

Denver City and County			City	Square Feet	Construction	Units	DOM	Sales	NET SALES PRICE				
Address	Area			\$/SF Fin	Year Built	Income	Days on Market	SOLD Date	Concession				
DUPLEX													
4695 JOSEPHINE St	Denver	DNE	1,915	\$34.73	Stucco	1930	2	\$0	143	Jun-11	\$66,500	\$0	\$66,500
4633 RACE St	Denver	DNE	2,080	\$42.19	Frame	1998	2	\$0	17	Jan-11	\$87,750	\$0	\$87,750
3693 LOCUST St	Denver	DNE	1,628	\$55.28	Brick	1954	2	\$16,800	16	Dec-11	\$90,000	\$0	\$90,000
4648 RACE St	Denver	DNE	2,356	\$39.26	Frame	2002	2	\$0	28	Jun-11	\$92,500	\$0	\$92,500
3527 WILLIAMS St	Denver	DNE	2,461	\$38.60	Brick	1905	2	\$0	15	Jul-11	\$95,000	\$0	\$95,000
4680 Grant St	Denver	DNE	1,497	\$63.46	Brick	1947	2	\$0	125	Apr-11	\$95,000	\$0	\$95,000
4645 GAYLORD St	Denver	DNE	2,706	\$35.11	Frame	2001	2	\$0	142	May-11	\$95,000	\$0	\$95,000
4650 VINE St	Denver	DNE	2,706	\$35.51	Frame	2000	2	\$0	12	Apr-11	\$96,100	\$0	\$96,100
3310 OLIVE St	Denver	DNE	2,379	\$44.14	Brick	1954	2	\$0	133	Jan-11	\$105,000	\$4,000	\$101,000
3367 KRAMERIA St	Denver	DNE	1,550	\$66.13	Brick	1953	2	\$18,000	0	Dec-11	\$102,500	\$0	\$102,500
4655 GAYLORD St	Denver	DNE	3,134	\$33.74	Frame	2001	2	\$0	52	May-11	\$105,750	\$0	\$105,750
3531 OLIVE St	Denver	DNE	1,632	\$67.34	Brick	1954	2	\$0	23	Jun-11	\$109,900	\$0	\$109,900
1980 E 47TH Ave	Denver	DNE	2,500	\$44.40	Frame	1999	2	\$0	158	Feb-11	\$111,000	\$0	\$111,000
4660 VINE St	Denver	DNE	2,706	\$41.76	Frame	2000	2	\$0	73	Sep-11	\$113,000	\$0	\$113,000
4692 YORK St	Denver	DNE	2,706	\$42.31	Frame	1988	2	\$0	14	Nov-11	\$114,500	\$0	\$114,500
3527 COLUMBINE St	Denver	DNE	1,719	\$70.39	Brick	1958	2	\$0	8	Sep-11	\$121,000	\$0	\$121,000
3680 HUDSON St	Denver	DNE	2,901	\$43.09	Brick	1955	2	\$0	202	Jan-11	\$125,000	\$0	\$125,000
4675 GAYLORD St	Denver	DNE	3,134	\$40.20	Frame	2000	2	\$0	14	Mar-11	\$126,000	\$0	\$126,000
3724 HIGH St	Denver	DNE	1,379	\$94.27	Brick	1901	2	\$12,000	174	Aug-11	\$130,000	\$0	\$130,000
3517 COLUMBINE St	Denver	DNE	1,719	\$75.74	Brick	1958	2	\$0	20	Oct-11	\$130,200	\$0	\$130,200
4630 VINE St	Denver	DNE	2,706	\$49.89	Frame	2000	2	\$30,000	100	Nov-11	\$135,000	\$0	\$135,000
4709 RACE St	Denver	DNE	2,841	\$52.45	Brick	1902	2	\$0	7	Dec-11	\$149,000	\$3,100	\$145,900
2801 HARRISON St	Denver	DNE	1,440	\$102.08	Brick	1946	2	\$19,200	3	Apr-11	\$147,000	\$0	\$147,000
3130 RACE St	Denver	DNE	1,234	\$132.09	Brick	1910	2	\$0	9	May-11	\$163,000	\$4,890	\$158,110
