

ADAMS COUNTY				Square Feet	Construction	Units	DOM	Sales Price	NET SALES PRICE						
Address	City	Area		\$/SF Fin	Year Built	Income	Days on Market	SOLD Date	Concession						
DUPLEX															
1933	PARIS	St	Aurora	AUN	1,032	\$72.67	Frame	1941	2	\$12,000	72	Nov-11	\$75,000	\$0	\$75,000
1964	YOSEMITE	St	Aurora	AUN	1,500	\$53.33	Brick	1953	2	\$0	11	Nov-11	\$80,000	\$2,400	\$77,600
1980	DEL MAR	Pkwy	Aurora	AUN	1,584	\$53.66	Brick	1955	2	\$0	41	Jun-11	\$85,000	\$0	\$85,000
1922	DALLAS	St	Aurora	AUN	1,500	\$66.67	Brick	1954	2	\$16,800	399	Dec-11	\$100,000	\$4,500	\$95,500
1762	Chester	St	Aurora	AUN	2,012	\$54.67	FR/BR	1956	2	\$18,000	489	Aug-11	\$110,000	\$0	\$110,000
1934	DALLAS	St	Aurora	AUN	1,612	\$68.24	Brick	1954	2	\$19,200	10	Aug-11	\$110,000	\$0	\$110,000
124 N	Main	St	Brighton	BFL	1,500	\$55.00	Brick	1927	2	\$14,400	40	Feb-11	\$82,500	\$0	\$82,500
5833	Oneida	St	Commerce City	NSE	831	\$66.19	Frame	1951	2	\$0	109	Jan-11	\$55,000	\$0	\$55,000
7731	KIMBERLY	St	Commerce City	NSE	1,764	\$39.63	Frame	1975	2	\$0	105	Feb-11	\$69,900	\$0	\$69,900
7721	KIMBERLY	St	Commerce City	NSE	1,764	\$42.52	Frame	1975	2	\$0	21	Jan-11	\$75,000	\$2,250	\$72,750
7700	KIMBERLY	St	Commerce City	NSE	1,764	\$41.38	Frame	1981	2	\$0	55	Mar-11	\$73,000	\$0	\$73,000
7805	JASMINE	Dr	Commerce City	NSE	1,904	\$47.48	Frame	1984	2	\$0	24	Jan-11	\$90,400	\$1,800	\$88,600
7826	JASMINE	Dr	Commerce City	NSE	1,904	\$49.37	Frame	1985	2	\$0	148	May-11	\$94,000	\$0	\$94,000
7945	MONACO	St	Commerce City	NSE	2,808	\$34.54	Frame	1986	2	\$0	21	Oct-11	\$97,000	\$2,910	\$94,090
7160	HOOKER	St	Westminster	NSW	1,564	\$58.95	FR/BR	1960	2	\$0	55	Jan-11	\$92,200	\$0	\$92,200
6510	IRVING	St	Denver	NSW	1,950	\$61.54	Frame	2003	2	\$0	127	Nov-11	\$120,000	\$0	\$118,500
3193 W	Longfellow	Pl	Denver	NSW	2,368	\$57.01	Frame	1944	2	\$16,048	181	Jul-11	\$135,000	\$4,100	\$130,900
4220 W	92ND	Ave	Westminster	NSW	1,850	\$81.08	Frame	1973	2	\$19,200	69	Aug-11	\$150,000	\$7,500	\$142,500
5341	KING	Ct	Denver	NSW	1,912	\$100.89	FR/BR	1972	2	\$0	140	Oct-11	\$192,900	\$4,300	\$188,600
DUPLEX	Averages					\$58.15	\$/SF				111	DOM	Average Sales Price		\$97,665

ADAMS COUNTY				Square Feet	Construction	Units	DOM	Sales Price	NET SALES PRICE						
Address	City	Area		\$/SF Fin	Year Built	Income	Days on Market	SOLD Date	Concession						
3 UNITS															
1780	Paris	St	Aurora	AUN	1,584	\$56.82	Stucco	1950	3	\$16,200	582	Mar-11	\$90,000	\$0	\$90,000
14322 E	22ND	Pl	Aurora	AUN	2,728	\$51.32	Brick	1979	3	\$25,200	84	Aug-11	\$140,000	\$0	\$140,000
14240 E	22ND	Pl	Aurora	AUN	2,728	\$51.50	Brick	1979	3	\$28,200	10	Nov-11	\$140,500	\$0	\$140,500
1617	BEELER	St	Aurora	AUN	3,300	\$45.45	FR/BR	1957	4	\$24,000	44	Jul-11	\$150,000	\$2,500	\$147,500
3 UNITS	Averages					\$51.27	\$/SF				180	DOM	Average Sales Price		\$129,500

