

Cross Property Full Property View

523 S Sherman Street, Byers, CO 80103

Listing

523 S Sherman St
Byers, CO 80103

County: **Arapahoe**
Locale: **Byers**



MLS#: **3020779** Status: **Active**
List Date: **01/02/20** List Price: **\$410,000**
Status Conditions: **None Known** Original List Price: **\$410,000**
Has HOA: **No** TAX ID: **031561078**
Inv Blackout Ends: Taxes: **\$1,265 (2018)**
Title Company: **First Integrity Title**
Financial Terms: **Cash, Other, Private Financing**
Earnest \$: **10000, First Integrity Title**
Seller Type: **Individual**
Sale Type: **Either**
Legal Description: **BEG 860 FT E OF SW COR OF NW 1/4 SEC 16 TH N 606 FT TH E 125 FT TH S 606 FT TH W 125 FT TO BEG SEC 16-4-61**

Type: **Income** Style: **Ranch/1 Story**
Year Built: **1970** Unit Access:
Cooling: **Evaporative Cooler (Swamp)**
Other HVAC: **Gas Water Heater**
Heat Fuel: **Electric, Gas**
Heat Type: **Forced Air**
Construction: **Manufactured, Mobile**
Exterior: **Metal Siding**
Roofing: **Composition Shingles**

Basement Size: **None** Sub Floor/Foundation Type:

School District: **Byers 32-J** Jr High/Middle: **Byers Public School**
Elementary: **Byers Public School** Senior High: **Byers Public School**
Recent: **01/02/2020 : NEW**

Sqft

Above Ground:	4,196	PSF Abv Grade:	\$97.71	Incorporated:		Walk Score:	10
Basement:		PSF Total:	\$97.71	Zoning:	Residential	Distance To:	
Total:	4,196	PSF Finished:	\$97.71	Lot Size:	75,359	Bus	
Finished:	4,196	PSF Finished All:	\$97.71	Acres:	1.73	Light Rail	
Measurement From:	County Records			Frontage:		Other Transit	
Primary Road:				Depth:			

Exterior Features: **Covered Patio, Deck, Dog Run, Fence, Front Porch, Garden Area, Utility Shed**
Per Unit Features: **Assigned Parking, Garage**
Rentals Allowed: **Long Term, Short Term**

Unit Summary

Total Units: **3** # Total Baths: **6** # Total Beds: **8** # Furnished Units: **0** # Vacant Units: **0** # Storage Units: **3**

Of Feature per Unit Type

Unit Type	Units	Bath	Fireplace	Dishwasher	Stove	FridgeAC/Swamp	Washer	Dryer	Hookup	Storage	Parking/Unit	Avg SqFt	Avg Rent
3 Bedroom	1												\$400.00
4+ Bedroom	1	2		1	1	1			1				\$1,800.00
2 Bedroom	1	2		1	1	1			1				\$700.00
3 Bedroom	1	2		1	1	1			1				\$1,400.00

Parking & Vehicle Information

Total Spaces: **12** Amps Available: Features: **Driveway-Dirt, Indoor RV Storage, Oversized Deep, Oversized Wide**

Type	# Spaces	Dimensions	Features
Garage (Detached)	4		
Reserved - Exclusive Use Only	8		

Exclusions: **Washers & Dryers are all owned by the tenants. All personal property and contents of the Garage, Workshop & Barn are excluded.**
Site Type: **Mobile Homes Allowed, Modulars Allowed**

Annual Property Operating Data (Projected)		Owner Paid Utilities:	Maintenance, Property Tax, Trash, Water
Potential Rental Income	\$51,000	Tenant Paid Utilities:	Electricity, Gas, Internet, Phone, Television
Less: Vacancy & Credit Losses	\$2,550	Utility Metering:	Common Water, Separate Electric, Separate Gas
Effective Rental Income	48450	Utility Bill Tenants:	Direct Billing from Utility
Plus: Other Income/Collectable		Other Utilities:	
Gross Operating Income			
Expenses/Benefits		Summary Income	Summary Income
Real Estate Taxes	\$1,095.00	Actual Annual Income:	\$30,000
Personal Property Tax	\$160	Actual Annual Expense:	\$9,211
Property Insurance	\$3,602	Actual Annual Net Income:	\$20,789
Payroll		Cap Rate:	12-Projected Annual NOI
Repairs & Maintenance	\$744		
Water	\$2,950	Other Certifications:	
Phone		Addendum Uploaded:	No
Other	\$660		

Multiple HOA's:	No	HOA/Mgmt Company 2	HOA/Mgmt Company 3
Annual Total	0.00	0.00	0.00
Total Annual HOA Fees	0.00		

Public Remarks

Enormous Income Opportunity. This 1.7 acre property has 3 homes included in the sale 1 manufactured home with foundation (1970) and 2 mobile homes (one single wide 1978 and one double wide 2004). There is a 4th double wide mobile home on the property that pays lot rent and is owner occupied. The land is zoned residential- offering room to grow; possibly adding more units. There is plenty of room for toys; boats, RV's, Tractor Trailers

etc. There is a large barn with 4 car parking and a workshop. The barn height allows for RV's as well as Semi Tractor Trailers. This property offers small town living with easy access to downtown Denver via I-70. Byers, Colorado is just an hour East of Denver; a small and quiet community in unincorporated Arapahoe county. **DO NOT DRIVE ONTO THE PROPERTY--PLEASE CONTACT THE LISTING AGENT TO SCHEDULE A PROPERTY WALK/SHOWING. ***Search in Denver Matrix MLS using INCOME property category to find more information.*****

Broker Remarks

Please see supplements for additional details. Being sold AS IS.

Directions

Listing Agent/Office

Name: [Guinivere Stevenson](#)
Office Name: [Berkshire Hathaway HomeServices Innovative RI](#)
Office Phone: **303-289-7009**
Email: gs@stevensoncoproperties.com
Phone: **720-365-9138**
Mobile: **720-365-9138**
Agent Fax:
Office Fax: **303-853-8333**
Showing Phone: **720-365-9138**
Showing Email: gs@stevensoncoproperties.com
Showing Notes: **Property Walks will be available on Tuesdays from 10am-4pm. Please call or email the listing agent to schedule. Email both: gs@stevensoncoproperties.com, jthomas@stevensoncoproperties.com or call 720-365-9138**



Buyers Agency: **2.8%**
Transaction Broker:
Variable Comm: **No**
Listing Contract: **Exclusive Agency**
Other Listing Contract Type:
Additional Info: **Income History Available, Income Potential, Tenant Occupied**
Possession: **DOD**
Submitted Prospect: **Yes**

No Show Until:



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