3220 CHERRY St	Denver	DNE	1,900	\$86.84	Brick	1958	2	\$0	54	Apr-11	\$165,000	\$3,000	\$158,900
3416 COOK St	Denver	DNE	1,383	\$122.92	Brick	1964	2	\$19,872	12	Sep-11	\$170,000	\$3,300	\$166,700
4645 GAYLORD St	Denver	DNE	2,706	\$71.27		2001	2	\$31,200	1	Aug-11	\$192,850	\$0	\$192,850
6101 MARTIN LUTH Blvd	Denver	DNE	3,656	\$53.88	Brick	1956	2	\$0	9	Jun-11	\$197,000	\$0	\$197,000
2740 ADAMS St	Denver	DNE	1,796	\$114.42	Brick	1951	2	\$0	6	Oct-11	\$205,500	\$0	\$205,500
3235 KRAMERIA St	Denver	DNE	3,674	\$59.34	Brick	1954	2	\$29,400	219	May-11	\$218,000	\$0	\$218,000
3641 GRAPE St	Denver	DNE	2,038	\$110.40	Brick	1956	2	\$15,600	94	Apr-11	\$225,000	\$0	\$225,000
2916 RACE St	Denver	DNE	1,895	\$121.90	Stucco	1906	2	\$19,200	14	Mar-11	\$230,999	\$4,000	\$226,999
4327 COOK St	Denver	DNE	2,706	\$85.00	Frame	1993	2	\$36,000	20	May-11	\$230,000	\$0	\$230,000
1757 VINE St	Denver	DNE	3,592	\$125.28	Brick	1893	2	\$0	53	Oct-11	\$450,000	\$0	\$450,000
3225 W CONEJOS Pl	Denver	DNW	2,252	\$41.30	Frame	2002	2	\$0	70	Mar-11	\$93,000	\$0	\$93,000
3229 W Conejos Pl	Denver	DNW	1,126	\$87.92	Frame	2002	2	\$0	307	Jun-11	\$99,000	\$0	\$99,000
4936 W 38TH Ave	Denver	DNW	1,956	\$69.53	Frame	1925	2	\$0	47	Jan-11	\$136,000	\$0	\$136,000

Denver City and County				Square Feet		Construction		Units		DOM		Sales		NET	
Address		City	Area				Year Built	Income	Days on Market	SOLD Date	Price	Concession	SALES PRICE		
DUPLEX															
2540	W 42ND	Ave	Denver	DNW	1,232	\$133.93	Stucco	1911	2	\$0	152	Nov-11	\$165,000	\$0	\$165,000
4001	FEDERAL	Blvd	Denver	DNW	2,314	\$79.95	Brick	1924	2	\$1,650	298	Mar-11	\$185,000	\$0	\$185,000
4800	FENTON	St	Denver	DNW	3,204	\$59.30	Brick	1953	2	\$24,000	43	Jun-11	\$190,000	\$0	\$190,000
4409	N UMATILLA	St	Denver	DNW	2,044	\$97.60	Stucco	1942	2	\$22,500	205	Apr-11	\$199,500	\$5,051	\$194,449
1518	QUITMAN	St	Denver	DNW	2,758	\$75.05	Fr/Br	1953	2	\$0	67	Oct-11	\$207,000	\$0	\$207,000
2845	FIRTH	Ct	Denver	DNW	2,526	\$98.97	Frame	1916	2	\$0	2	May-11	\$250,000	\$5,000	\$245,000
1540	MEADE	St	Denver	DNW	2,533	\$110.54	Brick	1921	2	\$27,540	60	Dec-11	\$280,000	\$6,152	\$273,848
1571	Newton	St	Denver	DNW	2,731	\$102.49	Brick	1924	2	\$0	554	Jan-11	\$279,900	\$0	\$279,900
3533	W 22ND	Ave	Denver	DNW	1,409	\$202.98	Brick	1952	2	\$22,500	88	Sep-11	\$286,000	\$3,500	\$282,500
1356	VERBENA	St	Denver	DSE	1,503	\$50.23	Brick	1952	2	\$0	14	Feb-11	\$75,500	\$0	\$75,500
