



903 18th Street

Suite 302, Boulder, CO

Steve Sims

steve@gibbonswhite.com
(303) 586-5932

www.gibbonswhite.com



Property Info & Gallery



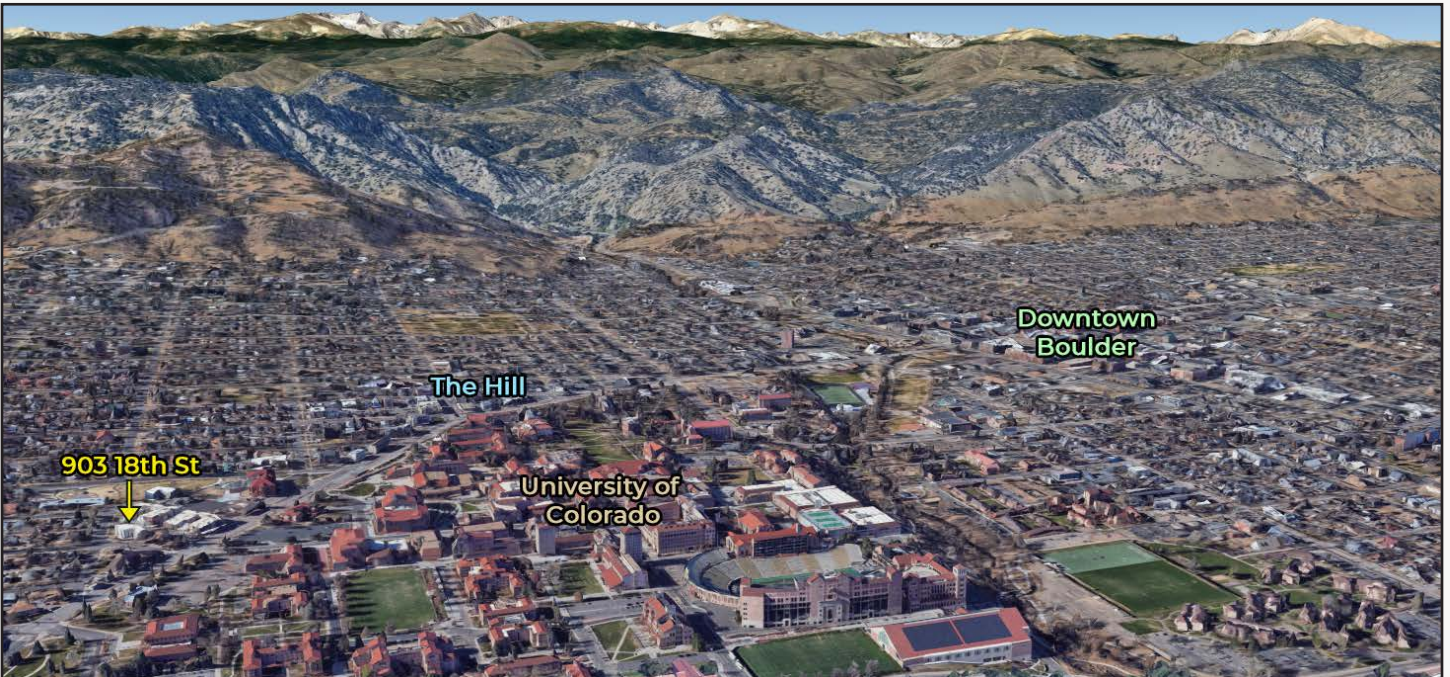
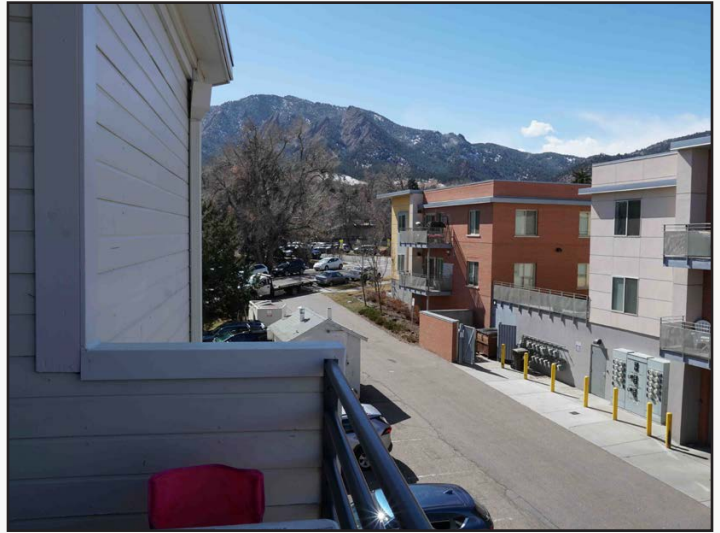
View Map

On The Hill Condo for Sale

Size	1,333 sq. ft.
Sale Price	\$1,050,000 (\$788 / sq. ft.)

- 4 Bedroom, 4 Bathroom Unit with a Total Kitchen, Bathroom, Lighting & Flooring Remodel in 2017
- Full Size Washer-Dryer, Granite Countertops, Upscale Cabinets
- Only Unit in the Complex that has Central A/C
- Each Bathroom has a Shower with Soaking Tub
- Perfect College Student Rental Less than a Block Away from the C.U. Campus
- Never Vacant--Usually Rented by Word-of-Mouth
- Top Floor Unit Gives Tenants Privacy as well as Views of the Foothills from the Private Deck
- Currently Leased to August 2025 at \$5,400 / Month (\$1,350 / Bedroom) Making the Cap Rate 4.86% on Current Income
- Rents for Next School Year Expected to go to \$1,450 / Bedroom Making the Cap Rate 5.22% by Next Fall
- Unit Includes 3 Deeded Parking Spaces, One in the Underground Garage

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.