

Financials

2025 Property taxes \$5,745.28

Tenants pay Xcel Energy. Other landlord annual expenses (2025):

- \$3,344 - Utilities (water, sewer, trash, Xcel Energy (~\$100) when empty, City of Denver sidewalk tax)

2025 Rental Income:

- **\$16,280** - 1589 Utica St.
- **\$12,870** - 4500 W 16th Ave
- **\$12,000** - 4570 W 16th Ave (family member discount)
Market rate: **\$19,500**
- **\$7,750** - 1591 Utica St (family member discount) Market rate: **\$16,800**
- **Actual annual income - \$48,900**
 - **3.2% cap**
- **Market rate annual income - \$65,450**
 - **4.5% cap**

Physical

4510 W 16th - 2 bed, 1 bath, 775 sq ft

4500 W 16th - 1 bed, 1 bath, 710 sq ft

1591 Utica - 1 bed, 1 bath, 1,064 sq ft (upstairs unit)

1589 Utica - 1 bed, 1 bath, 1,064 sq ft (downstairs unit)

Building - 3,613 sq ft

Lot size - 9,370 sq ft (0.22 acres)

Zoning - U -RH-3A

Two (2) covered parking spaces, One (1) uncovered

Four (4) storage lockers

All units include either washer & dryer, or combo unit

Links

4500 W 16th - https://www.zillow.com/homedetails/4500-W-16th-Ave-Denver-CO-80204/130135729_zpid/?view=public

1591 Utica - https://www.zillow.com/homedetails/1591-S-Utica-St-Denver-CO-80219/13364161_zpid/?view=public

1589 Utica - https://www.zillow.com/homedetails/1589-Utica-St-Denver-CO-80204/2092381951_zpid/?view=public

4510 W 16th - https://www.zillow.com/homedetails/4510-W-16th-Ave-Denver-CO-80204/2094386828_zpid/