

805 30TH STREET

BOULDER, CO 80303

OFFERED AT
\$2,197,500

BUILDING SIZE
2,733 SF
2 Units | 8 Beds

TYPE
DUPLEX

ZONING
RH-5

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TURNKEY TWIN

This newly constructed duplex was purpose-built for student living, with every bedroom enjoying its own private bath—a rarity in the student rental world and a feature tenants love. Fully leased through July 2027, the property offers a turnkey, low-maintenance investment opportunity with modern construction and a strong rental history. Ideally located on the east side of CU's campus, the property also features its own dedicated parking lot—another highly sought-after amenity in this market.

PROPERTY HIGHLIGHTS

- Rental Income: \$148,200
- Fully Leased through 07/2027
- New build, completed in 2022
- 8 Bed / 8 Bath duplex
- Cap Rate: 5.4%

**BRAND NEW DUPLEX
IN BOULDER**

HEIDI SCHAMBER

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TODD WALSH, CCIM

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RENT ROLL + PRICING ANALYSIS

Tenant	Sq. Ft.	Mo. Gross Rent	Lease Start	Lease Exp.
805 30th Unit A	1366	\$6,100.00	8/1/2026	7/31/2027
805 30th Unit B	1366	\$6,100.00	8/1/2026	7/31/2027
Parking		\$150.00		
	SF 3464	\$12,350.00		

12 Month Expenses	
\$156,060.00	Gross Income
\$7,892.00	Taxes 2025
\$5,772.00	Insurance
\$7,860.00	Utilities
\$11,873.00	Management Fees
\$2,255.00	Grounds
\$1,742.00	General R&M
\$118,666.00	NOI

Valuation Metrics	
Annual Rental Income	\$148,200.00
Utility Reimb.	\$7,860.00
Gross Income	\$156,060.00
T12 Expenses	\$37,394.00
Net Operating Income	\$118,666.00
Asking Price	\$2,197,500
Cap Rate	5.40%
Price/Bed	\$274,688

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805 30TH STREET, BOULDER - UNIT A (1,295 SF)



30TH STREET ELEVATION (EAST)



WEST ELEVATION



MAIN LEVEL PLAN



UPPER LEVEL PLAN

805 30TH STREET, BOULDER - UNIT B (1,295 SF)



30TH STREET ELEVATION (EAST)



WEST ELEVATION



MAIN LEVEL PLAN



UPPER LEVEL PLAN

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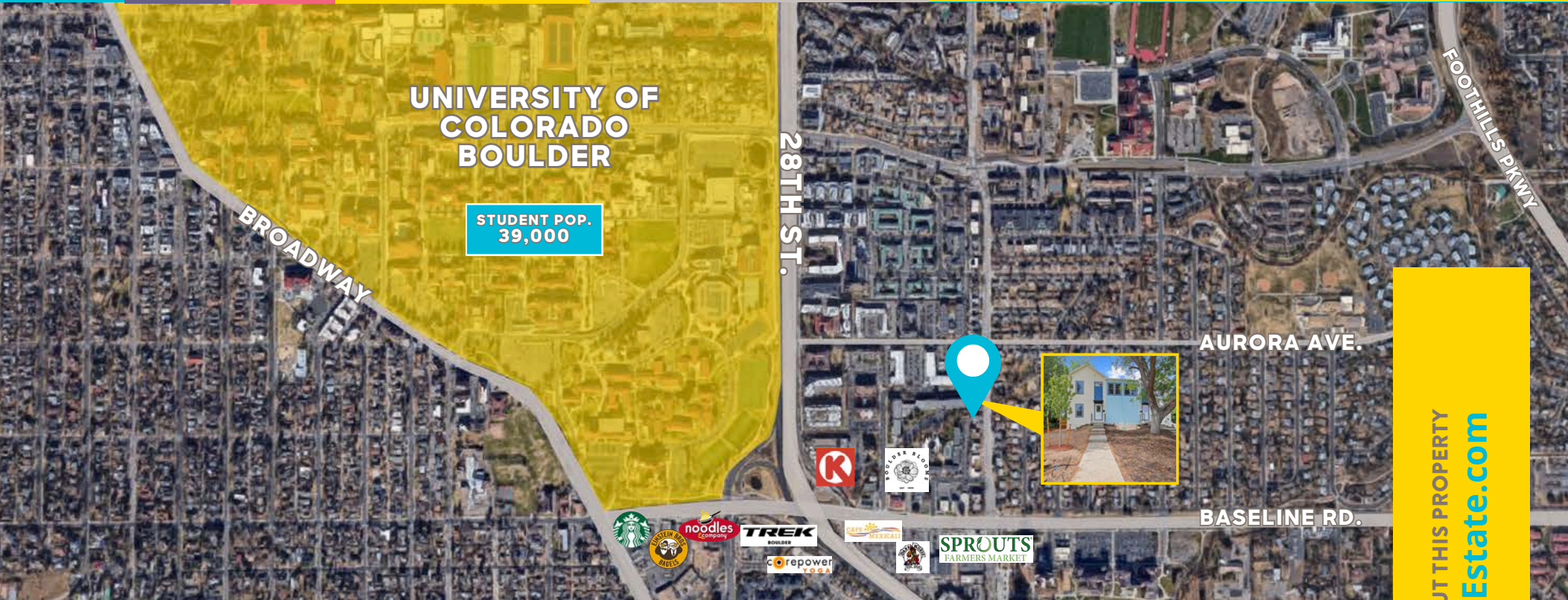


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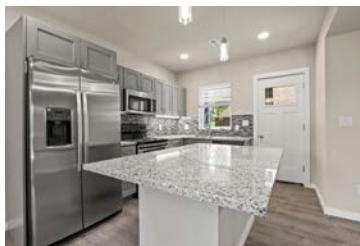
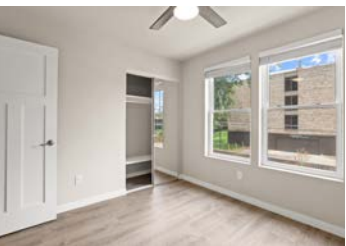


UNIVERSITY OF
COLORADO
BOULDER

STUDENT POP.
39,000

AURORA AVE.

BASELINE RD.



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