1415	WABASH	St	Denver	DSE	1,873	\$56.06	Fr/Br	1951	2	\$19,200	77	Dec-11	\$105,000	\$0	\$105,000
2229	S GILPIN	St	Denver	DSE	1,691	\$118.86	Fr/Br	1936	2	\$24,000	9	May-11	\$201,000	\$0	\$201,000
2168	S LAFAYETTE	St	Denver	DSE	893	\$283.31	Frame	1937	2	\$19,200	57	Dec-11	\$253,000	\$3,500	\$249,500
788	S KEARNEY	St	Denver	DSE	2,880	\$88.54	Fr/Br	1970	2	\$25,200	231	Nov-11	\$255,000	\$0	\$255,000
749	ASH	St	Denver	DSE	3,132	\$86.21	Brick	1946	2	\$0	77	Mar-11	\$270,000	\$9,000	\$261,000
760	CLERMONT	St	Denver	DSE	1,864	\$144.85	Brick	1940	2	\$23,400	2	Aug-11	\$270,000	\$3,000	\$267,000
2672	S GRANT	St	Denver	DSE	2,386	\$114.00	Frame	1979	2	\$25,200	242	Feb-11	\$272,000	\$0	\$272,000
2395	S CORONA	St	Denver	DSE	1,934	\$142.19	Frame	1941	2	\$24,000	18	Jul-11	\$275,000	\$0	\$275,000
149	HARRISON	St	Denver	DSE	1,826	\$150.60	Brick	1949	2	\$0	29	Jun-11	\$275,000	\$0	\$275,000
1340	IVY	St	Denver	DSE	3,384	\$83.63	Fr/Br	1952	2	\$28,200	257	Mar-11	\$283,000	\$4,883	\$278,117
322	E CENTER	Ave	Denver	DSE	2,017	\$153.69	Brick	1905	2	\$0	5	Nov-11	\$310,000	\$5,000	\$305,000
153	HARRISON	St	Denver	DSE	1,826	\$177.98	Brick	1949	2	\$0	50	Aug-11	\$325,000	\$0	\$325,000
1943	S PENNSYLVANI	St	Denver	DSE	2,432	\$137.60	Brick	1971	2	\$0	5	Oct-11	\$334,640	\$0	\$334,640
366	S CLARKSON	St	Denver	DSE	1,670	\$231.74	Brick	1973	2	\$31,200	3	Oct-11	\$387,000	\$0	\$387,000
584	S VINE	St	Denver	DSE	2,116	\$217.39	Brick	1911	2	\$40,800	20	Nov-11	\$460,000	\$6,000	\$454,000
1364	FRANKLIN	St	Denver	DSE	3,247	\$161.69	Brick	1885	2	\$0	82	Nov-11	\$525,000	\$0	\$525,000
838	S VRAIN	St	Denver	DSW	1,225	\$62.04	Block	1955	2	\$0	15	Mar-11	\$76,000	\$0	\$76,000
1040	STUART	St	Denver	DSW	1,848	\$44.91	Brick	1964	2	\$0	72	Dec-11	\$83,000	\$0	\$83,000
3360	W CENTER	Ave	Denver	DSW	1,646	\$52.07	Brick	1963	2	\$0	56	Dec-11	\$85,700	\$0	\$85,700
158	S QUITMAN	St	Denver	DSW	1,462	\$59.51	Block	1960	2	\$0	116	Jul-11	\$87,000	\$0	\$87,000
954	WINONA	Ct	Denver	DSW	1,604	\$62.34	Frame	1954	2	\$0	187	May-11	\$100,000	\$0	\$100,000
570	S STUART	St	Denver	DSW	1,473	\$69.59	Stucco	1955	2	\$15,600	7	Apr-11	\$102,500	\$0	\$102,500
876	QUITMAN	St	Denver	DSW	1,457	\$70.69	Frame	1961	2	\$18,000	74	Mar-11	\$103,000	\$0	\$103,000
957	NEWTON	St	Denver	DSW	1,705	\$83.28	Brick	1956	2	\$0	19	Sep-11	\$142,000	\$9,600	\$104,000
901	S MEADE	St	Denver	DSW	1,435	\$74.56	Frame	1943	2	\$18,000	194	Oct-11	\$107,000	\$0	\$107,000
