

Arapahoe County				Finished	Finished	Year	Lot	Units	Annual	Days	SOLD	Sale	NET				
Duplex				Sq. Ft.	Total	Built	Size		Projected	on	Date	Price	SALES				
Address	City	Zip		Sq.Ft.	Construction				Income	Market		Concessio	PRICE				
1393	Emporia	St.	Aurora	80010	1300	2080	\$95	Frame	1919	6534	2	\$20,400	41	Apr-14	\$123,000	\$2,500	\$120,500
10825-10823	E 14TH	Ave	Aurora	80010	1870	1910	\$72		1921		2	\$17,400	83	Oct-13	\$135,000	\$0	\$135,000
1380	BOSTON	St	Aurora	80010	1508	1508	\$93	Frame	1911	6534	2	\$18,000	3	Jun-13	\$140,000	\$0	\$140,000
1411-1413	JOLIET	St	Aurora	80010	1392	1392	\$103	Brick	1950	5967	2	\$9,000	25	Apr-13	\$144,000	\$0	\$144,000
1421-1423	JOLIET	St	Aurora	80010	1392	1392	\$104	Brick	1950	5880	2	\$15,900	31	May-13	\$145,000	\$0	\$145,000
1371	Beeler	St.	Aurora	80010	1468	2936	\$108	Manfact.	1950	8886	2	\$17,400	69	Jan-14	\$158,000	\$0	\$158,000
1113	DAYTON	St	Aurora	80010	1728	1728	\$95	Brick	1960	7579	2	\$20,400	109	Dec-13	\$163,500	\$3,500	\$160,000
1158	Akron	St.	Aurora	80010	1672	1672	\$105	BR/FR	1962	7100	2	\$0	119	Feb-14	\$175,000	\$0	\$175,000
1161-1165	DAYTON	St	Aurora	80010	3088	3088	\$57	Brick	1957	6403	2	\$258,000	153	Apr-13	\$175,000	\$0	\$175,000
1100	Dallas	St.	Aurora	80010	1800	1800	\$106	Concrete	1960	7449	2	\$12,000	2	May-14	\$190,000	\$0	\$190,000
450-452	DAYTON	St	Aurora	80010	1775	1775	\$113	Brick	1962	7710	2	\$22,089	16	Jul-13	\$199,900	\$0	\$199,900
412	DAYTON	St	Aurora	80010	1800	1800	\$114	Brick	1963	7710	2	\$0	2	Jul-13	\$205,000	\$4,100	\$200,900
384-386	DAYTON	St	Aurora	80010	1942	1942	\$108	Br, Fr	1963	7579	2	\$22,800	75	Aug-13	\$210,000	\$0	\$210,000
356	DAYTON	St	Aurora	80010	1800	1800	\$122	Brick	1963	7492	2	\$0	54	Aug-13	\$220,000	\$6,500	\$213,500
1150	AKRON	St	Aurora	80010	1773	3224	\$121	Br, Fr	1970	8712	2	\$21,480	55	Jun-13	\$215,000	\$0	\$215,000
300-302	DAYTON	St	Aurora	80010	1800	1800	\$128	Brick	1963	7884	2	\$0	6	Dec-13	\$230,000	\$0	\$230,000
16760	E 13TH	Ave	Aurora	80011	3216	3216	\$36	Frame	1973	7056	2	\$0	209	Feb-13	\$115,000	\$3,450	\$111,550
12820	E 13TH	Pl	Aurora	80011	1950	1950	\$87	Brick	1960	7448	2	\$19,800	1	Oct-13	\$169,950	\$1,500	\$168,450
13673	E NEVADA	Pl	Aurora	80012	1813	3626	\$105	Brick	1965	7492	2	\$19,140	3	Jul-13	\$190,000	\$0	\$190,000
13645	E Nevada	Ave.	Aurora	80012	2906	3690	\$71	Brick	1964	8146	2	\$0	9	Feb-14	\$207,500	\$0	\$207,500
3565	S CHEROKEE	St	Englewood	80110	1944	1984	\$100	Frame	1948	6098	2	\$21,600	106	Jul-13	\$195,000	\$2,500	\$192,500
2805	S Bannock	St.	Englewood	80110	1196	1196	\$180	Block	1926	6142	2	\$18,000	30	May-14	\$215,000	\$0	\$215,000