ADAMS COUNTY				Square Feet	Construction	Units	DOM	Sales Price	NET SALES PRICE					
Address	City	Area		\$/SF Fin	Year Built	Income	Days on Market	SOLD Date	Concession					
4 UNITS														
1617	BEELER St	Aurora	AUN	3,300	\$45.45	FR/BR	1957	4	\$24,000	44	Jul-11	\$150,000	\$2,500	\$147,500
1625	BEELER St	Aurora	AUN	3,300	\$45.45	FR/BR	1957	4	\$24,000	44	Jul-11	\$150,000	\$2,500	\$147,500
1740	CHESTER St	Aurora	AUN	3,900	\$40.13	FR/BR	1959	4	\$24,000	110	Jul-11	\$156,500	\$0	\$156,500
1987	PEORIA St	Aurora	AUN	2,952	\$56.88	Brick	1952	4	\$0	53	May-11	\$167,900	\$0	\$167,900
2537	KINGSTON St	Aurora	AUN	3,600	\$47.22	FR/BR	1962	4	\$0	61	Jul-11	\$170,000	\$0	\$170,000
1755	CHESTER St	Aurora	AUN	2,890	\$60.55	Brick	1959	4	\$30,555	24	Sep-11	\$175,000	\$0	\$175,000
2348	EMPORIA St	Aurora	AUN	2,700	\$66.67	Brick	1957	4	\$28,000	136	Jul-11	\$180,000	\$500	\$179,500
2356	EMPORIA St	Aurora	AUN	2,700	\$68.52	Brick	1957	4	\$28,000	136	Jul-11	\$185,000	\$500	\$184,500
1735	CHESTER St	Aurora	AUN	3,800	\$48.68	Brick	1959	4	\$38,115	24	Sep-11	\$185,000	\$0	\$185,000
1998	Eagle St	Aurora	AUN	3,740	\$52.14	STCO/BR	1980	4	\$28,800	6	Jul-11	\$195,000	\$0	\$195,000
90 N	6Th Ave	Brighton	BFL	3,944	\$72.26	FR/BR	1971	4	\$38,000	315	Nov-11	\$285,000	\$0	\$285,000
2932	ELIOT Cir	Westminster	NSW	3,518	\$44.06	FR/BR	1962	4	\$0	23	Apr-11	\$155,000	\$0	\$155,000
2956	ELIOT Cir	Westminster	NSW	5,277	\$30.32	FR/BR	1962	4	\$1,617	3	Jan-11	\$160,000	\$0	\$160,000
2900	ELIOT Cir	Westminster	NSW	3,518	\$49.53	FR/BR	1962	4	\$0	6	Apr-11	\$174,250	\$0	\$163,660
2926	ELIOT Cir	Westminster	NSW	3,518	\$48.68	Brick	1962	4	\$0	24	Apr-11	\$171,250	\$0	\$171,250
5411	Alcott St	Denver	NSW	3,675	\$50.07	Frame	1984	4	\$27,360	165	Jul-11	\$184,000	\$0	\$184,000
2962	ELIOT Cir	Westminster	NSW	3,518	\$53.06	FR/BR	1962	4	\$0	14	May-11	\$186,651	\$0	\$186,651
2932	ELIOT Cir	Westminster	NSW	3,518	\$61.11	Frame	1962	4	\$0	72	Jun-11	\$215,000	\$0	\$215,000
1481 W	71ST Pl	Denver	NSW	3,664	\$66.05	Brick	1962	4	\$35,040	35	Apr-11	\$242,000	\$0	\$242,000
4 UNITS	Averages				\$52.99	\$/SF				68 DOM		Average Sales Price		\$182,682

Buy, Sell or 1031 Tax-Deferred Exchange!

Call Keith for a Price Analysis of your property!

We also have info on Denver-Metro sales of 5 units or larger!

Call me today!

Keith A. Hurtubise

Broker Associate

Registered Real Estate Appraiser (Inactive)

RE/MAX 100 Inc.

710 Kipling St., Suite 110

Lakewood, CO 80215

303-202-2221 direct

invest@keithabees.com

The information on this form has been obtained mainly from the DENVER METROLIST and from sources we deem reliable; However, we do not guarantee it, nor do we assume responsibility for its accuracy.

It is presented to give the investor an overall view of market prices. RE/MAX 100 did not participate in all of these sales. Investors should carefully verify all information contained herein.

Should you be aware of any errors or have additional information, please contact me. This is not a solicitation of your property if it currently listed!



The Real Estate Leaders
SINCE 1971