

Jefferson County Duplex				Finished	Finished	Year	Lot	Units	Annual	Days	SOLD	Sale	NET				
				Sq. Ft.	Total	Built	Size		Projected	on	Date	Price	SALES				
Adresss				Zip	Sq.Ft.	Construction			Income	Market		Concession	PRICE				
5406	Cody	St	Arvada	80002	2044	2044	\$132	FR	1963	7051	2	\$0	4	Mar-16	\$270,000	\$0	\$270,000
4858	Garrison	St	Arvada	80002	1666	1666	\$185	BR	1971	9084	2	\$28,800	87	Feb-16	\$309,000	\$0	\$309,000
4848	Garrison	St	Arvada	80002	1666	1666	\$185	BR	1971	8907	2	\$28,800	95	Feb-16	\$309,000	\$0	\$309,000
4838	Garrison	St	Arvada	80002	1666	1666	\$185	BR	1971	9006	2	\$28,800	94	Feb-16	\$309,000	\$0	\$309,000
5296	Marshall	St	Arvada	80002	1952	2977	\$164	BR	1910	18905	2	\$36,000	42	Jul-16	\$320,000	\$0	\$320,000
4873	Flower	Ct	Arvada	80002	1725	1725	\$206	BR	1972	13082	2	\$30,000	6	Jan-16	\$355,000	\$0	\$355,000
4863-4865	Flower	Ct	Arvada	80002	1984	2204	\$184	BR	1972	14068	2	\$14,400	15	Aug-16	\$364,749	\$0	\$364,749
5406	Cody	St	Arvada	80002	2044	2044	\$225	BR	1963	7051	2	\$43,200	7	Oct-16	\$460,000	\$500	\$459,500
5951	W 68th	Ave	Arvada	80003	2704	2846	\$138	FR	1977	7491	2	\$33,600	31	Jul-16	\$373,500	\$4,500	\$369,000
8606	W 62nd	Pl	Arvada	80004	2588	3432	\$130	BR	1970	6942	2	\$32,100	67	Jan-16	\$337,500	\$0	\$337,500
10565	W 63rd	Ave	Arvada	80004	1982	1982	\$197	BR	1968	10000	2	\$3,300	52	Feb-16	\$390,000	\$0	\$390,000
5909	Newcombe	Ct	Arvada	80004	4450	4450	\$98	BR	1972	9181	2	\$33,311	14	Jan-16	\$435,000	\$0	\$435,000
6745-6755	Yarrow	St	Arvada	80004	4051	4264	\$107	BR, FR	1964	13678	2	\$34,068	1	Sep-16	\$435,000	\$0	\$435,000
7845/7855	W 80th	Pl	Arvada	80005	2406	2406	\$177	FR	1972	6317	2	\$30,360	10	Sep-16	\$425,000	\$0	\$425,000
7875	W 80th	Pl	Arvada	80005	2794	2794	\$158	FR	1972	10799	2	\$0	46	Mar-16	\$442,000	\$0	\$442,000
4654-64	N Field	St	Wheat Ridge	80033	1674	1674	\$192	BL	1962	12762	2	\$21,000	13	Jul-16	\$320,600	\$0	\$320,600
11700	W 46th	Ave	Wheat Ridge	80033	2496	2496	\$130	FR	1968	14026	2	\$0	0	Nov-16	\$325,000	\$0	\$325,000
9260	W 45th	Ave	Wheat Ridge	80033	1669	2513	\$201	BR	1961	6447	2	\$30,000	23	Mar-16	\$334,900	\$0	\$334,900
6710	W 47th	Ave	Wheat Ridge	80033	1950	1950	\$179	BL, BR	1961	15157	2	\$0		Feb-16	\$350,000	\$0	\$350,000
4638-4640	Swadley	St	Wheat Ridge	80033	2050	2050	\$175	BR	1962	14043	2	\$0	5	Mar-16	\$358,000	\$0	\$358,000
7045-7047	W 37th	Ave	Wheat Ridge	80033	1738	1738	\$212	BR	1956	10629	2	\$0	5	May-16	\$367,777	\$0	\$367,777
3620	Pierce	St	Wheat Ridge	80033	2914	2914	\$137	BL	1960	10467	2	\$0	4	May-16	\$400,000	\$0	\$400,000