3019	S FOX	St	Englewood	80110	1840	1840	\$125	Frame	1953	6186	2	\$26,000	46	Aug-13	\$230,000	\$0	\$230,000
4857	S FOX	St	Englewood	80110	1474	2376	\$162	Frame	1954	10934	2	\$24,000	28	Oct-13	\$239,000	\$4,000	\$235,000
2993-2995	S Fox	St.	Englewood	80110	2250	2368	\$108	Frame	1953	9496	2	\$21,600	31	Feb-14	\$242,500	\$500	\$242,000
2900	S DELAWARE	St	Englewood	80110	2684	3584	\$94	Bl, Conc	1951	5837	2	\$22,200	10	Jul-13	\$253,000	\$0	\$253,000
2331-2333	W VASSAR	Ave	Englewood	80110	3093	3654	\$83	Frame	1984	4748	2	\$25,000	124	Feb-13	\$257,000	\$0	\$257,000
3604	S CHEROKEE	St	Englewood	80110	3682	4082	\$76	Br, Fr	1980	6795	2	\$31,200	1	Feb-13	\$279,500	\$0	\$279,500
4830	S Delaware	St.	Englewood	80110	2044	2121	\$147	Brick	1954	10019	2	\$0	74	Feb-14	\$301,000	\$0	\$301,000
4720-4722	S Bannock	St.	Englewood	80110	2240	3296	\$152	Frame	2000	6534	2	\$28,800	4	Mar-14	\$340,350	\$0	\$340,350
4605-4615	S AKRON	St	Greenwood V	80111	2560	3840	\$156	Br, Fr	1968	10759	2	\$28,800	4	Jul-13	\$399,900	\$0	\$399,900
3650-3652	S SHERMAN	St	Englewood	80113	2026	2026	\$102		1952	7231	2	\$21,840	5	Apr-13	\$206,900	\$0	\$206,900
3565	S EMERSON	St	Englewood	80113	1776	1776	\$124	Brick	1957	8189	2	\$0	1	Mar-13	\$220,000	\$0	\$220,000
3185-3187	S SHERMAN	St	Englewood	80113	1332	1332	\$179	Frame	1918	6229	2	\$0	89	Apr-13	\$238,000	\$0	\$238,000
3740	S SHERMAN	St	Englewood	80113	3174	4232	\$76	Frame	1979	6229	2	\$0	12	May-13	\$242,500	\$0	\$242,500
4741	S LINCOLN	St	Englewood	80113	2080	2080	\$121	Frame	1960	6360	2	\$29,400	407	Dec-13	\$252,500	\$0	\$252,500
4359-4361	S LINCOLN	St	Englewood	80113	2256	3712	\$120	Br, Fr	1975		2	\$0	7	Nov-13	\$271,000	\$0	\$271,000
3444	S Downing	St.	Englewood	80113	1800	1800	\$158	Brick	1954	6055	2	\$24,000	4	Feb-14	\$284,000	\$0	\$284,000
5492	S NEVADA	St	Littleton	80120	1642	1997	\$186		1978	11169	2	\$0	25	Jul-13	\$305,000	\$0	\$305,000
3817-3819	S King	St.	Denver	80236	1488	1488	\$128	Brick	1964	5706	2	\$24,600	30	May-14	\$191,000	\$0	\$191,000
<b>Duplex</b>								<b>\$109</b>	<b>\$/Sq.Ft.</b>			<b>59</b>	<b>DOM</b>	<b>Average Sales</b>		<b>\$216,136</b>	

Arapahoe 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	Concessic	NET SALES PRICE
Adresss	City	Zip	Construction												
3830 S KNOX Court	Sheridan	80110	Brick	1848	1848	\$89	1963		3	\$22,200	3	Feb-13	\$165,000	\$0	\$165,000
1160-1166 YOSEMITE St	Aurora	80010	Brick	2000	2000	\$90	1957		3	\$20,400	364	May-13	\$180,000	\$0	\$180,000
10934-10944 E 4Th Way	Aurora	80010	Brick	3640	3640	\$60	1962	6708	3	\$27,000	9	Feb-14	\$219,900	\$0	\$219,900
