

**Confidential Offering Memorandum**

**1927 & 1935 GOSS ST  
BOULDER, CO 80302**

**OFFERING TERMS**

1927 & 1935 Goss Street, Boulder, CO 80302

- Sale Price: \$2,050,000
- 3 Units / 10 Rooms
- Gross Income 2019-2020 School Year: \$134,640
- Parcel Size: .27 acres

**OFFERED EXCLUSIVELY BY**

Todd Walsh, CCIM

303 444-5040

Todd@WeAreMarket.com

Heidi Schamber

303-444-4344

Heidi@WeAreMarket.com

**CLICK FOR  
WEBSITE**



LEARN MORE ABOUT US  
[WeAreMarket.com](http://WeAreMarket.com)

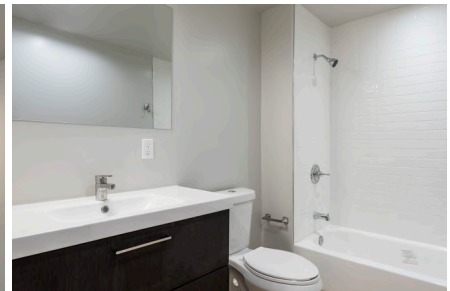
# PHOTOS

CONFIDENTIAL OFFERING MEMORANDUM  
1927 & 1935 Goss Street | Boulder, CO 80302

## 1935 GOSS STREET, UNITS 1 & 2



## 1927 GOSS STREET



[CLICK FOR WEBSITE](#)



# MARKET OVERVIEW

CONFIDENTIAL OFFERING MEMORANDUM  
1927 & 1935 Goss Street | Boulder, CO 80302



[CLICK FOR WEBSITE](#)

**STUDENT TERRITORY**

The University of Colorado at Boulder has a student enrollment population of over 33,000, which makes for a vigorous and reliable rental market for property owners. The Goss - Grove neighborhood is located within walking distance to the CU campus, Naropa University, downtown Boulder, and the Village Boulder Shopping Center. The community is comprised of 3,000 students, young professionals and long-time Boulder residents. With so much of Boulder to offer in every walkable direction, this highly desirable, historic neighborhood rarely sees vacancies.

**TODD WALSH, CCIM**  
303 444 5040 Todd@WeAreMarket.com

**HEIDI SCHAMBER**  
303 444 4344 Heidi@WeAreMarket.com

LEARN MORE ABOUT US  
**WeAreMarket.com**



PROPERTY NAME/ADDRESS	BUILDING SF	SALE PRICE	NUMBER OF UNITS & ROOMS	PRICE PER BED	SALE DATE	CAP RATE
<b>1927 &amp; 1935 Goss Boulder, CO</b>	<b>2,847</b>	<b>\$2,050,000</b>	<b>3 Units 10 Rooms</b>	<b>\$205,000</b>	<b>N/A</b>	<b>4.78%</b>
965-967 Marine Boulder, CO	3,858	\$1,930,000	3 Units 9 Rooms	\$214,444	3/20/2018	4.62%
1603 Arapahoe, Boulder, CO	2,940	\$1,350,000	2 Units 7 Rooms	\$192,857	11/6/2018	4.67%
1635-1637 6th Street, Boulder, CO	2,190	\$1,425,000	2 Units 3 Rooms	\$475,000	11/7/2018	4.58%
1623 18th Street, Boulder, CO	1,664	\$700,500	2 Units 4 Rooms	\$175,125	12/18/2017	4.95%



# RENT ROLL WITH LEASE CHARGES

CONFIDENTIAL OFFERING MEMORANDUM  
1927 & 1935 Goss Street | Boulder, CO 80302

UNIT	MONTHLY RENT		GROSS MONTHLY RENT	DEPOSIT	MOVE IN	MOVE OUT	ANNUAL RENT
1927 Goss Street	Base Rent	\$ 4,580.00	<b>\$ 4,890.00</b>	\$ 8,760.00	8/8/2018	7/31/2020	<b>\$ 58,680.00</b>
	Utilities	\$ 200.00					
	Grounds Fee	\$ 80.00					
	Admin Fee	\$ 30.00					
		<b>\$ 4,890.00</b>					
1935 Goss Street Unit 1	Base Rent	\$ 2,925.00	<b>\$ 3,135.00</b>	\$ 4,030.00	8/8/2018	7/31/2020	<b>\$ 37,620.00</b>
	Utilities	\$ 120.00					
	Grounds Fee	\$ 60.00					
	Admin Fee	\$ 30.00					
		<b>\$ 3,135.00</b>					
1935 Goss Street Unit 2	Base Rent	\$ 2,985.00	<b>\$ 3,195.00</b>	\$ 5,970.00	8/20/2018	8/12/2019	<b>\$ 38,340.00</b>
	Utilities	\$ 120.00					
	Grounds Fee	\$ 60.00					
	Admin Fee	\$ 30.00					
		<b>\$ 3,195.00</b>					
<b>TOTAL</b>	<b>\$ 11,220.00</b>	<b>\$ 11,220.00</b>	<b>\$ 18,760.00</b>				<b>\$ 134,640.00</b>



