

FOR SALE

2551 W CAITHNESS PLACE | DENVER, CO 80211

NI THE NEWELL TEAM



2551 W Caithness Place

Sale Price: ~~\$950,000~~ \$899,000

Property Features:

- \$51,000 Price Reduction!
- Fully Renovated Duplex in the Highlands Neighborhood
- Two 2 Bed/1 Bath Units with Private Garages
- 6.84% Actual CAP Rate (Trailing 12 Months)
- Zeroscaped with Minimal Expenses
- Great Owner Occupant Opportunity
- Walking Distance to Restaurants & Entertainment
- In Unit Washer/Dryers



For more information, please contact:

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Pinnacle Real Estate Advisors, LLC

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PRICING ANALYSIS



PROPERTY DESCRIPTION

Units:	2
Year Built:	1954
Building Type:	Brick
Building Size:	1,910 SF
Lot Size:	4,500 SF
Zoning:	U-RH-2.5
Roof:	Flat
HVAC:	Boiler
Parking:	(2) Private Garages & (3) Off-Street Spaces

INVESTMENT SUMMARY

Price:	\$899,000
Price/Unit:	\$449,500
Price/SF:	\$470.68

PROPOSED FINANCING

Loan Amount:	\$584,350
Down Payment:	\$314,650
Interest:	6.25%
Amortization:	30 years
Monthly Pmt.	(\$3,598)



UNIT MIX AND AVERAGE RENT SCHEDULE						
UNIT TYPE	# Units	Approx SF	Current Rent	Monthly Income	Proforma Rent	Monthly Income
2 Bed 1 Bath	2	955	\$2,950	\$5,900	\$3,000	\$6,000
Total	2	1,910		\$5,900		\$6,000

OPERATING DATA			
INCOME		Current	Proforma
Gross Potential Rent		\$70,800	\$72,000
Other Income			
Utility Reimbursement	(Actual - Trailing 12 Months)	\$3,074	\$3,074
Total Other Income		\$3,074	\$3,074
Gross Potential Income		\$73,874	\$75,074
Vacancy/Collection Loss	(Actual - T12 Months/ Estimated)	0.2% (\$118)	3.0% (\$2,252)
EFFECTIVE GROSS INCOME		\$73,756	\$72,822

EXPENSES			
Taxes	(Actual - 2026)	\$4,951	\$4,951
Insurance	(Actual - Trailing 12 Months)	\$3,487	\$3,487
Gas & Electric	(Actual - Trailing 12 Months)	\$1,909	\$1,909
Water & Sewer	(Actual - Trailing 12 Months)	\$1,051	\$1,051
Trash	(Actual - Trailing 12 Months)	\$504	\$504
Maintenance & Repairs	(Actual - T12 Months/ Estimated: \$750/Unit/Year)	\$397	\$1,500
TOTAL EXPENSES		\$12,299	\$13,402
Expenses per Unit		\$6,150	\$6,701
Expenses per SF		\$6.44	\$7.02
% OF EGI		16.7%	18.4%
NET OPERATING INCOME		\$61,457	\$59,420

FINANCIAL ANALYSIS		
	Current	Pro Forma
Net Operating Income	\$61,457	\$59,420
Projected Debt Service	(\$43,175)	(\$43,175)
Before Tax Cash Flow	\$18,282	\$16,244
CAP Rate	6.84%	6.61%
Cash-on-Cash Return	5.81%	5.16%
Principal Reduction	\$6,847	\$6,847
Total Return	\$25,129	\$23,092
Return on Equity	7.99%	7.34%

