



Driving Direction: From I-76, take Exit 90A South (Colorado Avenue/Hwy. 71); continue south to Mill Street and turn right; proceed to Custer Street and turn left to property (NE corner of Custer and Mill).

Offered By:

McFeeders

REALTY APPRAISAL & MANAGEMENT

325 W. Platte Avenue, Fort Morgan, CO
 Office: (800)889-7816 ~ Fax: (970)867-0801
 Website: www.mcfeeders.com



Donald L. Jones
 Broker/Manager
 Cell:
 (970) 380-1423



Arne Andersen
 Associate Broker
 Office:
 (970) 867-3665

All information is deemed to be correct, but not guaranteed.



McFeeders

REALTY APPRAISAL & MANAGEMENT

(970)867-7816 ~ www.mcfeeders.com

\$109,000.

Tri J



*Great
 Investment
 Opportunity*

Duplex with a Solid Rental History

731 Custer: 2 bedrooms & 1 bath; gas range/oven, refrigerator, and stacked washer & dryer.

735 Custer: 3 bedrooms & 1 bath; electric range/oven, refrigerator, full size washer & dryer hookups, mud room.

(Professional Management is available to new Buyer)

731-735 Custer Street | Brush | CO





2011 Income & Expenses	731 Custer	735 Custer
Rental Income	\$5,387.00	\$6,875.00
Expenses		
Insurance	\$ 417.00	\$ 417.00
Management Fee	\$ 426.00	\$ 600.00
Repairs & Maint.	\$1,313.00	\$1,644.00
Utilities (Landlord)	\$1,730.00	\$1,530.00
Taxes	\$ 363.00	\$ 363.00
Total Expenses	\$4,249.00	\$4,554.00
Net Operating Income	\$1,138.00	\$2,321.00

Total 2011 Net Annual Operating Income – Both Units - \$3,459.00
Note: Some expenses will not be applicable to new Buyer!

Property Information

Type: Duplex
Lot Size: 10,812 S.F. (corner lot)
Year Built: 1910
Total Sq. Ft.: 1715
Finished Sq. Ft.: 1715
Bedrooms: 5 Total
Bathrooms: 2 Total
Taxes: \$607.00 in 2011
Zoning: Residential
Construction: Wood Frame
Utilities: Xcel Energy & City of Brush
Heating: Baseboard Hot Water Heat
 (new Boiler in 2010)
Garage Type: None
Additional Features: Separate electric meters; one-level living.

735 Custer (Interior)



Rents

731 Custer rents for \$625/month
735 Custer rents for \$750/month
Tenants pay Electricity

Terms

Earnest Money: \$1,000. Payable to McFeeders Realty, Appraisal & Management, LLC.

Inclusions: (2) Refrigerators, Gas Range/Oven, Electric Range/Oven, Stacked Washer & Dryer, Window Coverings.

Exclusions: Any and all items of a personal nature owned by Seller, Tenant, or third party, shall be excluded from this sale, all of which will be removed prior to closing.