

1138-1140 PLEASANT STREET

BOULDER, CO 80302

OFFERED AT
\$2,750,000

CAP RATE
4.75%

PROPERTY TYPE
MUH

BUILDING SIZE
2,707 SF
2 Units | 8 Beds

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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 leased through the 2024-2025 school year at great rates. Reach out for financials.

PROPERTY HIGHLIGHTS

- Exceptional location on University Hill
- 6 Bedroom house upfront
- 2 Bedroom carriage house in back
- Classic Boulder Curb Appeal and character
- Gross Income for 24-25 School Year: \$171,000
- Projected NOI: \$131,000

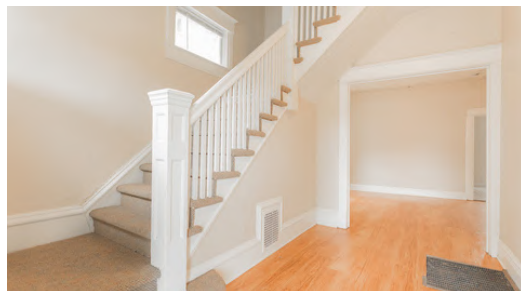
**STUDENT RENTAL INVESTMENT
OPPORTUNITY ON THE HILL**

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