



**6009 Ivanhoe St. Commerce City, CO 80022**





## Turnkey Qadplex in Commerce City - Perfect for Investors or House Hackers!

Visit [6009lvanhoe.com](http://6009lvanhoe.com) for details. Excellent value-add investment opportunity or house hack (live in one unit and collect rent from other three units.) This lovely side by side quadplex (includes all 4 units) all 2 bedroom, 1 bathroom units, on a large corner lot has only had ONE OWNER! Each separately metered unit has beautiful original hardwood floors and their own water heater & furnace. Well maintained and in an excellent location. Located right across the street from Pioneer Park, the jewel of Commerce City.

It's ready for you to rent, move-in or remodel right away. Each unit can be leased at \$1,700/month (total \$6,800/month) as-is OR remodel to increase rents to \$2,100/month (total \$8,400/month). Spacious lot offers the ability to build a garage to also increase rental income. Currently comes with a storage shed and spacious backyard. Make this your home, or next great investment property! Great central location - minutes from Walmart, shopping, restaurants, the Central Park neighborhood and Dicks Sporting Goods Park. Contact us for due diligence documents, financial details and loan opportunities.

PROPERTY PHOTOS



# Rent Roll

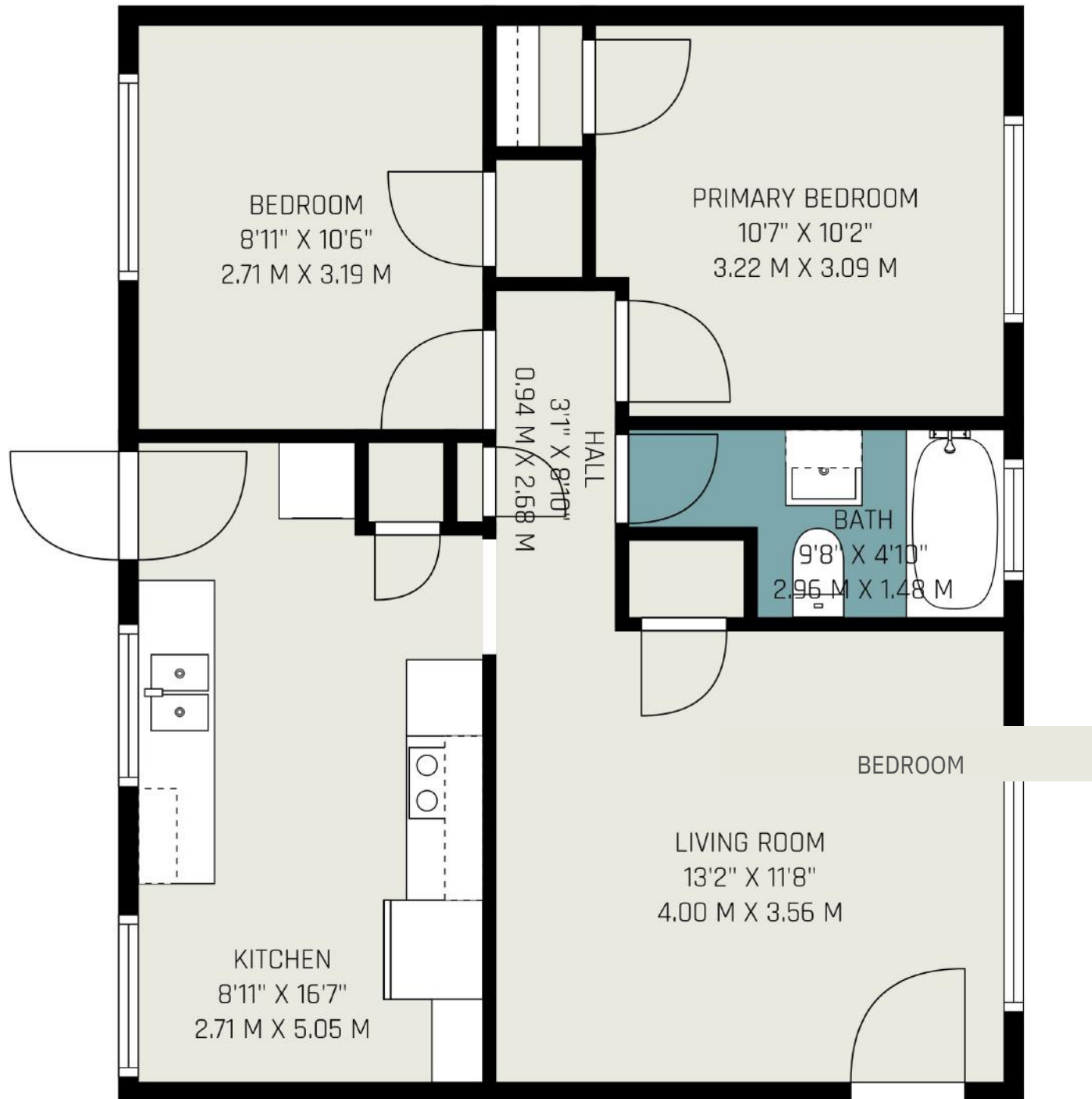
| Unit         | Beds     | Baths    | Sq. Feet    | Current Rent   | Market Rent    | Proforma Rent (Remodeled) |
|--------------|----------|----------|-------------|----------------|----------------|---------------------------|
| 6009 Ivanhoe | 2        | 1        | 690         | \$750          | \$1,700        | \$2,100                   |
| 5661 E 60th  | 2        | 1        | 690         | \$1,700        | \$1,700        | \$2,100                   |
| 5671 E 60th  | 2        | 1        | 690         | Vacant         | \$1,700        | \$2,100                   |
| 5681 E 60th  | 2        | 1        | 690         | Vacant         | \$1,700        | \$2,100                   |
| <b>Total</b> | <b>8</b> | <b>4</b> | <b>2760</b> | <b>\$2,450</b> | <b>\$6,800</b> | <b>\$8,400</b>            |

