

# 1044 MAXWELL AVE

BOULDER, CO 80302

OFFERED AT  
**\$1,750,000**

PARCEL SIZE  
**.27 Acres**

BUILDING SIZE  
**2,308 SF**  
**5 UNITS / 6 BEDS**

ESTIMATED NOI '25-26  
**\$83,795 / YR**

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# MAXWELL MULTIPLIER

Some investments chase trends. Others sit quietly in one of Boulder's most established neighborhoods and keep performing year after year. This property is a fully leased five-unit property tucked into Mapleton Hill, just a short walk from Pearl Street's restaurants, shops, and daily buzz. With mature landscaping, a peaceful backyard setting, and strong rental demand driven by Boulder's world-class lifestyle and university presence, this is the kind of asset investors hold onto for a reason.

## PROPERTY HIGHLIGHTS:

- Fully leased investment property on Mapleton Hill
- RMX-1 Zoning
- Peaceful setting on a large parcel with mature landscaping and a farmers' ditch
- Walking distance to Pearl Street and Ideal Market

**MAPLETON HILL INVESTMENT  
PROPERTY**

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## RENT ROLL + PRICING ANALYSIS

Property Address	Unit	# of Rooms	Current Rent	Lease Start	Lease End
1044 Maxwell	1	1 Bed / 1 Bath	\$1,350.00	8/1/2026	7/31/2027
1044 Maxwell	2	1 Bed / 1 Bath	\$1,450.00	7/1/2026	6/30/2027
1044 Maxwell	3	2 Bed / 1 Bath	\$2,250.00	8/1/2026	7/31/2027
1044 Maxwell	4	1 Bed / 1 Bath	\$1,750.00	6/1/2026	5/31/2027
1044 Maxwell	5	1 Bed / 1 Bath	\$1,950.00	5/15/2026	5/31/2027
2308			\$8,750.00		



Valuation Metrics	
Annual Rental Income	\$105,000.00
Utility Reimb.	\$0.00
Gross Income	\$105,000.00
Est. Expenses	\$21,205.00
Net Operating Income	\$83,795.00
Asking Price	\$1,750,000
Cap Rate	4.79%
Price/SF	\$758
Price/Bed	\$291,667
Expense Ratio:	20.20%

\$105,000.00	Annual Income
\$9,105.00	Taxes 2025
\$6,300.00	Insurance
\$1,020.00	Water
\$1,440.00	Gas
\$1,000.00	Grounds
\$840.00	Trash
\$1,500.00	General R&M
\$83,795.00	NOI

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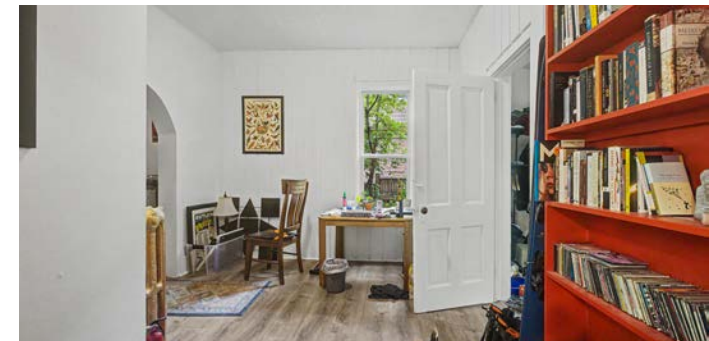


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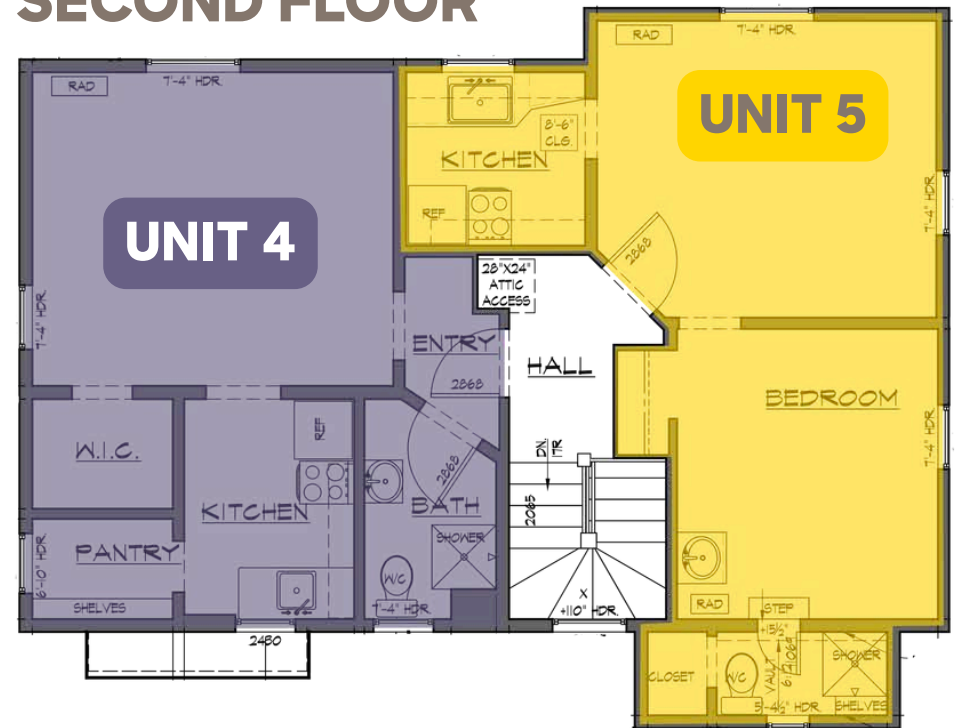
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## FIRST FLOOR



## SECOND FLOOR



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## BOULDER, CO AT-A-GLANCE

Downtown Boulder combines a world-class outdoor lifestyle, a highly educated workforce, and a vibrant urban core – making it one of the strongest rental markets in the Rocky Mountain region.



150+ Retail Stores  
& Boutiques



80+ Restaurants  
& Bars



Median Age:  
29



115K Employees  
within 5 Miles



30K+ University  
Students



106,800  
Population

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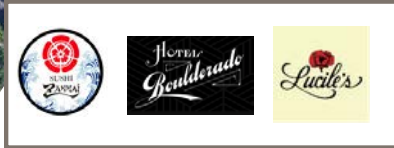


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# 1044 MAXWELL AVE

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ALPINE DEVELOPMENT

CASEY MIDDLE SCHOOL

SACRED HEART OF JESUS

MAXWELL AVE

BROADWAY



PINE ST

DOWNTOWN BOULDER

SPRUCE ST

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# market

REAL ESTATE



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