

730 19TH STREET

BOULDER, CO 80302

OFFERED AT
\$1,410,000

PROPERTY TYPE
DUPLEX

BUILDING / PARCEL
1,668 SF
.12 AC

6 BED | 3 BATH

LEARN MORE ABOUT THIS PROPERTY
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HILL YEAH

When it comes to student housing, few areas work harder than University Hill. This well-maintained duplex with one very lively backyard sits steps from CU Boulder's campus and every Buffs game, class, and Friday night the calendar can offer. 2026-2027 projected NOI: \$82,320. That's the kind of number University Hill produces year after year, thanks to a tenant pool that basically renews itself every August. Buy the duplex. Ride the schedule. Let the school do the marketing.

PROPERTY HIGHLIGHTS

- Well-maintained duplex on Uni Hill
- 2 Units/ 6 beds / 3 baths
- Raised ranch, brick-style home
- Great backyard
- 2026-2027 projected NOI:
- Cap Rate: 5.84%

CLICK HERE
for Unit A virtual tour

CLICK HERE
for Unit B virtual tour

STUDENT RENTAL INVESTMENT OPPORTUNITY ON THE HILL

HEIDI SCHAMBER
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TODD WALSH, CCIM
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RENT ROLL + PRICING ANALYSIS

Tenant	Sq. Ft.	Mo. Gross Rent	Lease Start	Lease Exp.
730 19th A	834	\$4,395.00	8/1/2026	7/31/2027
730 19th B	834	\$4,395.00	8/1/2026	7/31/2027
SF	1668	\$8,790.00		

12 Month Expenses	
\$111,348.00	Gross Income
\$7,626.00	Taxes 2025
\$4,504.00	Insurance
\$5,868.00	Utilities
\$199.00	General Admin
\$2,554.00	Contract Services
\$79.00	Marketing
\$444.00	General R&M
\$7,754.00	Managment
\$29,028.00	Total Expenses
\$82,320.00	NOI

Valuation Metrics	
Annual Rental Income	\$105,480.00
Utility Reimb.	\$5,868.00
Gross Income	\$111,348.00
T12 Expenses + 3%	\$29,028.00
Net Operating Income	\$82,320.00
Asking Price	\$1,410,000
Cap Rate	5.84%
Price/Bed	\$235,000

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BOULDER, CO AT-A-GLANCE

Downtown Boulder combines a world-class outdoor lifestyle, a highly educated workforce, and a vibrant urban core – making it one of the strongest rental markets in the Rocky Mountain region.



**150+ Retail Stores
& Boutiques**



**80+ Restaurants
& Bars**



**Median Age:
29**



**115K Employees
within 5 Miles**



**30K+ University
Students**



**106,800
Population**

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