925	STUART	St	Denver	DSW	1,620	\$66.23	Brick	1963	2	\$0	26	Jun-11	\$107,300	\$0	\$107,300
2746	W 2ND	Ave	Denver	DSW	1,728	\$64.24	Frame	1967	2	\$0	30	Jun-11	\$111,000	\$0	\$111,000

Denver City and County				City	Square Feet	Construction	Year Built	Units	Income	DOM Days on Market	SOLD Date	Sales		NET SALES PRICE		
Address		Area	\$/SF Fin									Price	Concession			
DUPLEX																
278	S	LOWELL	Blvd	Denver	DSW	1,474	\$81.41	Stucco	1949	2	\$15,600	143	Jun-11	\$120,000	\$0	\$120,000
965		WINONA	Ct	Denver	DSW	1,920	\$65.10	Brick	1954	2	\$19,200	15	Dec-11	\$125,000	\$1,700	\$123,300
965	S	TENNYSON	St	Denver	DSW	2,120	\$60.14	Frame	2001	2	\$0	140	Aug-11	\$127,500	\$0	\$127,500
406	S	Eliot	St	Denver	DSW	1,960	\$66.33	Frame	1954	2	\$0	68	Jan-11	\$130,000	\$1,950	\$128,050
832	S	OSCEOLA	St	Denver	DSW	1,482	\$86.88	Brick	1970	2	\$18,240	105	Jun-11	\$128,750	\$0	\$128,750
385	S	GROVE	St	Denver	DSW	1,451	\$89.59	Frame	1962	2	\$8,400	159	Oct-11	\$130,000	\$0	\$130,000
4520	W	VIRGINIA	Ave	Denver	DSW	1,538	\$87.78	Brick	1959	2	\$18,000	57	Jul-11	\$135,000	\$2,500	\$132,500
4536	W	VIRGINIA	Ave	Denver	DSW	1,538	\$87.78	Brick	1959	2	\$18,000	26	Jul-11	\$135,000	\$2,500	\$132,500
4500	W	VIRGINIA	Ave	Denver	DSW	1,538	\$89.73	Brick	1959	2	\$19,800	26	Jul-11	\$138,000	\$2,500	\$135,500
1015		MEADE	St	Denver	DSW	1,927	\$74.36	Frame	1956	2	\$1,738	3	May-11	\$143,300	\$4,300	\$139,000
1200		GROVE	St	Denver	DSW	3,764	\$43.57	Frame	1982	2	\$0	15	Apr-11	\$164,000	\$0	\$164,000
421	W	7TH	Ave	Denver	DSW	2,080	\$79.33	Brick	1912	2	\$18,000	0	Feb-11	\$165,000	\$0	\$165,000
530		KALAMATH	St	Denver	DSW	2,354	\$74.30	Frame	1949	2	\$0	134	Apr-11	\$174,900	\$0	\$174,900
1038		RALEIGH	St	Denver	DSW	3,514	\$52.65	Brick	1963	2	\$2,640	174	Jan-11	\$185,000	\$5,600	\$179,400
927	S	YATES	St	Denver	DSW	2,242	\$85.64	Frame	1934	2	\$23,160	62	Nov-11	\$192,000	\$5,760	\$186,240
21	S	QUITMAN	St	Denver	DSW	3,614	\$56.72	Brick	1970	2	\$13,500	18	Oct-11	\$205,000	\$0	\$205,000
1260		TENNYSON	St	Denver	DSW	3,018	\$77.20	Brick	1964	2	\$28,200	73	Mar-11	\$233,000	\$0	\$233,000
676		ELATI			DSW	1,720	\$166.86	Brick	1905	2	\$0	65	Mar-11	\$287,000	\$0	\$287,000
135	W	ELLSWORTH	Ave	Denver	DSW	2,488	\$183.88	Brick	1891	2	\$36,000	5	Jul-11	\$457,500	\$3,300	\$454,200
DUPLEX				Averages			\$88	\$/SF				77	DOM	Average Sales Price		\$178,198

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!



