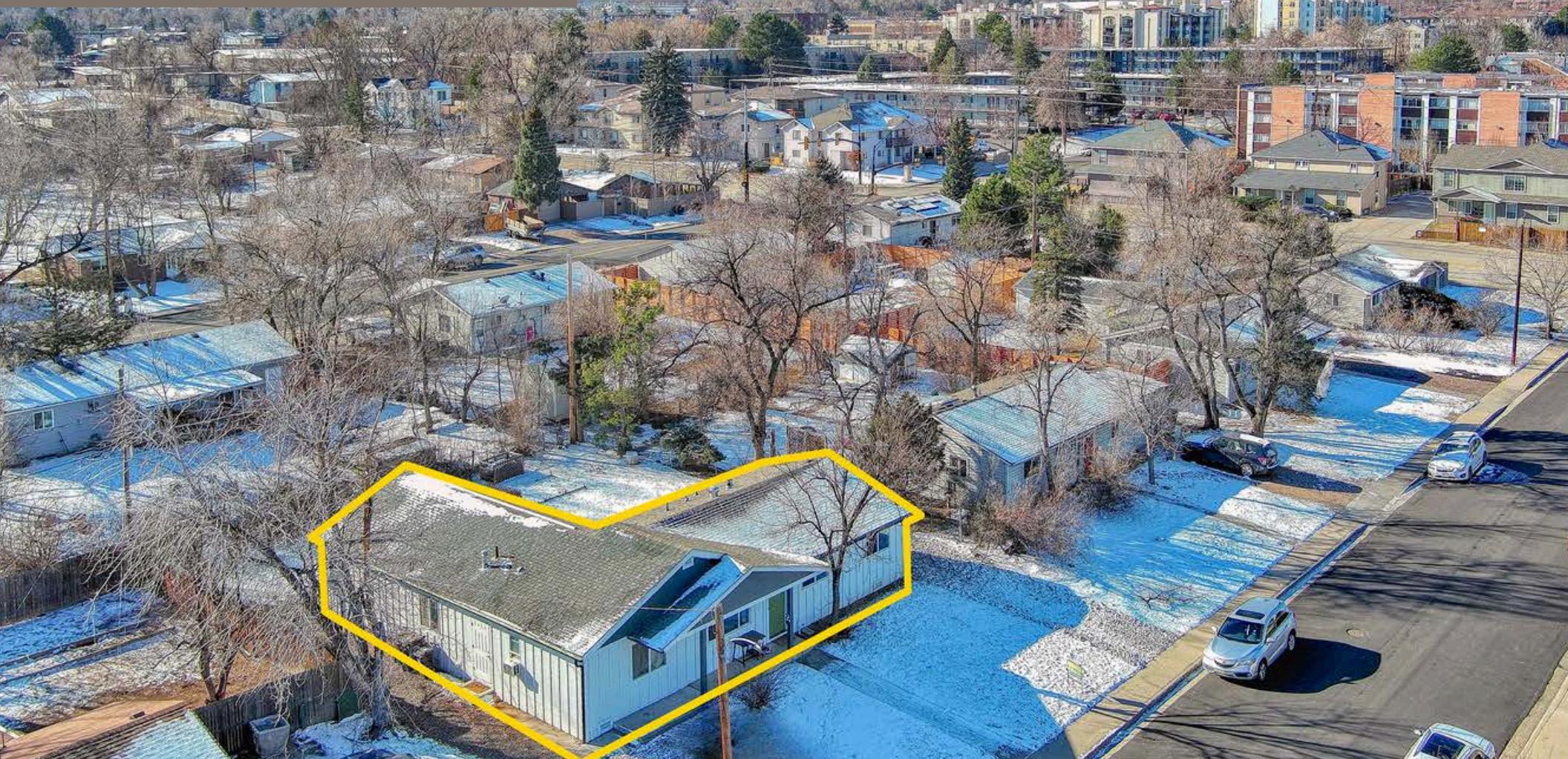


# 3100 DENTON AVE BOULDER, CO

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REAL ESTATE



STUDENT RENTAL  
INVESTMENT OPPORTUNITY

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# PROPERTY SUMMARY

PRICE	\$860,000	GROSS INCOME	\$60,400
COUNTY	Boulder	NOI	\$47,352
SIZE	0.18 acres (1,584 SF)	CAP RATE	5.5%
ZONING	RL-1 (Residential-Low)	PRICE/BED	\$172,000
OCCUPANCY	100%	PRO-FORMA CAP RATE	6.2+%

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## RENT ROLL + CASH FLOW ANALYSIS

3100 Denton Avenue	Boulder, CO					
Unit	Count	Current Rent	Pass-throughs	Total Collected	Annual Gross	Expenses
3100 Denton Ave	5 Bed/2.5 Bath	\$4,700.00	\$333.33	\$5,033.33	\$60,400.00	\$13,048.00

Last 12 Month Exp	
Taxes:	\$5,048.00
Insurance:	\$2,000.00
Utilities:	\$4,000.00
R&M:	\$2,000.00
	\$13,048.00

