

729 19TH STREET

BOULDER, CO 80302

OFFERED AT
\$1,300,000

\$216,000/Bed

CAP RATE

5.04%

PROPERTY TYPE

MUH

BUILDING SIZE

1,767 SF

2 Units | 6 Beds

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DUPLEX DREAM

729 19th Street is a 6-bedroom duplex lives like one big house, and is just minutes from CU Campus. It's functional and fully leased, has laundry onsite, and has parking off the alley. Students enjoy its location and easy access to popular entertainment venues and restaurants, making it an unbeatable location for tenants and investors alike.

PROPERTY HIGHLIGHTS

- Gross Income 24-25 School Year: \$93,000
- Projected NOI: \$65,500
- 3 Beds up and 3 Beds down
- Two kitchens and laundry onsite
- 4 Parking spaces & great backyard

**STUDENT RENTAL INVESTMENT
OPPORTUNITY ON THE HILL**

HEIDI SCHAMBER

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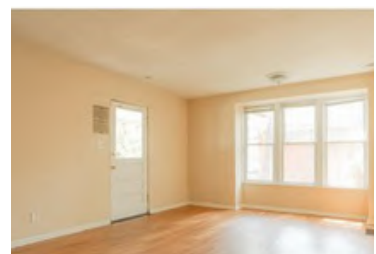
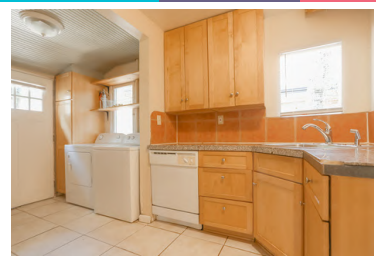
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