4629	Teller	St	Wheat Ridge	80033	2114	2114	\$189	BR	1961	14110	2	\$32,610	15	Nov-16	\$400,000	\$0	\$400,000
10210	W 41st	Ave	Wheat Ridge	80033	1575	1575	\$257	BR	1961	14327	2	\$23,532	5	Nov-16	\$405,000	\$0	\$405,000
10310	W 41st	Ave	Wheat Ridge	80033	1600	1600	\$256	BR	1961	14062	2	\$0	5	Jun-16	\$410,000	\$0	\$410,000
4678	Swadley	St	Wheat Ridge	80033	2050	2050	\$206	BR	1962	13125	2	\$0	14	Jan-16	\$422,500	\$3,000	\$419,500
4600	Simms	St	Wheat Ridge	80033	2903	2903	\$146	FR	1973	14375	2	\$0	4	Aug-16	\$425,000	\$0	\$425,000
4645-4655	Rouff	St	Wheat Ridge	80033	2805	2976	\$155	BR	1972	14183	2	\$30,000	4	Sep-16	\$435,000	\$2,000	\$433,000
3642-3652	Allison	St	Wheat Ridge	80033	1998	1998	\$225	BR	1962	12152	2	\$25,800	23	Oct-16	\$450,000	\$0	\$450,000
4568	Hoyt	St	Wheat Ridge	80033	3400	3474	\$139	BR, FR	1970	15917	2	\$36,000	6	Dec-16	\$471,200	\$0	\$471,200
9690	W 44th	Ave	Wheat Ridge	80033	4206	5614	\$113	FR	1956	11020	2	\$0	62	Aug-16	\$475,000	\$0	\$475,000
3350	Yarrow	St	Wheat Ridge	80033	2396	4792	\$212	BR	1963	13280	2	\$0	0	Jul-16	\$509,000	\$2,000	\$507,000
3602-3622	Allison	St	Wheat Ridge	80033	3057	3057	\$167	BR	1962	14924	2	\$19,800	5	Jul-16	\$510,000	\$0	\$510,000
7960	38 th	Ave	Wheat Ridge	80033	4200	4598	\$128	BR	1961	11988	2	\$45,000	3	Aug-16	\$537,500	\$0	\$537,500
7215	W 29th	Ave	Wheat Ridge	80033	3281	3456	\$194	BL,FR	1950	17775	2	\$60,000	23	Aug-16	\$635,000	\$0	\$635,000
6547	W Portland	Ave	Littleton	80128	2814	4221	\$167	BR, FR	1971	12578	2	\$31,500	22	Apr-16	\$470,000	\$0	\$470,000
6389-6387	W Portland	Ave	Littleton	80128	3868	4141	\$122	BR	1970	12915	2	\$36,300	3	Aug-16	\$472,500	\$0	\$472,500
4158	Ames	St	Denver	80212	880	880	\$352	FR	1937	4988	2	\$21,600	6	Jun-16	\$310,000	\$0	\$310,000
2095	Marshall	St	Edgewater	80214	1736	1736	\$161	BR	1953	6250	2	\$0	0	Apr-16	\$280,000	\$0	\$280,000
1320 - 1322	Balsam	St	Lakewood	80214	1064	1064	\$282	FR	1956	6533	2	\$24,000	10	Jul-16	\$300,000	\$0	\$300,000
1801 - 1805	Carr	St	Lakewood	80214	1680	1680	\$207	BR	1953	13084	2	\$0	3	Jan-16	\$347,000	\$0	\$347,000
2479	Pierce	St	Edgewater	80214	2400	2450	\$150	BL,FR	1959	9606	2	\$0	74	Feb-16	\$359,900	\$2,500	\$357,400
1270	Brentwood	St	Lakewood	80214	1900	1950	\$189	BR, FR	1955	6250	2	\$34,200	74	Sep-16	\$360,000	\$0	\$360,000
6885	W 16th	Ave	Lakewood	80214	2237	2237	\$169	FR	1963	11030	2	\$0	105	Jan-16	\$377,500	\$0	\$377,500
7245	W 13th	Ave	Lakewood	80214	1995	1995	\$197	BR, FR	1969	9030	2	\$28,800	9	Sep-16	\$392,500	\$0	\$392,500
2001-2003	Kendall	St	Edgewater	80214	1824	1824	\$219	BR	1962	6098	2	\$28,500	8	Apr-16	\$400,000	\$0	\$400,000

