



THE DENVER GROUP
COMMERCIAL



FOR SALE

MULTI-FAMILY BUILDING

401 ROSE STREET, GEORGETOWN | \$995,000



PROPERTY DETAILS

- Vacant building located just two blocks from Downtown Historic Georgetown
- Private on-site parking in addition to available street parking
- Zoned B – Located in B/C Zone District & Downtown Overlay District
- Ideal for an owner-occupant seeking a private residence with rental income, or for a full investment property
- Located in an area with increasingly limited rental inventory in Clear Creek County
- Approximately 3,000 square feet
- Short or long term rental, workforce housing
- Offered at \$995,000

**Scan the QR Code for more details!*



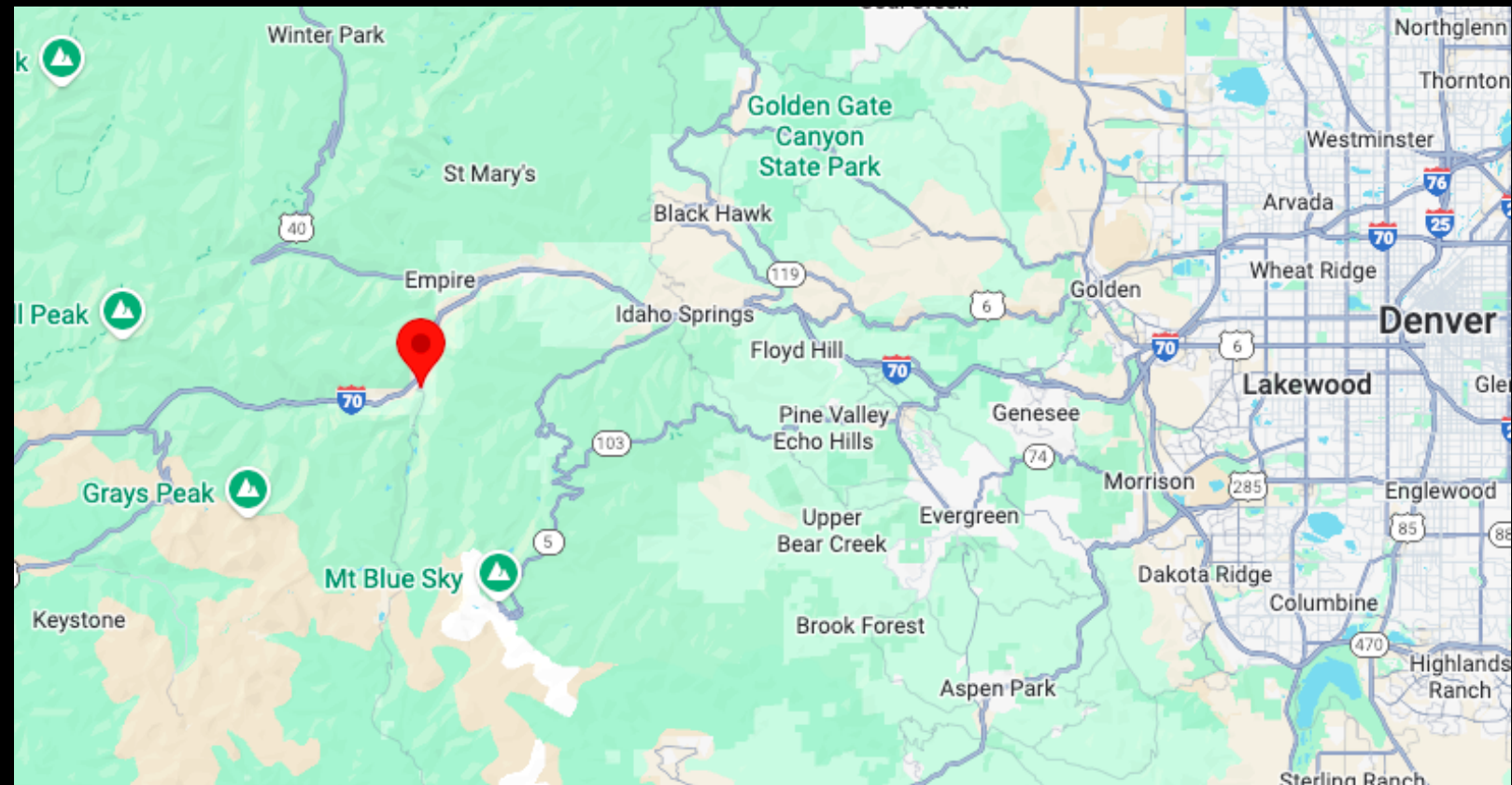
Proforma Financials

Financials

Teal Building, Georgetown, CO

CLEAR CREEK INVESTMENT CORPORATION

TEAL BUILDING - Georgetown, CO													
Income	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
Unit 1	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$0	\$1,800	\$1,800	\$19,800
Unit 2 (Duplex)	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300	\$27,600
Unit 3	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$21,600
TOTAL INCOME	\$5,900	\$5,900	\$5,900	\$5,900	\$5,900	\$5,900	\$5,900	\$5,900	\$5,900	\$4,100	\$5,900	\$5,900	\$69,000
Expenses	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
Property Taxes		\$1,571											\$1,571
Insurance - State Farm										\$2,539			\$2,539
XCel Electric & Gas	\$470	\$475	\$382	\$304	\$267	\$224	\$94	\$93	\$95	\$113	\$212	\$350	\$3,078
Georgetown Water & Sewer	\$381	\$400		\$799		\$780	\$799	\$381	\$381		\$794	\$381	\$5,096
Trash - Timberline	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$2,463
Johnson & Associates, Atty.	\$2,375												\$2,375
Maintenance & Repairs	\$206	\$150	\$950			\$50	\$50	\$1,090		\$324			\$2,820
TOTAL EXPENSES:													\$19,941
NET INCOME:													\$49,059



David Williams

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