# Financials

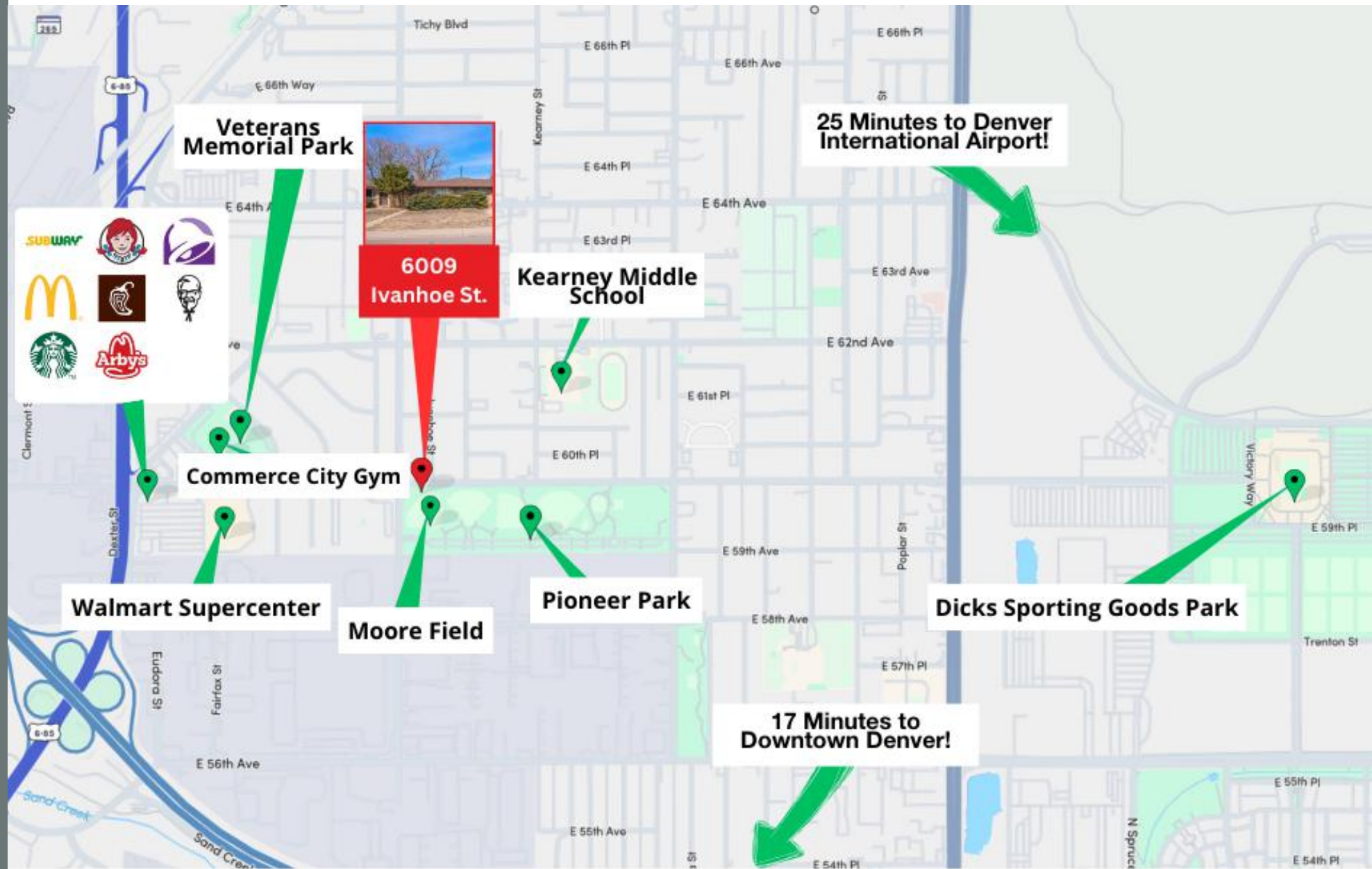
|                             |                 |
|-----------------------------|-----------------|
| <b>Market Financials</b>    |                 |
| <b>List Price</b>           | \$800,000       |
| <b>Annual Income</b>        | <b>\$81,600</b> |
|                             |                 |
| Vacancy (5%)                | \$(4,080)       |
| <b>Gross Income</b>         | <b>\$77,520</b> |
|                             |                 |
| Expenses                    |                 |
| Water                       | \$3,600         |
| Insurance                   | \$3,808         |
| Taxes                       | \$5,371         |
| Repairs & Maintenance       | \$5,426         |
| <b>Total Expenses</b>       | <b>\$18,206</b> |
|                             |                 |
| <b>Net Operating Income</b> | <b>\$59,314</b> |
|                             |                 |
| <b>Cap Rate</b>             | <b>7.41%</b>    |

|  |                  |
|--|------------------|
| <b>Proforma Financials</b>                     |                  |
| <b>Total Investment (Remodel + List Price)</b> | \$925,000        |
| <b>Annual Income</b>                           | <b>\$100,800</b> |
| Utility Chargeback                             | \$3,600          |
| Vacancy (5%)                                   | \$(5,040)        |
| <b>Gross Income</b>                            | <b>\$99,360</b>  |
