



NEW FULLY LEASED SLOANS LAKE 3 UNIT TOWNHOME PROJECT



UNIQUESM
PROPERTIES

TCNSM
COMMERCIAL

FULL SERVICE COMMERCIAL REAL ESTATE SOLUTIONS



1273, 1281, 1283 MEADE ST

DENVER, CO 80204

Property Summary

- **Three Total (3) Units:** Each Unit is 4BR / 4.5 Baths w/ 1 Car Garage
- **All Units on Separate Parcels Allows the Buyer to sell these Units off Individually in the Future**
- **Brand New Build:** Enjoy the benefits of a modern design, high-quality construction, ease of management.
- **Convenient Access to RTD Light Rail:** Located 4.5 Block from the Perry St Light Rail Station
- **Thriving & Growing Submarket:** Situated in one of Denver's most dynamic and rapidly growing neighborhoods, ensuring long-term value and appreciation.
- **Low Management Responsibilities:** All of the Utilities are separately metered allowing the Landlord to enjoy low management responsibilities. Each Tenant has their own account for Utilities and pays in addition to their monthly rent.

Property Features

Sale Price	\$1,950,000
Cap Rate	5.90%
Price/Unit	\$650,000
Total Combined Bldg SF	7,181 SF
Land Area	0.69 AC
Property Type	Townhomes
Annual Net Income	\$115,107.46
2025 Taxes	\$14,192.54 (3 Units)
County	Denver
Zoning	G-MU-3
Y.O.C.	2024

For more information:



Brett MacDougall

Vice President

303.512.2736

bmacdougall@uniqueprop.com

Michael DeSantis

Vice President

303.512.1194

mdesantis@uniqueprop.com

RENT ROLL

Tenant	Type	Square Footage	Gross Rent / SF	Monthly Gross	Annual Gross Rent
1281 Meade	4 BR/4.5 BA	2,323	\$1.76	\$3,800	\$45,600
1283 Meade	4 BR/4.5 BA	2,535	\$1.62	\$4,100.00	\$49,200
1273 Meade	4 BR/4.5 BA	2,323	\$1.76	\$4,100.00	\$49,200
TOTALS:	-	7,181		\$12,000.00	\$144,000.00

Expenses	
Taxes:	\$14,192.54 (2025)
Vacancy (5%):	\$7,560.00
Insurance	\$4,500
Maintainence:	\$3,000 (Estimate)
Total:	\$28,892.54

	PRICING
	CURRENT
Purchase Price:	\$1,950,000
Price/SF:	\$271.55/SF
NOI (YR 1):	\$115,107.46
Price/Unit:	\$650,000
Cap Rate:	5.90%
Cash and Cash:	4.44%
	CURRENT
Loan:	\$1,072,500
Equity/Down Payment:	\$877,500
Interest Rate:	5.875%
Amortization:	30
Annual Debt Service:	\$76,130.91
Monthly Debt Service:	\$6,344.24
Annual Cash Flow After Debt Service:	\$38,976.55

1273, 1281, 1283 MEADE ST

DENVER, CO 80204



1273, 1281, 1283 MEADE ST

DENVER, CO 80204



Brett MacDougall

Vice President

303.512.2736

bmacdougall@uniqueprop.com

Michael DeSantis

Vice President

303.512.1194

mdesantis@uniqueprop.com