

# 1806 17TH STREET

BOULDER, CO 80302

OFFERED AT  
**\$2,050,000**

BUILDING SIZE  
**1,992 SF**  
2 Units | 8 Beds

TYPE  
**MUH**

ZONING  
**RH-2**

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## DUO DELIGHT

Located in the heart of Downtown Boulder, this multi-family investment property offers two side-by-side units that have been thoughtfully updated with granite counters, stainless steel appliances, and laundry. Unit 1: 4 Beds/2 Baths and Unit 2: 4 Beds/2 Baths. The projected NOI with 26-27' rents is over \$113K. With a perfect mix of charm and strong student housing rental history, this property is a smart investment opportunity.

### PROPERTY HIGHLIGHTS

- Projected NOI: \$108,874
- Projected Cap Rate: 5.30%
- Large corner lot in Downtown Boulder
- Side-by-side units
- 8 Beds / 4 Baths
- Laundry, parking and storage onsite

**BOULDER DUPLEX  
FOR SALE**

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## RENT ROLL + PRICING ANALYSIS

Property Address	Unit	# of Rooms	Current Rent	Lease Start	Lease End
1806 17th	A	4 Beds / 2 Baths	\$6,100.00	08/01/2026	7/31/2027
1806 17th	B	4 Beds / 2 Baths	\$5,180.00	08/01/2026	7/31/2027
	1992		\$11,280.00		

### 12 Month Expenses

\$142,654.00	Gross Income
\$8,863.00	Taxes 2025
\$4,279.00	Insurance
\$7,294.00	Utilities
\$10,691.00	Management Fees
\$2,255.00	Grounds
\$2,653.00	Maintenance
\$108,874.00	NOI

### Valuation Metrics

Annual Rental Income	\$135,360.00
Utility Reimb.	\$7,294.00
Gross Income	\$142,654.00
T12 Expenses	\$36,035.00
Net Operating Income	\$108,874.00
Asking Price	\$2,050,000
Cap Rate	5.31%
Price/Bed	\$256,250

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## UNIT A



## UNIT B



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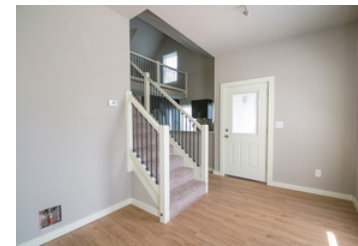
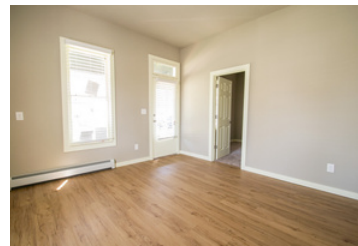
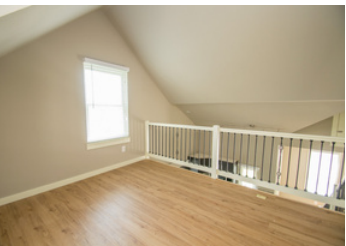


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