\$215 Br	\$60,695	44	Mar-20	\$642,500	\$0	\$642,500
8619	W 54th Pl.	Arvada	80002	2495	2595	\$272 Br	\$61,200	5	Dec-20	\$679,159	\$0	\$679,159
3001	Kendall St.	Wheat Ridge	80214	2023	4046	\$445 Br		0	Feb-20	\$900,000	\$0	\$900,000
4112	Ames St.	Denver	80212	2451	2451	\$368 Fr, Wd Side	\$63,000	4	Nov-20	\$902,000	\$0	\$902,000
Triplex			Averages			\$253	\$/Sq.Ft.	38	DOM	Average Sales Price	\$634,668	

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Keith A. Hurtubise

Broker Associate

Registered Real Estate Appraiser (Inactive)

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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 Fourplex		Address	City	Zip	Finished Sq. Ft.	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	
	8991	W 45th	Pl.	Wheat Ridge	80033	2944	2944	\$207	Br	1961	9240	Quadruplex		2	Jun-20	\$610,000	\$0	\$610,000
	5840	Pierce	St.	Arvada	80003	2392	2392	\$268	Br	1959	12000	Quadruplex	\$54,840	17	Mar-20	\$640,000	\$0	\$640,000
	1354	Marshall	St.	Lakewood	80214	1874	1874	\$384	Br	1954	12500	Quadruplex	\$54,000	4	Dec-20	\$719,600	\$0	\$719,600
731-733		N Harlan	St.	Lakewood	80214	4374	4374	\$167	Br, Fr	1971	61768	Quadruplex		2	Mar-20	\$730,000	\$0	\$730,000
	5430	W 3rd	Pl.	Lakewood	80226	2988	2988	\$253	Br	1961	7840	Quadruplex	\$61,200	6	Dec-20	\$755,000	\$4,000	\$751,000
11503-11522		W 61st	Pl.	Arvada	80004	3736	3736	\$202	Br, Fr	1964	11185	Quadruplex		57	Apr-20	\$756,500	\$0	\$756,500
	10271	W 59th	Ave.	Arvada	80004	4058	4058	\$189	Br	1960	10560	Quadruplex		83	Jun-20	\$765,000	\$0	\$765,000
	4583	Everett	St.	Wheat Ridge	80033	2944	2944	\$272	Br	1962	14000	Quadruplex	\$60,206	4	Jul-20	\$800,000	\$0	\$800,000
	3740	Jay	St.	Wheat Ridge	80033	3484	3484	\$230	Br, Fr, Vin Side, Wd S	1929	22618	Quadruplex		114	Jul-20	\$800,000	\$0	\$800,000
	7120	W 16th	Pl.	Lakewood	80214	2850	2900	\$281	Block, Br	1954	12601	Quadruplex	\$67,350	192	Dec-20	\$800,000	\$0	\$800,000
	1110	6th	St.	Golden	80403	2942	2942	\$280	Br	1950	10500	Quadruplex	\$54,600	1	Sep-20	\$825,000	\$0	\$825,000
	4543	Everett	St.	Wheat Ridge	80033	2970	2970	\$278	Br	1961	14000	Quadruplex	\$64,200	67	Nov-20	\$825,000	\$0	\$825,000
	10521	W 7th	Pl.	Lakewood	80215	3000	3000	\$278	Br	1959	8800	Quadruplex	\$68,784	14	Aug-20	\$835,000	\$0	\$835,000
	4515	Flower	St.	Wheat Ridge	80033	2944	2944	\$284	Br	1961	9280	Quadruplex	\$64,800	8	Aug-20	\$835,000	\$0	\$835,000
	7660	W 65th	Ave.	Arvada	80004	4024	4024	\$213	Br, Fr	1971	10815	Quadruplex	\$62,000	47	Jan-20	\$858,000	\$6,500	\$851,500
	10313	W 41st	Ave.	Wheat Ridge	80033	4160	4160	\$219	Other	1962	13970	Quadruplex		138	Dec-20	\$911,800	\$5,000	\$906,800
	1540	S Ames	St.	Lakewood	80232	4664	5504	\$210	Br, Fr	1969	13048	Quadruplex		50	Oct-20	\$980,000	\$0	\$980,000
	18208	W 3rd	Pl.	Golden	80401	3960	3960	\$296	Br, Wd Side	1978	9280	Quadruplex		158	Nov-20	\$1,174,000	\$0	\$1,174,000
2000-2014		Marshall	St.	Edgewater	80214	8040	8040	\$274	Br, Fr	1963	12500	Quadruplex	\$134,686	11	Aug-20	\$2,205,000	\$0	\$2,205,000
Fourplex		Averages					\$252	\$/Sq.Ft.					51	DOM	Average Sales Price		\$884,705	

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