Elementary: WHITTIER
Middle/Jr.: CASEY
High School: BOULDER
School District: BLDR VALLEY DIST RE2

Lot Size: **Approx Acreage:**
Electric: Xcel **Water:** City Of Boulder
Gas: Xcel **Taxes\Yr:** 3312/2004
PIN: 0002171 **Zoning:** MXR-E
Waterfront: No **Water Meter Inst:** Yes

Total # Units: 2 **Bedrooms** 1 2 3
Total SqFt: 2596 **# Units** 2
Parking Spaces: 3

Total Monthly Income	$3,070.00
Total Annual Income	$36,840.00
Gross Scheduled Income	$36,840.00
Less Vacancy Rate	0%
Vacancy Dollars	$0.00
Account/Legal	$0.00
Advertising	$0.00
Insurance	$0.00
Property Management	$0.00
Personal Property Tax	$0.00
Real Estate Tax	$3,312.00
Maintenance	$0.00
Services	$0.00
Supplies	$0.00
Utilities	$0.00
Misc.	$0.00
Total Operating Expense	$3,312.00
Net Operating Income	$33,528.00

Cap Rate 4.68 **Gross Rent Mult.** 19.41

Units	Beds	Baths	Bsmnt	SqFt	Rent	Parking
1	1	3	2	Y	1300 1430	0
2	1	3	2	Y	1296 1495	0
3					145	3

MLS#: 446113 **PRICE:** $715,000
ADDR: 1803 Pine ST, Boulder, 80302
INCOME PROPERTY/RES **SOLD**
Locale: BOULDER **County:** Boulder
Area/SubArea: 1/4 **Map Book:** B - 97 - Z
Subdivision: Boulder East And North Boulder
Legal: Lot 7 Block 143 Boulder East OT & Lot 4 Block 22 North Boulder Less SEly Strip Per Rec 633356-60 07/12/84

YearBuilt: 1931 **SqFt Source:** Assessor Records
New Const: No
Builder: **Model:**
New Const Notes:

Remarks: Rarely available. Fabulous, Whittier location near downtown. Completely renovated in '92! Wood floors, curved windows, vaulted ceilings, many decks/balconies, super views from decks/front windows, gas ranges, tiled baths, clawfoot tub, dbl paned windows, berber carpets, recessed lighting, french doors, plumbing & electric upgraded, all appliances, 3 Bed, 2 Bath each side--Turnkey! Leased thru mid-summer, rents low! 3-car garage rents mo-to-mo (Future Studio/Office above?). Overnight notice.

Sold Date: 05/16/2005 **Sold Price:** $710,000
Terms: CONV FIX **DOM:** 47 **DTO:** 10
D.Pymt.Assist? N
Points Paid/Seller: 0.00 **Points Paid/Buyer:** 0.00
Other Considerations: **Misc. Sale Info:**
SA: Satir Demarco 303-888-4663
SO: Zenith Realty 303-302-3669

Property Features

Land Size - <.25 Acre, **Style -** 2 Story, **Construction -** Wood/Frame, **Roof -** Composition Roof, **Type -** Legal, Conforming, **Outdoor Features -** Balcony, Deck, **Location Description -** Corner Lot, Level Lot, Outbuildings, **Fences -** Enclosed Fenced Area, **Views -** Foothills View, **Parking Per Unit -** 1.5 Spaces/Unit, **Basement/Foundation -** Partial Basement, **Heating -** Hot Water, Baseboard Heat, **Cooling -** Ceiling Fan, **Inclusions -** Window Coverings, Gas Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, All Appliances, **Energy Features -** Double Pane Windows, **Design Features -** Cathedral/Vaulted Ceilings, Open Floor Plan, Wood Windows, Washer/Dryer Hookups, Wood Floors, Outside Entry, **Utilities -** Natural Gas, Electric, **Water/Sewer -** City Water, City Sewer, **Ownership -** Private Owner, **Occupied By -** Tenant Occupied, **Possession -** Current Lease Agreement, **Tenant Pays -** Deposit, Gas, Electric, Water, Sewer, Trash, **Gross Scheduled Income Includes -** Lease/Rents, Leased Parking, **Property Disclosures -** Seller's Property Disclosure, Lead Paint Disclosure, **Flood Plain -** Minimal Flood Or C Rating, **Data Available -** Leases Available, **Existing Lease -** Year Lease, Existing Rental License, **Possible Usage -** Multi Family, **New Financing -** Cash, Conventional,

LA: Karla Bielanski **Phone:** 303-499-0860 **Email:** karla@homesofbouldercounty.com **Fax:** 303-440-4495
LO: MB/Karla Bielanski & Associate **Phone:** 303-440-6464 **TB:** 2.80 **BA:** 2.80 **For Showings:** LO: 303-440-6464
Buyer Excl: No **Contract:** R **Min EM:** $12,000.00 **EM Recip:** First American Heritage Title Co. **LS:** N

Information Deemed Reliable But Not Guaranteed. (C) IRES, LLC