|  |                  |
| Expenses                                       |                  |
| Water  | \$3,600          |
| Insurance                                      | \$3,808          |
| Taxes  | \$5,371          |
| Repairs & Maintenance                          | \$6,955          |
| <b>Total Expenses</b>                          | <b>\$19,734</b>  |
|  |                  |
| <b>Net Operating Income</b>                    | <b>\$79,626</b>  |
|  |                  |
| <b>Cap Rate</b>                                | <b>8.6%</b>      |

# MAIN FLOOR



PROPERTY MAP





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**"We help our clients build wealth through Real Estate"**

www.6009Ivanhoe.com

## Property Description

Units: 4  
Beds: 8  
Baths: 4  
Year Built: 1957  
Total SF: 2,760  
Lot Size: .31 Acres  
Heating: Forced Air  
Cooling: Central Air

## Special Features

- All above ground, side by side (4 unit) quadplex. No basement units!
- Value add opportunity with vacant units ready to rent, as-is or remodel
- Pro-forma 8.6% cap rate to increase rent to \$8,400/month gross
- Located across the street from Pioneer Park, the jewel of Commerce City
- Excellent central location, minutes away from Walmart, shopping, restaurants and the Central Park Neighborhood
- Easy access to I-70 just 20 minutes to Downtown Denver

If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed. Equal Opportunity Housing Provider.