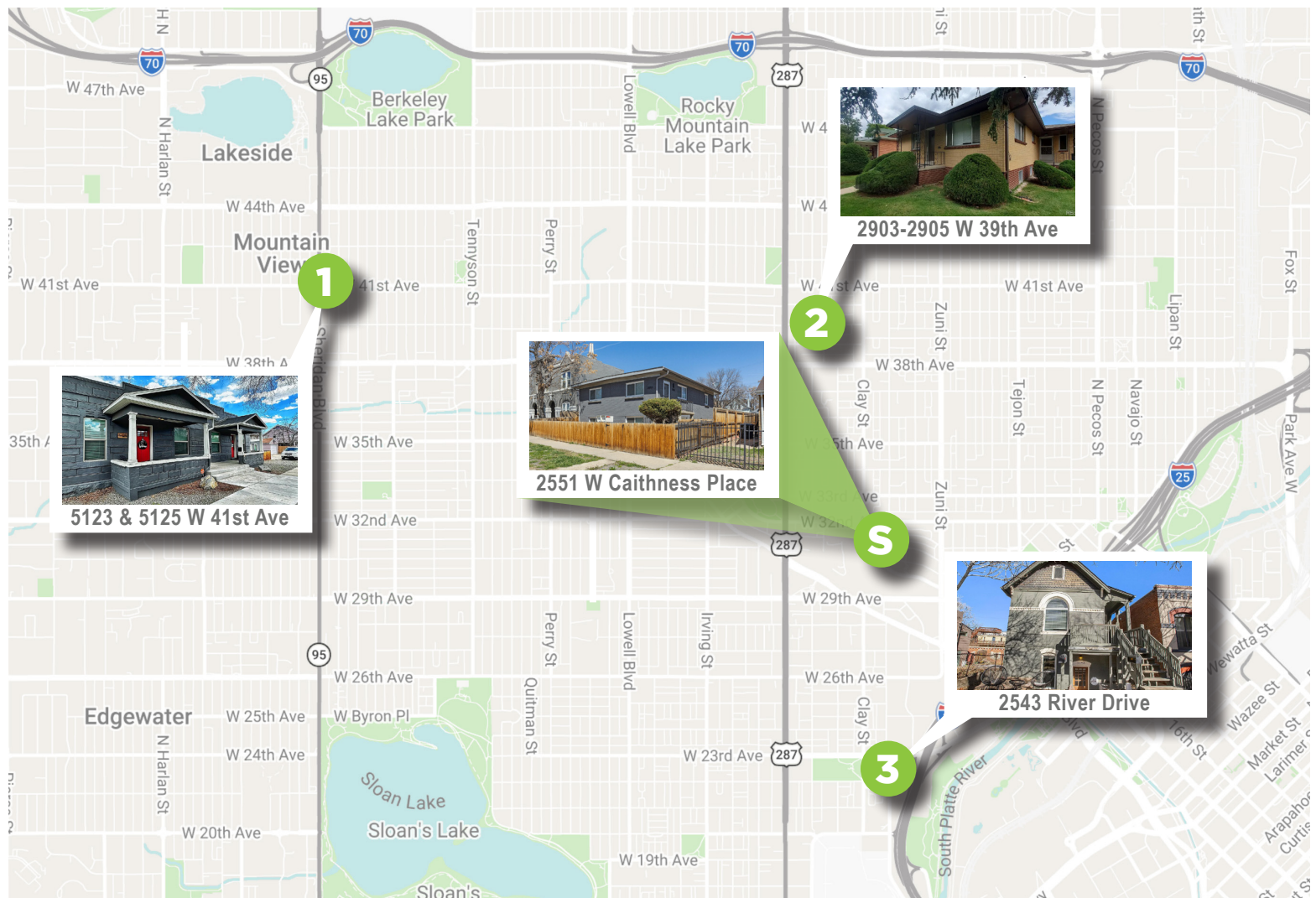


SUBJECT PROPERTY

	Property Address	No. Units	Unit Type	YOC	List Price	Price/Unit	Price/SF	Status
S	2551 W Caithness Place, Denver, CO 80211	2	2Bd/1Ba	1954	\$899,000	\$449,500	\$470.68	Active

	Property Address	No. Units	Unit Type	YOC	Sale Price	Price/Unit	Price/SF	Sale Date
1	5123 & 5125 W 41st Ave, Denver, CO 80212	2	2Bd/1Ba	1897	\$735,000	\$367,500	\$502.74	12/15/2025
2	2903-2905 W 39th Ave, Denver, CO 80211	2	3Bd/2Ba	1966	\$1,000,000	\$500,000	\$269.69	1/5/2026

3	2543-2545 River Drive, Denver, CO 80211	2	1Bd/1Ba	1896	\$701,000	\$350,500	\$476.22	3/31/2026
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