



3654-3656 Fairfax Street, Denver, CO 80207





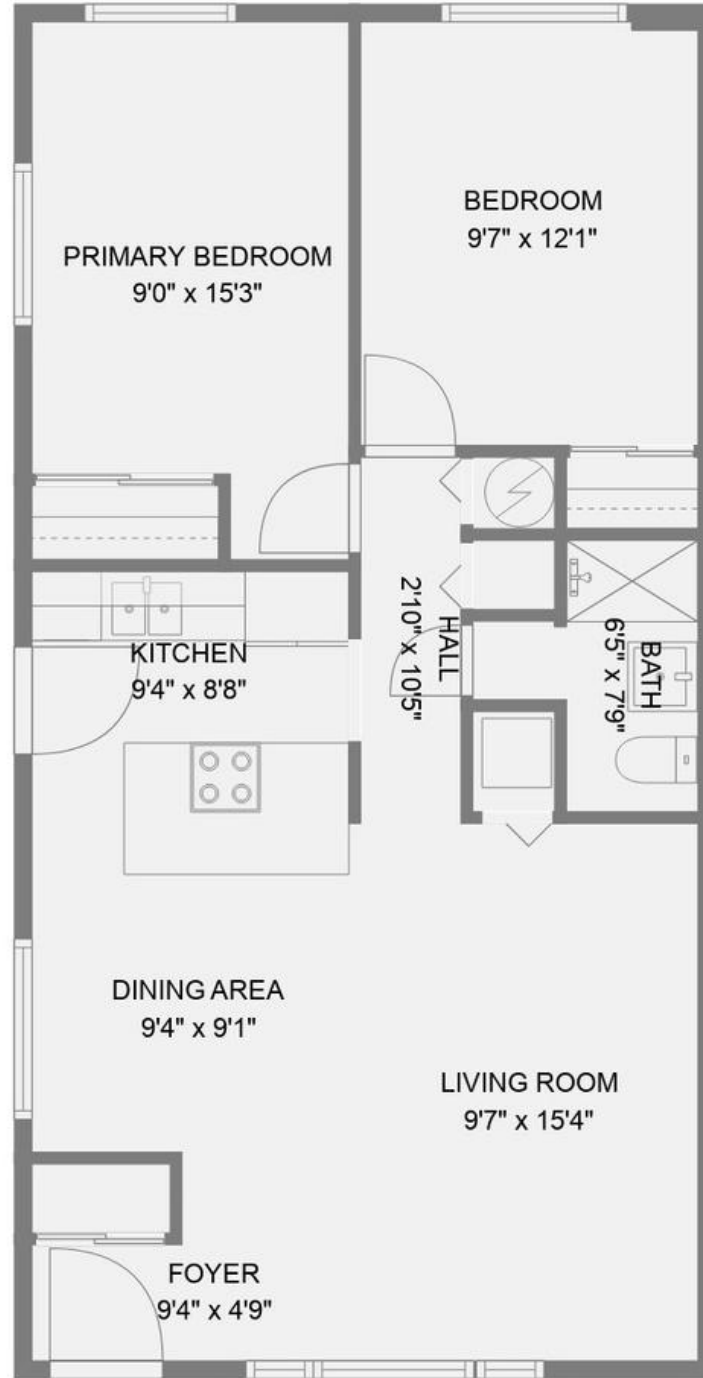
Beautifully Remodeled Duplex in Prime Park Hill Location!

Visit 3654Fairfax.com for more details! Welcome to 3654-3656 Fairfax St., a fully remodeled 4-bedroom, 2-bathroom duplex located in the heart of Denver's highly desirable Park Hill neighborhood. Home Buyers/House Hackers! Ask how you may get up to \$25k in down payment assistance or buy this building with as little as 5% down. Live here and have your tenants cover your mortgage. Potential gross monthly rental income of \$4,400/month! Excellent AirBnb, House Hack, Short Term Rental or Long Term Rental Opportunity. New Kitchen, New Bathrooms! Fully remodeled, this stunning home features brand-new luxury vinyl wood flooring throughout, sleek stainless steel appliances in the kitchen, gorgeous quartz countertops, and stylish new bathroom vanities. Each unit has a brand new washer/dryer. Enjoy private, fenced-in front and back yards ideal for pets, play, or outdoor relaxation, plus two convenient off-street parking spaces per unit. Just a 5-minute drive to all that Colorado Boulevard has to offer—including restaurants, shops, and easy access to I-70—and only 15 minutes to Downtown Denver, this location offers unbeatable urban convenience with neighborhood charm. Whether you're a first-time buyer or investor, this property checks all the boxes.

www.3654Fairfax.com



FLOOR PLAN



Denver Museum of Nature Science



Rent Roll

Unit	Bedrooms	Bathrooms	Proforma Rent
3656 Fairfax St.	2	1	\$2,200
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		Total	\$4,400

Financials

Price	\$758,000
Rental Income	\$52,800
Vacancy (5%)	-\$2,640
Gross Income	\$50,160
Expenses	
Insurance	\$3,000
Taxes	\$3,117
Repairs and Maintenance	\$1,100
Total Expenses	\$7,217
Annual Net Income	\$42,943
Cap Rate	5.67%

Property Description

Units: 2
 Beds: 4
 Baths: 2
 Year Built: 1955
 Total SF: 1,600

Special Features

- Located in Denver's desirable Park Hill neighborhood
- Brand new LVP flooring
- Remodeled kitchen with quartz countertops
- Fresh exterior paint
- Brand new washer/dryer in each unit
- Private, fenced-in front and back yards
- 2 dedicated off-street parking spaces per unit
- Just 5 minutes to Colorado Blvd for top restaurants, shopping, and quick I-70 access
- Only 15 minutes to Downtown Denver
- Turnkey and low-maintenance



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