



1301 S Logan St. Denver, CO 80210





QUADPLEX IN A PRIME LOCATION - STEPS FROM SOUTH PEARL STREET IN PLATT PARK!

Located just walking distance from the vibrant South Pearl Street, this property offers four spacious 2-bedroom, 1-bathroom units with a fenced-in backyard. Whether you're seeking a property with rental potential or a place to live and invest, this quadplex delivers on both fronts. Each unit features comfortable living spaces, perfect for tenants or owners alike. The fenced backyard provides privacy and outdoor space for enjoyment. Additionally, the South Pearl Farmer's Market, along with a variety of trendy restaurants and shops, is just steps away, making this location highly desirable. Located just a short drive away from popular attractions like Washington Park, Overland Golf Course, and Levitt Pavilion, offering recreational opportunities year-round. The property also boasts a detached 2-car garage, providing additional income if you choose to rent them out, or simply convenience and storage space for tenants. With an unbeatable location, ample amenities, and investment potential, this quadplex offers the perfect opportunity to own a piece of Denver real estate in a highly sought-after area. Don't miss out on this rare find!

PROPERTY PHOTOS



Rent Roll

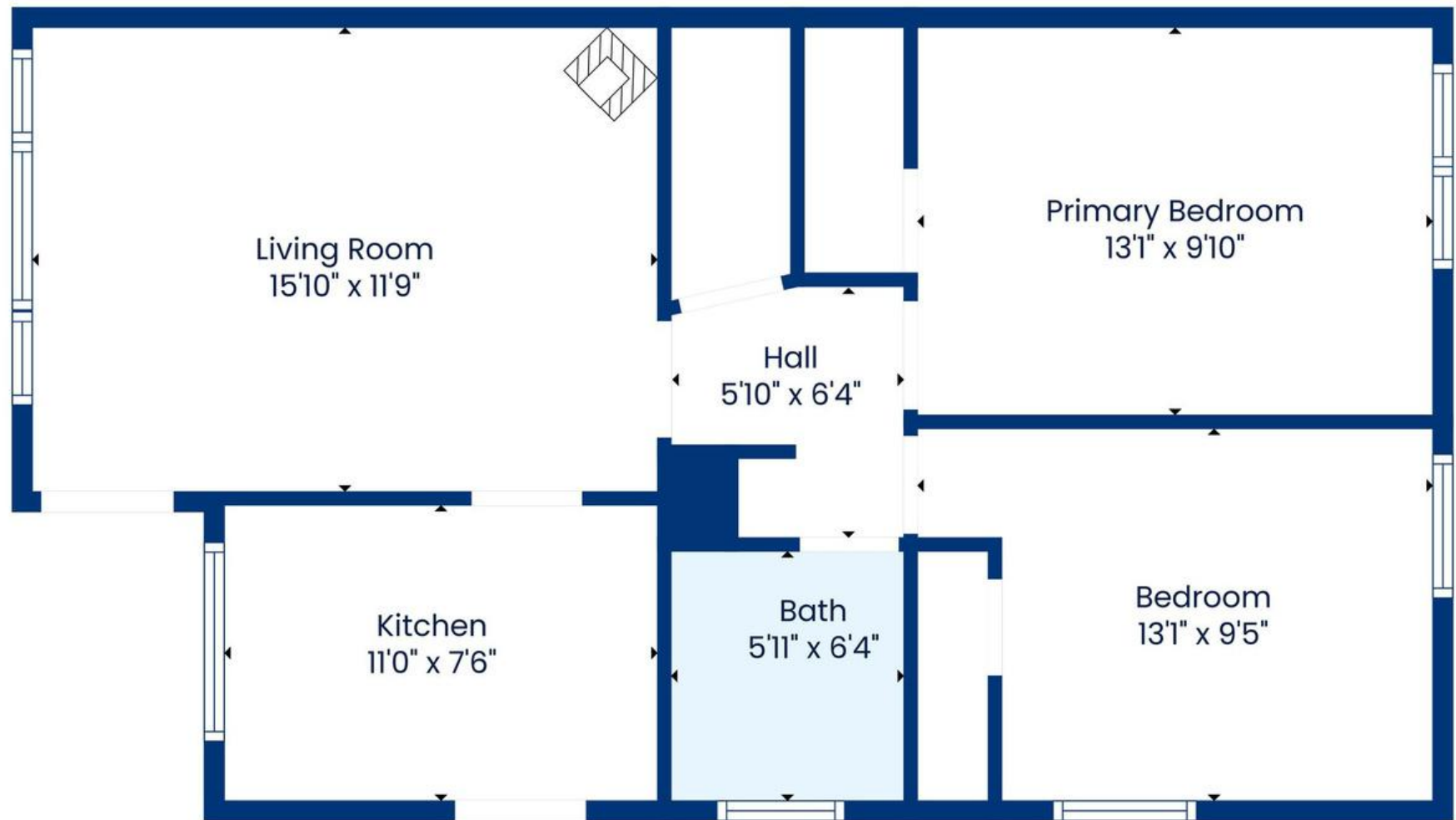
Unit	Bed	Bath	Sq. Feet	Actual Rent	Proforma Rent
1301A	2	1	708	\$1,700	\$2,300
1301B	2	1	708	\$1,050	\$1,800
1305A	2	1	708	\$1,800	\$2,300
1305B	2	1	708	\$1,300	\$1,800
Total	8	4	2,832	\$5,850	\$8,200

