

# McFeeders

REALTY APPRAISAL & MANAGEMENT

\*Property Listing\*

Baron Trust

218-256 Applewood St., Brush, CO



**\$875,000.**

**(\$43,750. per Unit)**



## "The Haven"

**EXCELLENT INCOME PROPERTY**

**20 Units: 5 Buildings (4 Units Per Building)**

**All Units have 2 Bedrooms and 1 Bath**

**Electric Appliances Included**

**100% Leased**

**Established Landscaping & Sprinkler System**

**Off Street Parking & Street Parking**

**Full Service Management Available**

**BUILDINGS CAN BE SOLD SEPARATELY!**



McFeeders Realty, Appraisal & Management

325 W. Platte Avenue, Fort Morgan, CO 80701

1-800 889-7816 or 970-867-7816



# Applewood Street, Brush, CO

## Great Investment Opportunity

20 Units (all 2 Bed & 1 Bath)  
768 Sq. Ft. each  
Built in 1980 - Good Condition

### Utilities

Xcel Energy - Electric Heat - Tenant Paid  
City of Brush - Water, Sewer and Trash – Landlord Paid

Good access to all shopping, hospital and restaurants.

New exterior paint in 2008



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[www.mcfeeders.com](http://www.mcfeeders.com)

# "The Haven"

## 218 - 256 Applewood Street, Brush, CO

### Current Rental Income (April 2011)

| Address (Building #1)             | Rent              |
|-----------------------------------|-------------------|
| 218 Applewood, Brush (Window A/C) | \$ 525.00         |
| 220 Applewood, Brush              | \$ 475.00         |
| 222 Applewood, Brush              | \$ 525.00         |
| 224 Applewood, Brush              | \$ 475.00         |
| <b>Total for Building #1</b>      | <b>\$2,000.00</b> |

| Address (Building #2)             | Rent              |
|-----------------------------------|-------------------|
| 226 Applewood, Brush              | \$ 500.00         |
| 228 Applewood, Brush (Window A/C) | \$ 500.00         |
| 230 Applewood, Brush (Window A/C) | \$ 475.00         |
| 232 Applewood, Brush              | \$ 500.00         |
| <b>Total for Building #2</b>      | <b>\$1,975.00</b> |

| Address (Building #3)             | Rent              |
|-----------------------------------|-------------------|
| 234 Applewood, Brush              | \$ 525.00         |
| 236 Applewood, Brush (Window A/C) | \$ 500.00         |
| 238 Applewood, Brush              | \$ 500.00         |
| 240 Applewood, Brush              | \$ 500.00         |
| <b>Total for Building #3</b>      | <b>\$2,025.00</b> |

| Address (Building #4)        | Rent              |
|------------------------------|-------------------|
| 242 Applewood, Brush         | \$ 525.00         |
| 244 Applewood, Brush         | \$ 475.00         |
| 246 Applewood, Brush         | \$ 475.00         |
| 248 Applewood, Brush         | \$ 475.00         |
| <b>Total for Building #4</b> | <b>\$1,950.00</b> |

| Address (Building #5)             | Rent              |
|-----------------------------------|-------------------|
| 250 Applewood, Brush              | \$ 500.00         |
| 252 Applewood, Brush              | \$ 500.00         |
| 254 Applewood, Brush (Window A/C) | \$ 500.00         |
| 256 Applewood, Brush (Window A/C) | \$ 475.00         |
| <b>Total for Building #5</b>      | <b>\$1,975.00</b> |

|  |                                   |
|--|-----------------------------------|
| Total Potential Gross Income (Estimated) | \$ 9,925.00/Month All Buildings   |
|  | X 12                              |
|  | \$119,100.00/Year                 |
| Vacancy Rate                             | X .00                             |
| <b>Gross Annual Income (Estimated)</b>   | <b>\$119,100.00 All Buildings</b> |

### Actual Operating Expenses (2010)

| Item                                 | Amount              |
|--------------------------------------|---------------------|
| Property Taxes                       | \$ 6,092.00         |
| Insurance                            | \$ 7,099.00         |
| Repairs & Maintenance                | \$ 14,367.00        |
| Utilities                            | \$ 11,133.00        |
| Management                           | \$ 10,034.00        |
| <b>Gross 2010 Operating Expenses</b> | <b>\$ 48,725.00</b> |

|                          |                     |
|--------------------------|---------------------|
| <b>NET ANNUAL INCOME</b> | <b>\$ 70,375.00</b> |
|--------------------------|---------------------|



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