Denver City and 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															
3408	MILWAUKEE	St	Denver	DNE	2,239	\$48.05	Brick	1949	3	\$0	224	Aug-11	\$107,577	\$0	\$107,577
3500	HOLLY	St	Denver	DNE	2,649	\$62.67	Brick	1954	3	\$0	19	Apr-11	\$166,000	\$0	\$166,000
3225	GLENCOE	St	Denver	DNE	2,503	\$99.88	Brick	1953	3	\$0	203	Apr-11	\$250,000	\$0	\$250,000
2418	STOUT	St	Denver	DNE	3,795	\$113.31	Brick	1886	3	\$43,380	251	Jun-11	\$430,000	\$0	\$430,000
1526	PERRY	St	Denver	DNW	2,464	\$60.75	Brick	1957	3	\$0	7	Sep-11	\$149,699	\$0	\$149,699
1587	GROVE	St	Denver	DNW	3,124	\$54.80	Brick	1906	3	\$0	74	Apr-11	\$171,200	\$0	\$171,200
3931	BRYANT	St	Denver	DNW	2,426	\$111.29	Brick	1911	3	\$0	490	Oct-11	\$270,000	\$5,000	\$204,449
4060	KALAMATH	St	Denver	DNW	3,550	\$59.15	Brick	1961	3	\$30,000	4	Aug-11	\$210,000	\$0	\$210,000
3124	N SPEER	Blvd	Denver	DNW	2,346	\$114.02	Brick	1957	3	\$32,000	299	Aug-11	\$267,500	\$0	\$267,500
1719	JULIAN	St	Denver	DNW	2,041	\$142.07	Brick	1951	3	\$0	14	Jul-11	\$289,973	\$2,500	\$287,473
3234	BRYANT	St	Denver	DNW	3,780	\$145.50	Brick	1908	3	\$3,100	43	Nov-11	\$550,000	\$0	\$550,000
1424	CLARKSON	St	Denver	DSE	1,920	\$78.13	Brick	1889	3	\$0	29	Aug-11	\$150,000	\$0	\$150,000
800	Eudora	St	Denver	DSE	2,057	\$136.12	Fr/Br	1946	3	\$30,000	259	Feb-11	\$280,000	\$0	\$280,000
2551	S SHERMAN	St	Denver	DSE	3,128	\$95.91	Brick	1950	3	\$27,000	93	Jul-11	\$300,000	\$0	\$300,000
1331	MARION	St	Denver	DSE	2,265	\$154.53	Brick	1905	3	\$30,000	35	Jun-11	\$350,000	\$0	\$350,000
2247	E 12TH	Ave	Denver	DSE	2,914	\$126.12	Brick	1904	3	\$30,240	179	Jan-11	\$367,500	\$5,000	\$362,500
1444	MILWAUKEE	St	Denver	DSE	2,930	\$134.81	Brick	1900	3	\$29,400	153	Jun-11	\$395,000	\$6,388	\$388,612
1159	LOGAN	St	Denver	DSE	2,137	\$184.37	Brick	1884	3	\$27,420	4	Jul-11	\$394,000	\$5,000	\$389,000
249	S LOGAN	St	Denver	DSE	2,668	\$146.18	Brick	1905	3	\$37,173	218	Nov-11	\$390,000	\$0	\$390,000
3620	E 12th	Ave	Denver	DSE	3,056	\$174.64	Brick	1968	3	\$41,040	2	Dec-11	\$533,700	\$7,300	\$526,400
1395	BELLAIRE	St	Denver	DSE	7,930	\$89.95	Stucco	1918	3	\$0	120	Sep-11	\$713,325	\$0	\$713,325
773	S Patton	Ct	Denver	DSW	2,036	\$53.05	Brick	1959	3	\$0	103	Jan-11	\$108,000	\$0	\$108,000
1030	QUITMAN	St	Denver	DSW	2,696	\$103.12	Brick	1957	3	\$2,772	20	Nov-11	\$278,000	\$0	\$278,000