Financials

Actual	
Annual Income	\$70,200
Vacancy (5%)	\$(3,510)
Gross Income	\$66,690
Expenses	
Water	\$3,600
Insurance	\$4,103
Taxes	\$6,304
Repairs & Maintenance	\$4,668
Total Expenses	\$18,676
Net Operating Income	\$48,014
Cap Rate	3.90%

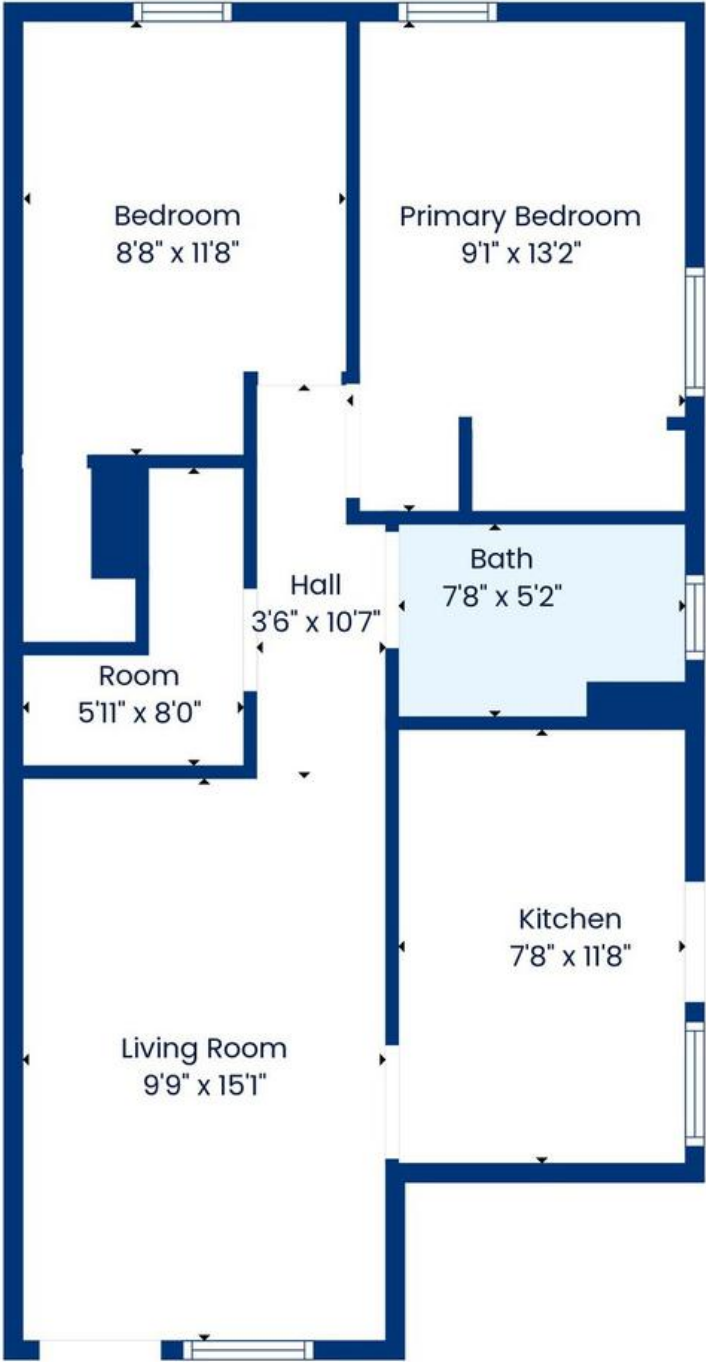
Proforma	
Annual Income	\$98,400
Utility Chargeback	\$3,600
Vacancy (5%)	\$(4,920)
Gross Income	\$97,080
Expenses	
Water	\$3,600
Insurance	\$4,103
Taxes	\$6,304
Repairs & Maintenance	\$6,796
Total Expenses	\$20,803
Net Operating Income	\$76,277
Cap Rate	6.20%

Main Floor Units



Bottom Floor Units

FLOOR PLAN



PROPERTY MAP





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“We help our clients build wealth through Real Estate”

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Property Description

Units: 4
 Beds: 8
 Baths: 4
 Year Built: 1951
 Total SF: 2,832
 Parking: 2 Car Detached Garage
 + 2 Off-Street Spaces

Special Features

- Four 2 bedroom, 1 bathroom units
- Perfect for house-hacking: live in one unit and rent out the others!
- Remodel and increase rents to around \$2,500 per month
- Great location - steps from Pearl Street's many shops and restaurants
- Minutes from Washington Park, Overland Golf Course and Levitt Pavilion
- Easy access to I-25
- 12 minutes from Downtown Denver

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