Valuation Metrics	
Base Rents:	\$56,400.00
Pass-thrus:	\$4,000.00
Gross Income:	\$60,400.00
T12 Expenses:	\$13,048.00
Net Operating Income:	\$47,352.00
Asking Price:	\$860,000
Cap Rate:	5.51%
Price/Bed:	\$172,000

Pro-forma Valuation Metrics	
Base Rents:	\$63,000.00
Pass-thrus:	\$4,000.00
Gross Income:	\$67,000.00
T12 Expenses:	\$13,700.40
Net Operating Income:	\$53,299.60
Asking Price:	\$860,000
Cap Rate:	6.20%
Price/Bed:	\$172,000

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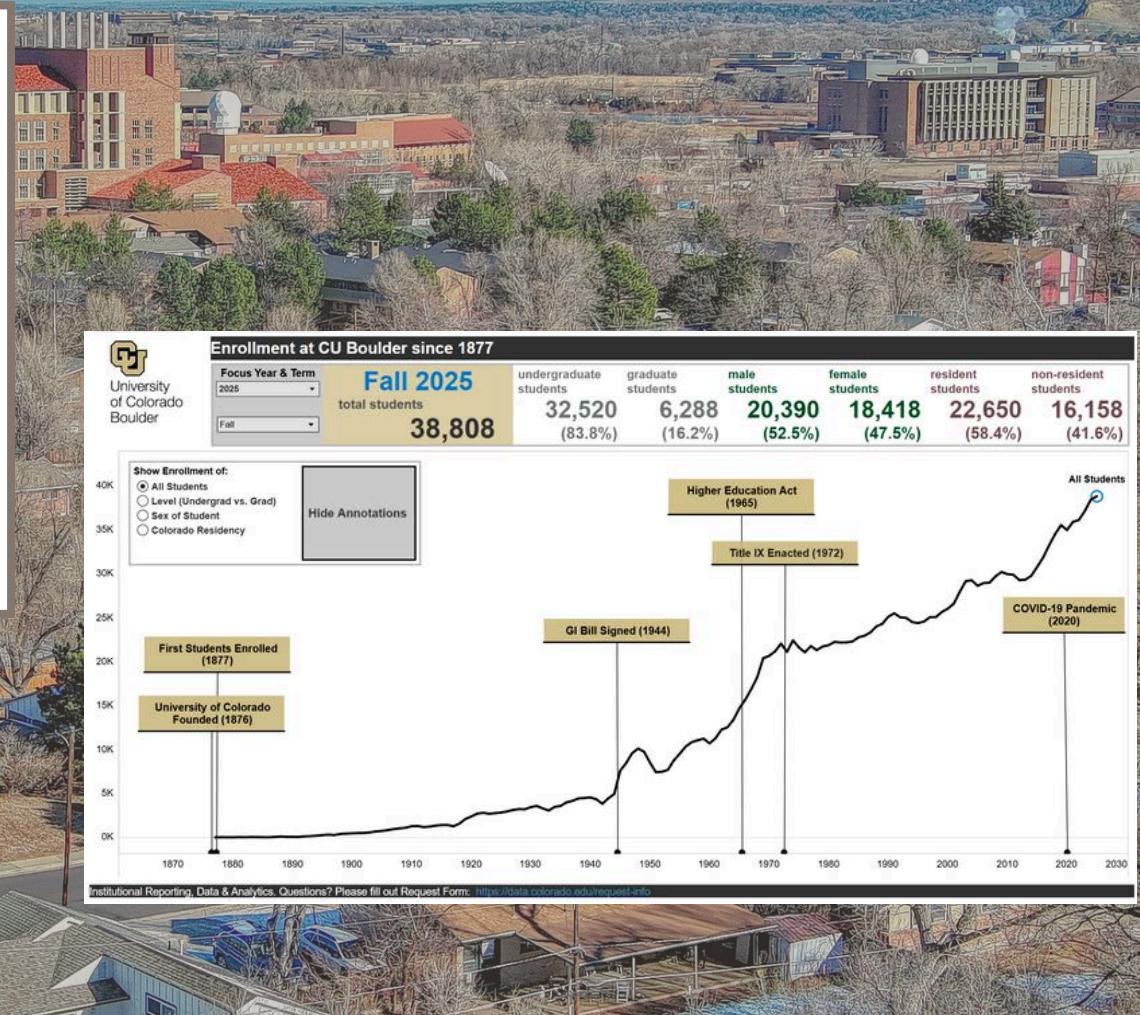
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# CU BOULDER ENROLLMENT TREND

## Why Invest in Boulder's Student Rental Market?

- Flagship Demand Driver: The University of Colorado Boulder anchors year-over-year rental demand with one of the largest student populations in the Mountain West.
- Persistent Housing Shortage: On-campus housing and new development remain constrained, forcing a significant portion of students into the private rental market.
- Multi-Year Tenancy: Strong freshman-to-sophomore retention at CU supports longer than average tenant duration and predictable leasing cycles.
- Unbeatable Location: Limited land availability, strict zoning, and Boulder's quality-of-life, create long-term pricing power for existing student rentals.



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# market

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