

ARAPAHOE 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															
1444	DAYTON	St	Aurora	AUN	1,622	\$33.91	Stucco	1946	2	\$0	39	Sep-11	\$55,000	\$0	\$55,000
850	EMPORIA	St	Aurora	AUN	1,846	\$59.59	Brick	1961	2	\$17,400	28	Mar-11	\$110,000	\$2,500	\$107,500
864	EMPORIA	St	Aurora	AUN	1,846	\$59.59	Brick	1961	2	\$17,400	28	Mar-11	\$110,000	\$2,500	\$107,500
1170	AKRON	St	Aurora	AUN	3,500	\$32.00	Brick	1970	2	\$0	60	May-11	\$112,000	\$0	\$112,000
257	LANSING	St	Aurora	AUN	1,846	\$62.30	Brick	1963	2	\$16,500	42	May-11	\$115,000	\$0	\$115,000
1150	DALLAS	St	Aurora	AUN	3,174	\$37.81	Brick	1958	2	\$0	27	Apr-11	\$120,000	\$3,600	\$116,400
1286	IDALIA	Ct	Aurora	AUN	4,168	\$35.32	Brick	1974	2	\$26,500	140	May-11	\$147,200	\$0	\$147,200
1063	EMPORIA	St	Aurora	AUN	3,455	\$44.43	Brick	1961	2	\$20,400	95	Aug-11	\$153,500	\$0	\$153,500
922 S	DEARBORN	Way	Aurora	AUS	1,307	\$39.21	Fr/Br	1983	2	\$12,500	7	Nov-11	\$51,250	\$0	\$51,250
13641 E	Nevada	Pl	Aurora	AUS	3,500	\$43.00	Brick	1965	2	\$0	539	Aug-11	\$150,500	\$0	\$150,500
14276 E	MONTANA	Cir	Aurora	AUS	914	\$167.40	Fr/Br	1980	2	\$10,500	94	Feb-11	\$153,000	\$0	\$153,000
13621 E	NEVADA	Pl	Aurora	AUS	1,813	\$93.77	Brick	1965	2	\$0	126	Jan-11	\$170,000	\$4,000	\$166,000
3106 S	ACOMA	St	Englewood	SSC	1,653	\$77.13	Brick	1957	2	\$0	107	Jun-11	\$127,500	\$400	\$127,100
4500 S	Cherokee	St	Englewood	SSC	880	\$176.14	Frame	1951	2	\$18,000	543	Jun-11	\$155,000	\$0	\$155,000
5466 S	ELMWOOD	St	Littleton	SSC	2,322	\$71.92	Fr/Br	1958	2	\$0	230	Sep-11	\$167,000	\$5,010	\$161,990
2141 W	ILIFF	Ave	Englewood	SSC	2,176	\$76.24	Frame	1983	2	\$21,600	24	Sep-11	\$165,900	\$0	\$165,900
5345 S	LAKEVIEW	St	Littleton	SSC	1,854	\$99.78	Brick	1961	2	\$0	32	Nov-11	\$185,000	\$0	\$185,000
6172 S	SPOTSWOOD	St	Littleton	SSC	1,940	\$124.74	Brick	1960	2	\$21,600	48	Aug-11	\$242,000	\$0	\$242,000
2287 W	CALEY	Pl	Littleton	SSC	1,612	\$165.63	Brick	1959	2	\$26,400	25	Oct-11	\$267,000	\$4,000	\$263,000
7240 S	SUNDOWN	Cir	Littleton	SSC	4,499	\$113.36	Fr/Br	1987	2	\$0	174	Apr-11	\$510,000	\$0	\$510,000
3470 S	Sherman	St	Denver	SSC	4,057	\$145.43	Brick	1975	2	\$19,348	144	Sep-11	\$590,000	\$0	\$590,000
DUPLEX Averages						\$83.75	\$/SF				122	DOM	Average Sales Price		\$182,611

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3 UNITS															
11	LIMA	St	Aurora	AUN	3,300	\$45.61	Fr/Br	1972	3	\$0	319	Jan-11	\$150,500	\$0	\$150,500
57	LIMA	St	Aurora	AUN	4,800	\$32.81	Fr/Br	1972	3	\$0	29	Jul-11	\$157,500	\$0	\$157,500
46	LIMA	St	Aurora	AUN	3,136	\$52.61	Frame	1971	3	\$25,200	76	May-11	\$165,000	\$0	\$165,000
91	LANSING	St	Aurora	AUN	2,616	\$64.98	Brick	1971	3	\$34,800	60	Jan-11	\$170,000	\$0	\$170,000
71	LANSING	St	Aurora	AUN	2,400	\$71.82	Brick	1971	3	\$26,700	68	Aug-11	\$172,375	\$0	\$172,375
27	LIMA	St	Aurora	AUN	2,544	\$73.74	Fr/Br	1971	3	\$30,600	8	Apr-11	\$187,600	\$0	\$187,600
4400 S	LINCOLN	St	Englewood	SSC	2,184	\$78.98	Frame	1946	3	\$19,200	350	Apr-11	\$172,500	\$0	\$172,500
6181 S	STERNE	Pkwy	Littleton	SSC	2,940	\$102.49	Fr/Br	1972	3	\$28,080	28	Apr-11	\$301,320	\$4,800	\$296,520
3563 S	DOWNING	St	Englewood	SSC	2,650	\$122.64	Brick	1974	3	\$30,000	33	Feb-11	\$325,000	\$0	\$325,000
3 UNITS Averages						\$71.74	\$/SF				108	DOM	Average Sales Price		\$199,666

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4 UNITS															
1143	AKRON	St	Aurora	AUN	2,245	\$51.22	Stucco	1957	4	\$0	6	Mar-11	\$115,000	\$0	\$115,000
661	N FRASER	St	Aurora	AUN	2,698	\$79.69	Brick	1965	4	\$36,000	18	Aug-11	\$215,000	\$3,225	\$211,775
16505	E 13Th	Ave	Aurora	AUN	4,920	\$68.09	Frame	1978	4	\$39,600	241	Jul-11	\$335,000	\$6,700	\$328,300
4097	S BANNOCK	St	Englewood	SSC	2,292	\$56.72	Frame	1921	4	\$31,200	249	Nov-11	\$130,000	\$0	\$130,000
3068	S CHEROKEE	St	Englewood	SSC	2,170	\$70.60	Stucco	1910	4	\$0	14	Feb-11	\$153,200	\$0	\$153,200
5586	S GRANT	St	Littleton	SSC	3,498	\$70.08	Brick	1960	4	\$30,000	11	Jun-11	\$245,150	\$0	\$245,150
3919	S LINCOLN	St	Englewood	SSC	3,784	\$77.03	Brick	1951	4	\$0	31	Jun-11	\$291,500	\$3,800	\$287,700
4 UNITS		Averages				\$67.63	\$/SF				81	DOM	Average Sales Price		\$210,161

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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



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