

INVESTMENT DETAIL

3344 CHASE STREET, WHEAT RIDGE, CO

Est. Landlord Expenses (Insurance and Taxes)	\$515
Projected Income from Lease	\$12,000
Net Operating Income	\$11,485
Projected 2025 NOI	\$137,820

Cap Rate 6.56%

The property is leased to an established sober living homes operator.

Term: Seven (7) years with a five (5)-year renewal option

Annual escalations: 3%, beginning year four (4)

Total remaining lease income: \$1,004,000

The tenant pays separately for gas, electric, water, sewer, internet, trahs, snow removal and maintenance.

The landlord pays property insurance \$292/month and property taxes \$232/month (2024).

COMPARABLE SALES

Subject Property

Appraised Date: March 14, 2025

Appraised Value: \$2,108,400



Comp #1

4494 N. Meade St., Denver, CO

Sale Date: 10/2024

Sale Price: \$2,175,000



Comp #2

5030 W. 34th Ave., Denver, CO

Sale Date: 5/2024

Sale Price: \$2,250,000



Comp #3

2639 Perry St., Denver, CO

Sale Date: 3/2024

Sale Price: \$1,970,000

