

254-260 Delaware	254	256	258	260	Sq Ft Total
1st Floor	928	928	820	820	3,496
Basement	337	337	820	820	2,314
Basement Fin	-	-	179	-	179
Total	1,265	1,265	1,640	1,640	5,810
Total Fin	928	928	999	820	3,675
Garage	190	190	190	190	760

Total

Resale As Is*	\$ 650,000.00	\$ 520,000.00	\$ 550,000.00	\$ 550,000.00	\$ 2,270,000.00
Renovation Budget	\$ (150,000.00)	\$ (5,000.00)	\$ (5,000.00)	\$ (5,000.00)	\$ (165,000.00)
Holding & Sales Costs	\$ (45,500.00)	\$ (2,500.00)	\$ (2,500.00)	\$ (2,500.00)	\$ (53,000.00)
Per Unit Purchase Price	\$ (448,750.00)	\$ (448,750.00)	\$ (448,750.00)	\$ (448,750.00)	\$ (1,795,000.00)
Profit	\$ 5,750.00	\$ 63,750.00	\$ 93,750.00	\$ 93,750.00	\$ 257,000.00

*#254 difficult selling 'as is' with no kitchen & bath. Less economies of scale, budget increased to \$150K.

Total

Resale After Full Reno	\$ 650,000.00	\$ 650,000.00	\$ 690,000.00	\$ 690,000.00	\$ 2,680,000.00
Renovation Budget	\$ (100,000.00)	\$ (100,000.00)	\$ (100,000.00)	\$ (100,000.00)	\$ (400,000.00)
Holding & Sales Costs @ 7%	\$ (45,500.00)	\$ (45,500.00)	\$ (48,300.00)	\$ (48,300.00)	\$ (187,600.00)
Per Unit Purchase Price	\$ (448,750.00)	\$ (448,750.00)	\$ (448,750.00)	\$ (448,750.00)	\$ (1,795,000.00)
Profit	\$ 55,750.00	\$ 55,750.00	\$ 92,950.00	\$ 92,950.00	\$ 297,400.00

Townhome Comparables

Closed Properties

Listing ID	Address	City	Bds	Bths	Abv	Ttl	Fin	Close	PSF Abv	PSF Ttl	PSF Fin	DIM	Orig Price	List Price	Close Price	CP/OLP	
2262313	261 Delaware ST	Denver	2	1	1,030	1,172	1,030	06/09/23	\$587	\$516	\$587	4	560,000	\$560,000	\$605,000	108%	
6695425	496 S Sherman ST	Denver	2	1	823	1,270	823	04/05/24	\$747	\$484	\$747	2	595,000	\$595,000	\$615,000	103%	
5919295	255 Cherokee	Denver	3	1	1,025	1,243	1,243	10/20/23	\$600	\$495	\$495	3	594,475	\$594,475	\$615,000	103%	
3346384	939 Inca ST	Denver	3	2	1,322	1,322	1,322	12/18/23	\$473	\$473	\$473	31	649,900	\$624,900	\$624,900	96%	
8726987	941 Inca ST	Denver	3	2	1,322	1,322	1,322	01/02/24	\$480	\$480	\$480	34	719,900	\$649,900	\$634,500	88%	
2052661	329 S Washington ST	Denver	2	2	695	1,278	1,278	12/18/23	\$916	\$498	\$498	49	665,000	\$650,000	\$636,500	96%	
2507316	79 S Grant ST	Denver	3	2	1,244	1,866	1,244	05/22/23	\$537	\$358	\$537	7	660,000	\$660,000	\$668,500	101%	
5682134	346 S Pennsylvania ST	Denver	3	2	1,010	1,545	1,518	03/28/24	\$683	\$447	\$455	5	710,500	\$710,500	\$690,000	97%	
Count: 8			Averages:		1,059	1,377	1,223		\$628	\$469	\$534	17	\$644,347	\$630,597	\$636,175	99%	
					Closed Price	High	\$690,000			Low	\$605,000			Median	\$629,700		