426	GARFIELD	St	Denver	DSW	3,773	\$172.94	Brick	1958	3	\$63,810	85	Dec-11	\$652,500	\$0	\$652,500
3 UNITS		Averages				\$111	\$/SF				122	DOM	Average Sales Price		\$320,093



Denver City and County				Square Feet	Construction	Units	DOM	Sales	NET						
Address		City	Area	\$/SF Fin	Year Built	Income	Days on Market	SOLD Date	Concession	SALES PRICE					
4 UNITS															
4538	CLAYTON	St	Denver	DNE	2,200	\$45.91	Brick	1955	4	\$18,000	25	Nov-11	\$101,000	\$0	\$101,000
3421	JACKSON	St	Denver	DNE	2,636	\$44.58	Brick	1952	4	\$25,800	22	Feb-11	\$117,500	\$0	\$117,500
3870	BRUCE RANDC	Ave	Denver	DNE	3,672	\$59.37	Brick	1947	4	\$28,000	279	Apr-11	\$218,000	\$0	\$218,000
1555	TAMARAC	St	Denver	DNE	3,480	\$64.94	Brick	1951	4	\$32,748	0	Aug-11	\$226,000	\$0	\$226,000
1203	E 23RD	Ave	Denver	DNE	2,878	\$97.29		1907	4	\$30,000	56	May-11	\$280,000	\$0	\$280,000
1507	E 22ND	Ave	Denver	DNE	4,860	\$77.10	Fr/Br	1906	4	\$40,800	7	Apr-11	\$374,694	\$6,185	\$368,509
2235	FEDERAL	Blvd	Denver	DNW	1,649	\$78.84	Brick	1955	4	\$0	48	Nov-11	\$130,000	\$0	\$130,000
1835	IRVING	St	Denver	DNW	1,993	\$75.26	Brick	1953	4	\$0	33	Mar-11	\$150,000	\$0	\$150,000
1460	W 41ST	Ave	Denver	DNW	3,888	\$51.98	Fr/Br	1975	4	\$0	84	Apr-11	\$202,100	\$0	\$202,100
1914	GROVE	St	Denver	DNW	3,024	\$115.08	Brick	1957	4	\$37,800	24	Jul-11	\$348,000	\$4,000	\$344,000
4100	PERRY	St	Denver	DNW	3,806	\$114.82	Brick	1953	4	\$0	43	Jun-11	\$437,000	\$0	\$437,000
2435	W 33RD	Ave	Denver	DNW	3,416	\$134.66	Brick	1885	4	\$40,000	61	Jan-11	\$460,000	\$0	\$460,000
3126	W 18TH	Ave	Denver	DNW	5,840	\$92.47	Frame	2007	4	\$57,600	12	Dec-11	\$540,000	\$0	\$540,000
1460	MONROE	St	Denver	DSE	2,341	\$98.25	Brick	1909	4	\$0	194	Feb-11	\$230,000	\$0	\$230,000
5907	E 14TH	Ave	Denver	DSE	2,968	\$85.95	Brick	1942	4	\$0	77	Aug-11	\$255,100	\$0	\$255,100
753	Ash Street		Denver	DSE	3,132	\$83.01	Brick	1946	4	\$38,942	333	Jan-11	\$260,000	\$0	\$260,000
2306	S LINDEN	Ct	Denver	DSE	3,234	\$92.76	Brick	1966	4	\$31,200	193	Aug-11	\$300,000	\$0	\$300,000
3725	E 13TH	Ave	Denver	DSE	3,300	\$93.94	Fr/Br	1947	4	\$35,795	12	Jun-11	\$310,000	\$6,000	\$304,000
1607	York	St	Denver	DSE	2,532	\$120.46	Brick	1949	4	\$33,408	199	Feb-11	\$305,000	\$0	\$305,000