Jefferson County Duplex					Finished Sq. Ft.	Total Sq.Ft.	Finished \$/Sq. Ft	Construction	Year Built	Lot Size	Units	Annual Projected Income	Days on Market	SOLD Date	Sale Price	Concession	NET SALES PRICE
Address	City	Zip															
8363 W 25th	Pl	Lakewood	80214	1672	3344	\$120	BR, FR	1974	15131	2	\$0	7	Oct-16	\$401,230	\$0	\$401,230	
610 Carr	St	Lakewood	80214	2708	3535	\$153	FR	1972	16117	2	\$0	74	Jan-16	\$415,000	\$0	\$415,000	
2001 Marshall	St	Edgewater	80214	1686	2500	\$249	FR	1963	6250	2	\$0	31	Oct-16	\$420,000	\$4,679	\$415,321	
2000-2004 Newland	St	Edgewater	80214	2078	3304	\$207	BR	1964	6250	2	\$31,560	17	Nov-16	\$430,000	\$4,450	\$425,550	
7225-7235 W 9th	Ave	Lakewood	80214	1975	1975	\$223	BR, FR	1957	22005	2	\$0	12	Jun-16	\$439,900	\$0	\$439,900	
2490 Yarrow	St	Lakewood	80214	2680	2680	\$179	BR	1954	8653	2	\$38,400	8	Jan-16	\$480,000	\$0	\$480,000	
2765 Pierce	St	Wheat Ridge	80214	3100	3100	\$160	BR	1950	11662	2	\$13,200	28	Dec-16	\$495,000	\$0	\$495,000	
2005-2007 Otis	St	Edgewater	80214	4116	4332	\$152	FR	2003	6250	2	\$57,600	18	Aug-16	\$625,000	\$4,000	\$621,000	
2580 Iris	St	Lakewood	80215	2609	2609	\$146	OTH	1961	13386	2	\$34,800	18	Jan-16	\$382,100	\$3,500	\$378,600	
9756 W 22nd	Pl	Lakewood	80215	2563	2563	\$176	BR	1971	14314	2	\$37,800	56	Sep-16	\$450,000	\$3,000	\$447,000	
9700 W 17th	Ave	Lakewood	80215	3360	3360	\$136	BR	1959	13750	2	\$0	11	Jul-16	\$457,000	\$0	\$457,000	
2535 Iris	St	Lakewood	80215	2465	3697	\$193	BR	1967	13343	2	\$0	21	Feb-16	\$475,000	\$0	\$475,000	
9600 W 25th	Ave	Lakewood	80215	3839	3839	\$139	FR	1971	14052	2	\$0	19	Dec-16	\$535,000	\$0	\$535,000	
98 S Newland	St	Lakewood	80226	1303	1303	\$234	FR	1939	12689	2	\$27,600	9	May-16	\$305,000	\$0	\$305,000	
6010 W 1st	Ave	Lakewood	80226	2187	2284	\$168	FR	1942	6000	2	\$40,320	22	Aug-16	\$367,500	\$27,500	\$340,000	
130 S Newland	St	Lakewood	80226	2450	2500	\$157	FR	1955	12199	2	\$30,000	0	Feb-16	\$385,000	\$2,000	\$383,000	
5811-5821 W 4th	Ave	Lakewood	80226	1796	3592	\$219	FR	1964	16117	2	\$31,200	17	Dec-16	\$392,500	\$2,318	\$390,182	
5400 W 4th	Ave	Lakewood	80226	2434	2434	\$162	FR	1939	10890	2	\$50,000	19	Sep-16	\$395,000	\$0	\$395,000	
502 Jay	St	Lakewood	80226	3500	3551	\$114	FR	1936	10591	2	\$39,000	21	Jul-16	\$400,000	\$0	\$400,000	
594 Ingalls	St	Lakewood	80226	2808	2808	\$152	BR, FR	1973	10336	2	\$36,000	4	May-16	\$426,450	\$0	\$426,450	
465 S Oak	St	Lakewood	80226	2600	3596	\$175	BR	1970	15115	2	\$0	10	Mar-16	\$455,000	\$0	\$455,000	
327 Ingalls	St	Lakewood	80226	3916	3916	\$118	BR	1970	15901	2	\$37,200	12	Sep-16	\$460,333	\$0	\$460,333	
1019 S Teller	St	Lakewood	80226	3325	3500	\$146	BR	1962	13199	2	\$0	5	Feb-16	\$485,000	\$20,000	\$465,000	
1020 S Yarrow	St	Lakewood	80226	2767	3690	\$173	BR	1963	13219	2	\$0	12	Apr-16	\$479,000	\$0	\$479,000	
460 S Cody	Ct	Lakewood	80226	4950	5100	\$162	FR	1995	10063	2	\$60,000	7	Jun-16	\$800,000	\$0	\$800,000	
7325 W Arkansas	Ave	Lakewood	80232	2375	2375	\$128	FR	1973	15357	2	\$0	-19	May-16	\$305,000	\$0	\$305,000	
12125 W 8th	Ave	Lakewood	80401	2350	4034	\$165	BR	1973	10817	2	\$31,920	5	Mar-16	\$388,300	\$0	\$388,300	
1354-1356 Quaker	St	Golden	80401	3612	3612	\$114	BR, FR	1973	12485	2	\$45,600	3	Nov-16	\$411,000	\$0	\$411,000	
12476 W 8th	Pl	Golden	80401	3199	4788	\$135	BR, FR	1972	12551	2	\$38,400	7	Oct-16	\$433,000	\$0	\$433,000	
16297-16299 W 13th	Pl	Golden	80401	2928	2928	\$152	BR	1974	14474	2	\$33,600	22	Jul-16	\$445,000	\$0	\$445,000	
17053 W 11th	Dr	Golden	80401	2626	3918	\$177	BR	1978	12400	2	\$42,600	3	Mar-16	\$465,000	\$0	\$465,000	
805 Orion	St	Golden	80401	2246	2246	\$210	BL,FR	1979	14375	2	\$0	4	Jun-16	\$472,000	\$2,000	\$470,000	
972 Xenon	Ct	Golden	80401	3814	3814	\$135	FR	1974	14991	2	\$36,000	1	May-16	\$515,000	\$0	\$515,000	
1409 Pike	St	Golden	80401	3500	3530	\$160	BR	1963	12952	2	\$42,000	3	Sep-16	\$560,333	\$0	\$560,333	
828 838 N Xenophon	St	Golden	80401	3174	4738	\$184	FR	1972	13179	2	\$45,600	44	Dec-16	\$585,000	\$0	\$585,000	
313 Arapahoe	St	Golden	80403	2056	2056	\$170	FR	1945	10500	2	\$0	6	Aug-16	\$350,000	\$0	\$350,000	
9457 W 56th	Pl	Arvada	80002	3580	3618	\$129	FR	1974	9309	3	\$37,800	5	Oct-16	\$462,600	\$0	\$462,600	
7040 W 32nd	Ave	Wheat Ridge	80033	3728	3728	\$130	BR	1964	12000	3	\$40,000	3	Oct-16	\$485,000	\$7,000	\$478,000	
1340 Upham	St	Lakewood	80214	3388	3388	\$191	BR	1954	16560	3	\$45,600	301	Oct-16	\$648,000	\$0	\$648,000	
12778 W 31st	Ave	Wheat Ridge	80215	1792	3584	\$229	FR	1962	13484	3	\$41,340	2	Jan-16	\$410,000	\$0	\$410,000	
2303 Iris	St	Lakewood	80215	5184	5317	\$111	FR	1979	11970	3	\$60,000	0	Apr-16	\$575,000	\$0	\$575,000	
16816 W 16th	Pl	Golden	80401	1828	2788	\$301	BR	1971	7666	3	\$43,200	18	Mar-16	\$550,000	\$0	\$550,000	
512 Cheyenne	St	Golden	80403	2049	2341	\$277	BL,FR	1930	10675	3	\$40,000	6	Jun-16	\$568,500	\$0	\$568,500	
Duplex						\$175	\$/Sq.Ft.					22	DOM		Average Sales Price	\$427,364	

