West Peak Properties
Brad Uhlig and Jay Peterson
720-989-7727

1231 Akron St Duplex Financials

Unit	Lease Expiration	Unit Mix	Approx Sqft	Current Income	Year 1	Year 2	Year 3
Income							
1231	6/27/2027	2bd, 1ba	923	$1,500	$1,800	$1,850	$1,900
1233	Vacant	2bd, 1ba	923	$1,500	$1,800	$1,850	$1,900
Monthly			total	$3,000	$3,600	$3,700	$3,800
Vacancy				5%	5%	5%	5%
Annual Income				**$34,200**	**$41,040**	**$42,180**	**$43,320**

Expenses (Approximate)	Current	Year 1	Year 2	Year 3
Gas/electric	tenant paid	tenant paid	tenant paid	tenant paid
Water/sewer/Trash	$2,400	$2,400	$2,400	$2,400
Property Taxes	$2,665	$2,700	$2,754	$2,809
Maintenance	$2,000	$2,000	$2,000	$2,000
Property Insurance	$2,545	$2,596	$2,648	$2,701
Annual Expense	**$9,610**	**$9,696**	**$9,802**	**$9,910**
Average Monthy	$801	$808	$817	$826
Net Opp Income	$24,590	$31,344	$32,378	$33,410
List Price/Value	**$435,000**	**$448,050**	**$461,492**	**$475,336**

Cap Rate	Current	Year 1	Year 2	Year 3
	5.65%	7.21%	7.44%	7.68%

Purchase Price	$435,000			
Down Payment %	30%			
Down Payment Amount	$130,500			
Loan amount	$304,500			
Annual Interest Rate	6.75%			
PI Payments	$1,975			
Net Operating Income	$24,590	$31,344	$32,378	$33,410
Annual Debt Service	$23,700	$23,700	$23,700	$23,700
Annual Cash Flow	$890.23	$7,644.33	$8,678.41	$9,710.37
Cash on Cash Return	**0.68%**	**5.08%**	**5.77%**	**6.45%**
Yr 1 Principal Reduction	$3,371.47	$3,371.47	$3,599.05	$3,841.98
Total Return	**2.83%**	**7.32%**	**8.16%**	**9.00%**
Total Return (Inc Appreciation)		**16%**	**33%**	**51%**

$20,000
Cap Ex improvement cost to achieve Proforma rents estimated

*** Expenses assume 2% annual appreciation**
*** List Price/Value assumes 3% annual Appreciation**
*** Year 1 Proforma rents based on HUD small area Fair Market Rent for 2026**