515	E CEDAR	Ave	Denver	DSE	3,050	\$101.31	Brick	1925	4	\$0	22	Oct-11	\$309,000	\$0	\$309,000
1143	Logan	St	Denver	DSE	3,244	\$101.42	Brick	1879	4	\$42,000	618	Oct-11	\$329,000	\$4,000	\$325,000
755	BELLAIRE	St	Denver	DSE	3,488	\$97.76	Brick	1940	4	\$0	35	Jun-11	\$341,000	\$0	\$341,000
2292	S LINCOLN	St	Denver	DSE	3,106	\$115.26	Brick	1951	4	\$33,360	162	Mar-11	\$358,000	\$0	\$358,000
3600	E 13TH	Ave	Denver	DSE	4,216	\$101.99	Brick	1940	4	\$60,000	12	Jun-11	\$430,000	\$7,900	\$422,100
84	SHERMAN	St	Denver	DSE	3,137	\$140.26	Fr/Br	1890	4	\$39,000	102	Aug-11	\$440,000	\$15,095	\$424,905
1019	LAFAYETTE	St	Denver	DSE	3,909	\$115.12	Fr/Br	1904	4	\$37,620	3	Jun-11	\$450,000	\$13,500	\$436,500
208	S LINCOLN	St	Denver	DSE	2,800	\$156.79	Frame	1890	4	\$44,200	14	Sep-11	\$439,000	\$0	\$439,000
2512	S WILLIAMS	St	Denver	DSE	3,324	\$186.52	Brick	1955	4	\$50,696	21	Jul-11	\$620,000	\$2,500	\$617,500
753	S RALEIGH	St	Denver	DSW	3,168	\$45.14	Brick	1959	4	\$0	18	Aug-11	\$143,000	\$0	\$143,000
70	UTICA	St	Denver	DSW	2,582	\$56.16	Frame	1952	4	\$0	12	Nov-11	\$145,000	\$0	\$145,000
1465	WINONA	Ct	Denver	DSW	3,308	\$51.42	Brick	1895	4	\$0	168	Apr-11	\$170,100	\$6,196	\$163,904
100	GALAPAGO	St	Denver	DSW	2,648	\$64.20	St/Br	1913	4	\$28,920	337	Jul-11	\$170,000	\$0	\$170,000
941	S UTICA	St	Denver	DSW	3,276	\$58.00	Brick	1969	4	\$0	12	Sep-11	\$190,000	\$0	\$190,000
1089	S RALEIGH	St	Denver	DSW	2,945	\$67.23	Block	1965	4	\$31,800	310	Dec-11	\$198,000	\$3,000	\$195,000
1017	S OSCEOLA	St	Denver	DSW	2,568	\$90.73	Brick	1972	4	\$0	125	Dec-11	\$233,000	\$5,000	\$228,000
1001	NEWTON	St	Denver	DSW	3,120	\$75.32	Brick	1957	4	\$29,640	153	Mar-11	\$235,000	\$2,000	\$233,000
66	ELATI	St	Denver	DSW	2,112	\$163.35	Brick	1890	4	\$31,200	30	Nov-11	\$345,000	\$0	\$345,000
1333	W ARIZONA	Ave	Denver	DSW	5,284	\$72.86	Frame	2006	4	\$64,560	7	Feb-11	\$385,000	\$0	\$385,000
373	S DECATUR	St	Denver	DSW	3,414	\$125.95	Brick	1958	4	\$34,650	251	Jun-11	\$430,000	\$0	\$430,000
200	W IRVINGTON	Pl	Denver	DSW	3,394	\$134.06	Brick	1896	4	\$46,200	49	Jul-11	\$455,000	\$5,000	\$450,000
1415	QUITMAN	St	Denver	DSW	4,348	\$105.34	Brick	1926	4	\$56,400	16	Dec-11	\$458,000	\$0	\$458,000
4 UNITS		Averages				\$94	\$/SF				102	DOM	Average Sales Price		\$303,344

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!