73 Lima St.	Aurora	80010	BR/FR	2400	4800	\$98	1972		3	\$0	19	Apr-14	\$235,000	\$0	\$235,000
621 FRASER St	Aurora	80011	Brick	2698	2698	\$97	1964	9150	3	\$36,000	22	Oct-13	\$262,000	\$0	\$262,000
16432 E 13th Pl.	Aurora	80011	Frame	2650	2650	\$106	1972	10062	3	\$27,000	70	Jun-14	\$280,000	\$5,000	\$275,000
15094 E 8TH Ave	Aurora	80011	Br, Fr	3694	3694	\$76	1965	8712	3	\$33,000	21	May-13	\$279,900	\$0	\$279,900
2979-2979 S ELATI St	Englewood	80110	Frame	712	712	\$458	1975	9234	3	\$0	587	Mar-13	\$326,000	\$5,000	\$321,000
5353 S LAKEVIEW St	Littleton	80120	Brick	2924	5848	\$118	1961	9888	3	\$23,300	47	Feb-13	\$345,000	\$0	\$345,000
<b>Triplex</b>						<b>\$132</b>	<b>\$/Sq.Ft.</b>				<b>127</b>	<b>DOM</b>	<b>Average Sales</b>		<b>\$253,644</b>

Arapahoe 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	Concessic	NET SALES PRICE
Adresss	City	Zip	Construction												
1409 CLINTON St	Aurora	80010		2834	2834	\$67	1960	6446	4	\$27,600	39	Dec-13	\$189,000	\$0	\$189,000
8960 E RICHTHOFEN PI	Aurora	80010	Brick	2245	2918	\$95	1957	6490	4	\$29,000	15	Apr-13	\$213,500	\$0	\$213,500
1101 AKRON St	Aurora	80010		2918	2918	\$77	1956	6447	4	\$28,200	127	Mar-13	\$225,000	\$2,000	\$223,000
3649 S KING St	Sheridan	80110	Frame	2400	2400	\$101	1935		4	\$0	36	Jan-13	\$243,000	\$0	\$243,000
1164 YOSEMITE St	Aurora	80220		4116	4116	\$60	1981	16814	4	\$38,400	163	Mar-13	\$247,250	\$0	\$247,250
4600 S Delaware St.	Englewood	80110	Frame	2388	2536	\$117	1952	10149	4	\$33,480	7	Jun-14	\$278,500	\$1,500	\$277,000
16391 E 13TH PI	Aurora	80011	Br, Fr	3720	3720	\$80	1971	11456	4	\$44,400	7	Dec-13	\$299,000	\$7,000	\$292,000
10800 E 4th Way	Aurora	80010	Brick	2992	2992	\$102	1963	12023	4	\$38,400	4	May-14	\$305,000	\$0	\$305,000
841 S URAVAN Court	Aurora	80017	Frame	3512	3512	\$101	1985	11979	4	\$38,400	25	Oct-13	\$353,000	\$1,440	\$351,560
892 S URAVAN Court	Aurora	80017	Frame	3512	3512	\$104	1985	12807	4	\$0	2	Mar-13	\$365,000	\$650	\$364,350
5301-5307 S DELAWARE St	Littleton	80120	Brick	4160	4160	\$105	1970	8507	4	\$39,330	96	Dec-13	\$435,000	\$0	\$435,000
4101-4107 S ELIOT St	Sheridan	80110	Frame	4524	4524	\$101	2000	15000	4	\$52,800	105	Jul-13	\$455,000	\$0	\$455,000
3100 S ACOMA St	Englewood	80110	Frame	3370	3370	\$148	1912	7362	4	\$51,680	205	Oct-13	\$500,000	\$0	\$500,000
5347 S FOX St	Littleton	80120	Brick	3584	3584	\$143	1984	12850	4	\$50,400	11	Oct-13	\$513,000	\$0	\$513,000
<b>Fourplex</b>						<b>\$100</b>	<b>\$/Sq.Ft.</b>				<b>60</b>	<b>DOM</b>	<b>Average Sales</b>		<b>\$329,190</b>

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