

High-Yield Duplex Investment Summary

4665 Gaylord Street, Denver CO 80216

SCENARIO 1 – CURRENT MIXED RENT

Unit 1 Lease Rate: \$3,000

Unit 2 Prior Market Lease: \$2,195

Total Monthly Income: \$5,195

Total Annual Income: \$62,340

Gross Cap Rate at \$675,000: 9.24%

Monthly Cash Flow (Ref PITI): \$1,412

Annual Cash Flow: \$16,944

Current Owner Total Monthly Payment (PITI): \$3,782.96

Taxes 2025: \$1,975.28 | Insurance Included

SCENARIO 2 – FULL STABILIZATION (UPDATED SECTION 8 RATES)

Both Units at \$4,315 Each

Total Monthly Income: \$8,630

Total Annual Income: \$103,560

Gross Cap Rate at \$675,000: 15.34%

Monthly Cash Flow (Ref PITI): \$4,847.04

Annual Cash Flow: \$58,164.48

Current Owner Total Monthly Payment (PITI): \$3,782.96

Taxes 2025: \$1,975.28 | Insurance Included

Program Rent Source: Current Housing Authority Payment Standard

Figures are estimates only. Buyer to verify all income, expenses, rents, taxes, insurance and financing.
Buyer loan payment will differ from current owner financing.