

# 1138-1140 PLEASANT STREET

BOULDER, CO 80302

OFFERED AT  
**\$2,750,000**

CAP RATE  
**5.3%**

PROPERTY TYPE  
**MUH**

BUILDING SIZE  
**2,707 SF**  
2 Units | 8 Beds

LEARN MORE ABOUT THIS PROPERTY  
[MarketRealEstate.com](https://MarketRealEstate.com)



## PLEASANT INVESTMENT

Welcome to 1138-1140 Pleasant Street, an investment opportunity with a stellar location. This property is just steps away from CU Campus, the new Hill Hotel, and popular entertainment venues and restaurants. The front house has a great porch, 6 beds and 2 bathrooms. The separate cottage in the back has 2 beds and 1 bath.. The property is fully leased through the 2025-2026 school year at great rates. Reach out for financials.

### PROPERTY HIGHLIGHTS

- Exceptional location on University Hill
- 6 Bedroom house in front
- 2 Bedroom carriage house in back
- Classic Boulder Curb Appeal and character
- Base Income for 25-26 School Year: \$180,000 + Charge Backs
- Projected NOI: \$145,000

**STUDENT RENTAL INVESTMENT  
OPPORTUNITY ON THE HILL**

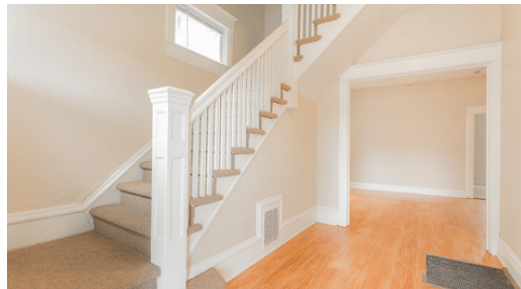
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