Jefferson County Triplex					Finished Sq. Ft.	Total Sq.Ft.	Finished \$/Sq. Ft.	Year Built	Lot Size	Units	Annual Projected Income	Days on Market	SOLD Date	Sale Price	Concession	NET SALES PRICE
Adresss	City	Zip	Construction	Year	Lot	Units	Annual	Days	SOLD	Sale	Concession	NET				
9457 W 56th Pl	Arvada	80002	FR	1974	9309	3	\$37,800	5	Oct-16	\$462,600	\$0	\$462,600				
7040 W 32nd Ave	Wheat Ridge	80033	BR	1964	12000	3	\$40,000	3	Oct-16	\$485,000	\$7,000	\$478,000				
1340 Upham St	Lakewood	80214	BR	1954	16560	3	\$45,600	301	Oct-16	\$648,000	\$0	\$648,000				
12778 W 31st Ave	Wheat Ridge	80215	FR	1962	13484	3	\$41,340	2	Jan-16	\$410,000	\$0	\$410,000				
2303 Iris St	Lakewood	80215	FR	1979	11970	3	\$60,000	0	Apr-16	\$575,000	\$0	\$575,000				
16816 W 16th Pl	Golden	80401	BR	1971	7666	3	\$43,200	18	Mar-16	\$550,000	\$0	\$550,000				
512 Cheyenne St	Golden	80403	BL,FR	1930	10675	3	\$40,000	6	Jun-16	\$568,500	\$0	\$568,500				
Triplex					\$196	\$/Sq.Ft.		48	DOM	Average Sales Price	\$527,443					

