

1012 15TH STREET

BOULDER, CO

PRICE REDUCTION
\$2,995,000

OFFERED AT

~~\$3,095,000~~

PROPERTY SIZE

6 UNITS/10 BEDS
(3,390 SF)

PROPERTY TYPE

MUH

ZONING

RM-2

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STUDENT RENTAL 6 PLEX

Large student rental property located in an unbeatable location on University Hill, just steps (literally) from CU Campus. This 10 bed / 6 bath six plex has a smart unit mix of studios, one bed, two beds and a three bed unit., with something for everyone! Leased through the 2024-2025 school year with projected NOI of \$147,00 and a 4.9% cap rate.

PROPERTY DETAILS:

- Fully leased for the 2024-2025 school year
- Projected 4.9% Cap Rate
- Stellar University Hill location in Boulder, CO
- Remodeled units with great rental history

SIX UNIT INVESTMENT OPPORTUNITY
ON UNIVERSITY HILL

HEIDI SCHAMBER

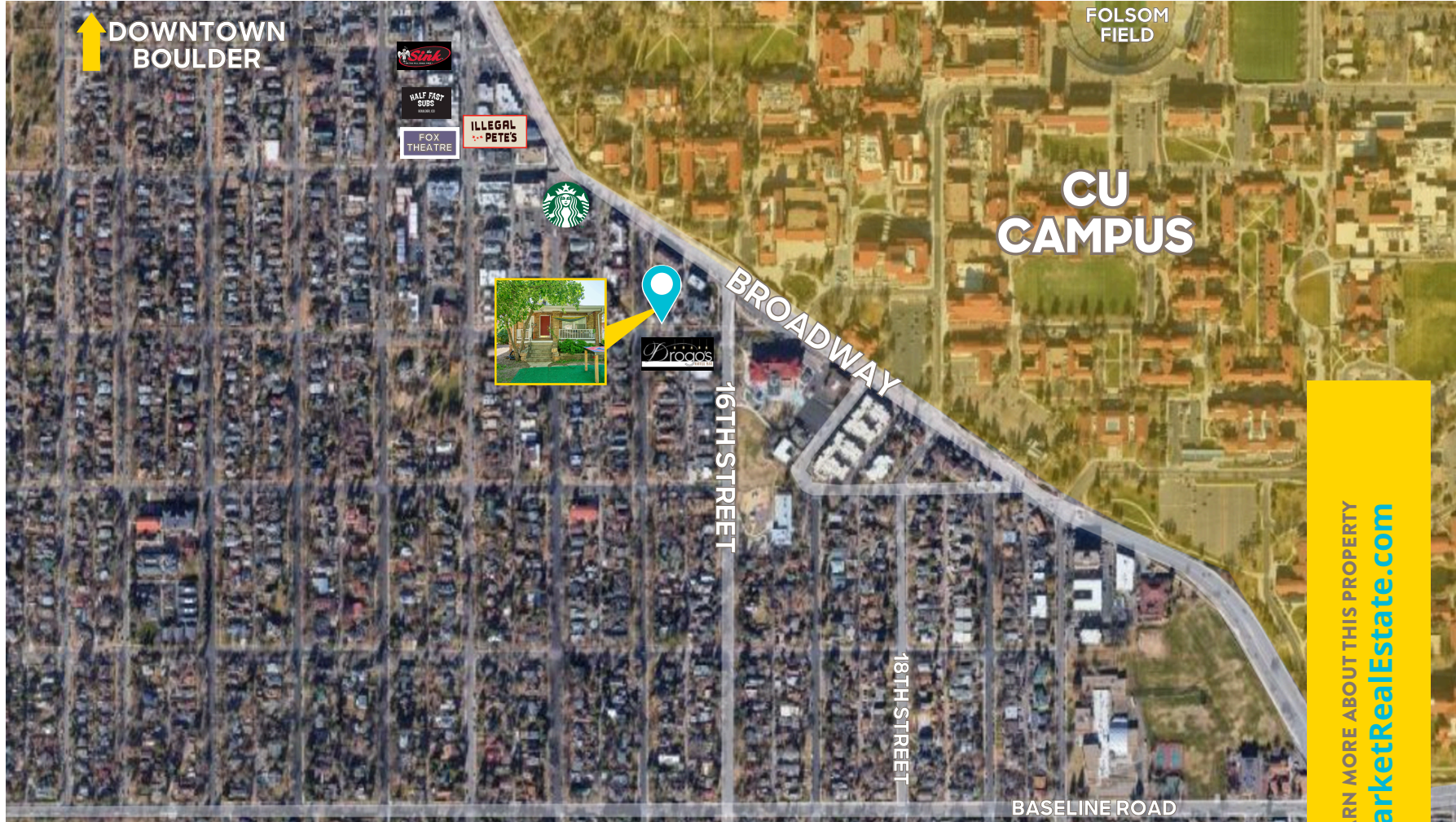
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