# COMBINED CASH FLOW 12-MONTH STATEMENT

CONFIDENTIAL OFFERING MEMORANDUM  
1927 & 1935 Goss Street | Boulder, CO 80302

	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Total
<b>INCOME - OPERATING INCOME</b>													
Rent 8/19-7/20	\$10,490	\$10,490	\$10,490	\$10,490	\$10,490	\$10,490	\$10,490	\$10,490	\$10,490	\$10,490	\$10,490	\$10,490	\$125,880
Grounds Fee	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Tenant Utilities	\$440	\$440	\$440	\$440	\$440	\$440	\$440	\$440	\$440	\$440	\$440	\$440	\$5,280
Administrative Fee	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$1,080
<b>TOTAL</b>	<b>\$11,220</b>	<b>\$11,220</b>	<b>\$11,220</b>	<b>\$11,220</b>	<b>\$11,220</b>	<b>\$11,220</b>	<b>\$11,220</b>	<b>\$11,220</b>	<b>\$11,220</b>	<b>\$11,220</b>	<b>\$11,220</b>	<b>\$11,220</b>	<b>\$134,640</b>
<b>EXPENSES - OPERATING EXPENSES</b>													
Postage	\$0	\$0	\$0	\$0	\$11	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$16
Licenses/Permits/Inspections	\$0	\$0	\$0	\$0	\$0	\$205	\$0	\$150	\$0	\$0	\$0	\$50	\$405
Water/Sewer Utilities	\$243	\$317	\$364	\$793	\$0	\$0	\$1,710	\$838	\$349	\$60	\$153	\$399	\$5,227
HVAC Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$50	\$0	\$0	\$180	\$0	\$380
Turnover Expense	\$0	\$0	\$0	\$1,095	-\$1,915	\$0	\$1,000	\$140	\$0	\$212	\$0	\$0	\$532
Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,872	\$0	\$1,380	\$1,223	\$0	\$4,475
Legal & Professional Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124	\$248	\$372
Property Tax Expense	\$4,271	\$0	\$0	\$0	\$0	\$0	\$0	\$4,409	\$0	\$0	\$0	\$0	\$8,680
Gas/Electricity Utilities	-\$56	-\$1	-\$12	-\$2	\$13	-\$70	\$20	\$0	\$0	\$0	\$0	\$0	-\$108
Trash/Recycling Utilities	\$113	\$105	\$93	\$93	\$0	\$0	\$469	\$305	\$93	\$93	\$0	\$187	\$1,551
Security Deposit Interest	\$0	\$0	\$0	\$0	\$32	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$42
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$380	\$355	\$0	\$192	\$120	\$1,047
Management Fees - Hill	\$682	\$682	\$682	\$804	\$804	\$804	\$454	\$1,155	\$804	\$454	\$1,155	\$804	\$9,287
Exterior Grounds Maintenance		\$300	\$0	\$0	\$180	\$0	\$0	\$190	\$635	\$50	\$540	\$478	\$2,373
Hill Pass Through	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$1,080
<b>TOTAL</b>	<b>\$5,344</b>	<b>\$1,493</b>	<b>\$1,217</b>	<b>\$2,874</b>	<b>-\$785</b>	<b>\$1,045</b>	<b>\$3,893</b>	<b>\$9,579</b>	<b>\$2,326</b>	<b>\$2,339</b>	<b>\$3,657</b>	<b>\$2,377</b>	<b>\$35,359</b>
<b>NET OPERATING INCOME</b>	<b>\$5,876</b>	<b>\$9,727</b>	<b>\$10,003</b>	<b>\$8,346</b>	<b>\$12,005</b>	<b>\$10,175</b>	<b>\$7,327</b>	<b>\$1,641</b>	<b>\$8,894</b>	<b>\$8,881</b>	<b>\$7,563</b>	<b>\$8,843</b>	<b>\$99,281</b>

