

**3100
DENTON AVE**
BOULDER, CO

market
REAL ESTATE



**STUDENT RENTAL
INVESTMENT OPPORTUNITY**

HEIDI SCHAMBER

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PROPERTY SUMMARY

PRICE \$860,000

COUNTY Boulder

SIZE 0.18 acres (1,584 SF)

ZONING RL-1 (Residential-Low)

OCCUPANCY 100%

GROSS INCOME \$60,400

NOI \$47,352

CAP RATE 5.5%

PRICE/BED \$172,000

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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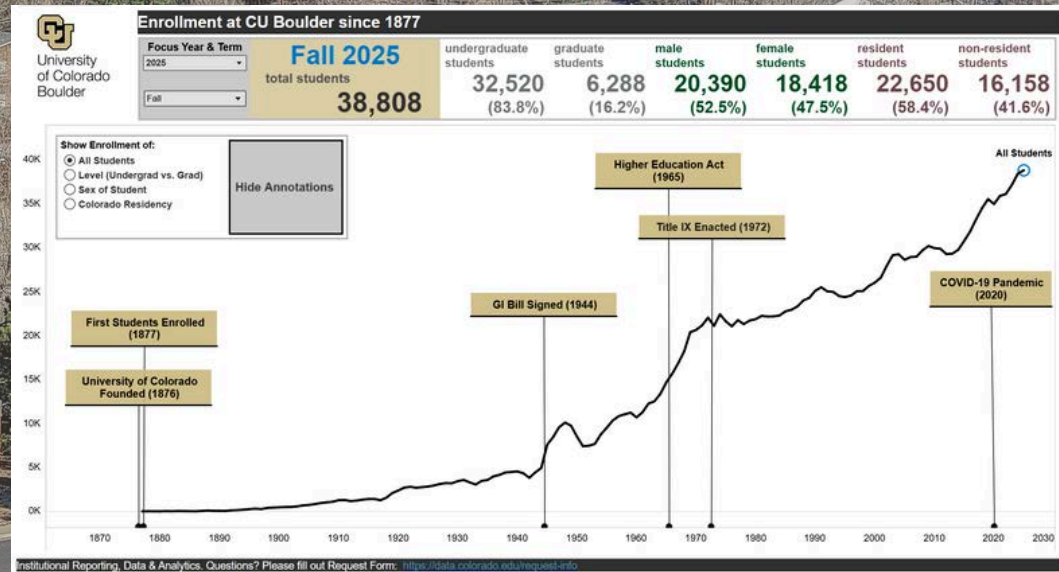
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CU BOULDER ENROLLMENT TREND

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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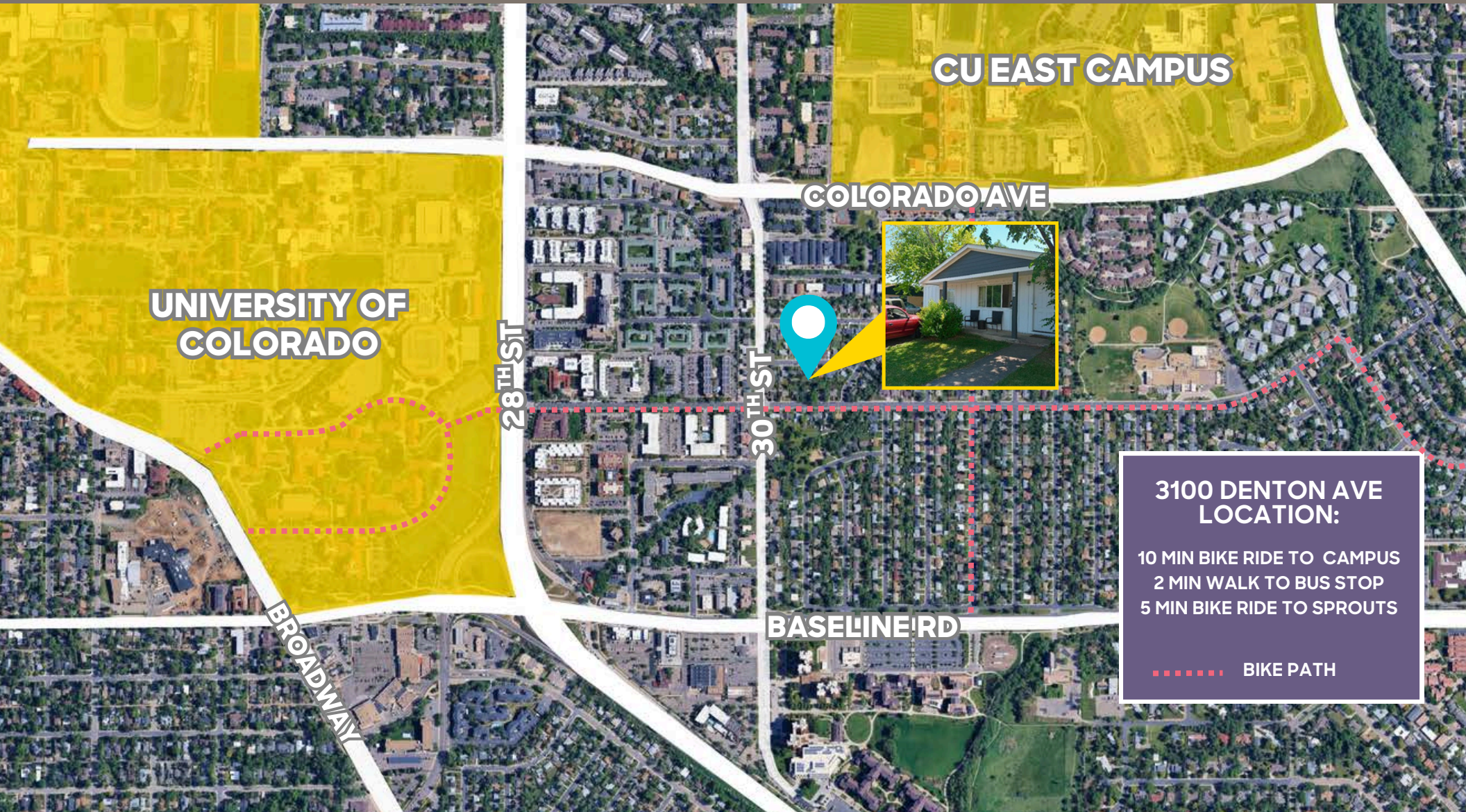
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**3100 DENTON AVE
LOCATION:**

10 MIN BIKE RIDE TO CAMPUS
2 MIN WALK TO BUS STOP
5 MIN BIKE RIDE TO SPROUTS

..... BIKE PATH

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