

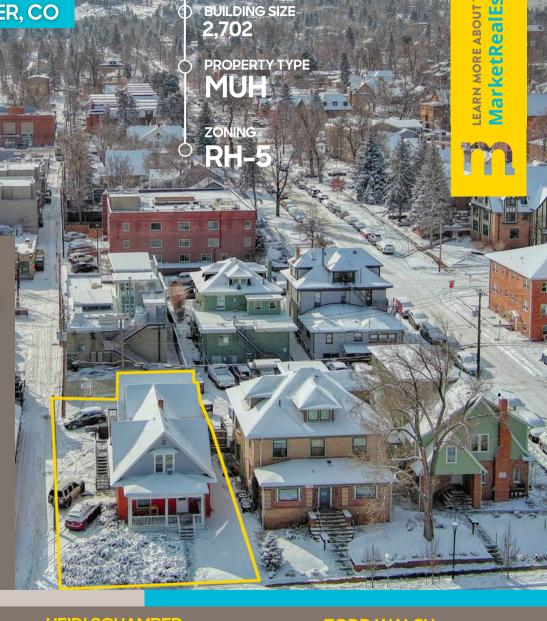
**BOULDER, CO** 

SIX-PLEX ON UNIVERSITY HILL

1216 Pleasant Street is a six unit apartment building in a prime location on University Hill. There are 4 one-bed apartments and 2 studio apartments all leased through 07/2023. Existing rents total \$125,040 per annum. Preleasing is underway. Projected rents for the 2023-2024 school year are \$138,120. Students love 1216's proximity to CU Campus, living in private units that have been fully updated and having shared laundry and parking onsite.

## **UNIT FEATURES:**

- Attractive one bedroom units just steps from CU Campus
- New vinyl planking, paint, appliances and cabinetry
- Fully licensed 6 Unit Complex



OFFERED AT

(\$367K PER UNIT)

\$2,200,000

SIX-PLEX ON UNIVERSITY HILL

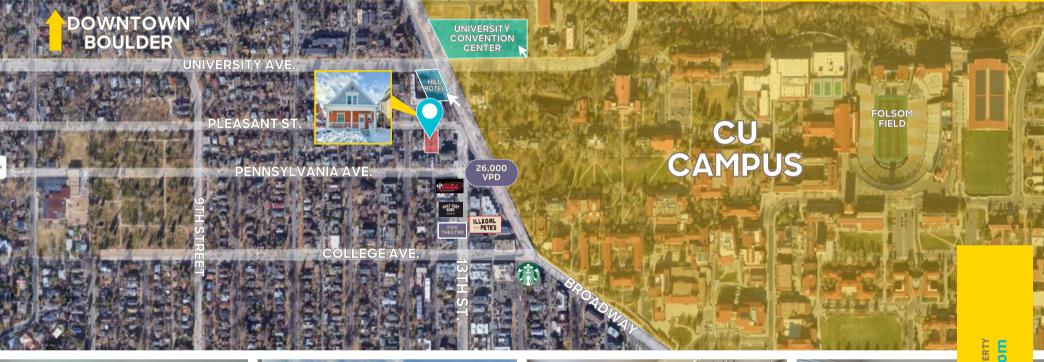
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## 1216 PLEASANT STREET

BOULDER, CO 80302











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