Jefferson County Fourplex					Finished Sq. Ft.	Total Sq.Ft.	Finished \$/Sq. Ft.	Year Built	Lot Size	Units	Annual Projected Income	Days on Market	SOLD Date	Sale Price	Concession	NET SALES PRICE
Adresss	City	Zip	Construction	Year	Lot	Units	Annual	Days	SOLD	Sale	Concession	NET				
6772 W 51st Ave	Arvada	80002	BR	1971	9104	4	\$43,200	72	Feb-16	\$525,000	\$0	\$525,000				
6744 W 58th Pl	Arvada	80003	BR	1960	16740	4	\$45,600	1	Nov-16	\$520,000	\$0	\$520,000				
11515 W 61st Pl	Arvada	80004	BR	1964	10098	4	\$33,200	5	Oct-16	\$433,000	\$0	\$433,000				
6269 W 11th Ave	Lakewood	80214	BR, FR	1963	21200	4	\$61,275	2	Oct-16	\$545,000	\$0	\$545,000				
705 Moore St	Lakewood	80215	BL, BR	1961	9038	4	\$43,200	10	Jun-16	\$470,000	\$0	\$470,000				
682 Moore St	Lakewood	80215	BL	1959	9375	4	\$52,800	62	Sep-16	\$490,000	\$2,000	\$488,000				
2275 N Estes St	Lakewood	80215	FR	1928	22547	4	\$50,160	5	Jun-16	\$492,000	\$0	\$492,000				
Fourplex					\$136	\$/Sq.Ft.		22	DOM	Average Sales Price	\$496,143					

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Keith A. Hurtubise

Broker Associate

Registered Real Estate Appraiser (Inactive)

RE/MAX 100 Inc. Investment Division

710 Kipling St., Suite 110

Lakewood, CO 80215

303-202-2221 direct

invest@keithabees.com



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