



**2155 Walnut St. Boulder, CO**



## **Amazing Downtown Boulder Location**

11 2-bedroom 2-bathroom units - 17 off-street parking spaces

[BoulderRealEstateInvestment.com](http://BoulderRealEstateInvestment.com)

[KevinSchill.com](http://KevinSchill.com)

303-579-2694

[kevin@kevinschill.com](mailto:kevin@kevinschill.com)





**2155 Walnut St. Boulder, CO**

## Property Summary

Price	\$3,750,000
-------	-------------

Building Size	12,300 sf
---------------	-----------

Lot Size	14,081 sf
----------	-----------

Zoning	RH-2
--------	------

Occupancy	100%
-----------	------

Income	\$213,600
--------	-----------

NOI	\$137,293
-----	-----------

Price per Bed	\$170,455
---------------	-----------

Cap Rate	3.66%
----------	-------

Pro-Forma Cap Rate	7.21%
--------------------	-------

[BoulderRealEstateInvestment.com](http://BoulderRealEstateInvestment.com)

[KevinSchill.com](http://KevinSchill.com)

303-579-2694

[kevin@kevinschill.com](mailto:kevin@kevinschill.com)





2155 Walnut St. Boulder, CO

# Cash Flow & Rent Roll

Unit	Beds	Baths	Current Rent	Current Gross Income	2025 Expenses
1	2	2	\$1,550.00	\$213,600.00	\$76,307.00
2	2	2	\$1,650.00		
4	2	2	\$1,500.00		
5	2	2	\$1,650.00		
6	2	2	\$1,650.00		
7	2	2	\$1,650.00		
8	2	2	\$1,650.00		
9	2	2	\$1,650.00		
10	2	2	\$1,550.00		
11	2	2	\$1,650.00		
12	2	2	\$1,650.00		

### Current Data

Rents	\$213,600.00
Gross Income	\$213,600.00
2025 Expnses	\$76,307.00
NOI	\$137,293.00
Asking Price	\$3,750,000.00
Cap Rate	3.66%
GRM	17.56
Price per Bed	\$170,454.55

### Pro-forma Data

Rents*	\$309,408.00
Pass-thrus	\$18,693.00
Gross Income	\$328,101.00
Expenses	\$57,614.00
NOI	\$270,487.00
Asking Price	\$3,750,000.00
Cap Rate	7.21%
GRM	12.12
Price per Bed	\$170,454.55

### 2025 Expenses

Taxes	\$31,826.00
Insurance	\$9,734.00
Utilities	\$18,693.00
M/R	\$16,054.00
	<b>\$76,307.00</b>

\*Proforma rents bast on RentOMeter median for the past 12 months, 1 mile radius



BoulderRealEstateInvestment.com

KevinSchill.com

303-579-2694

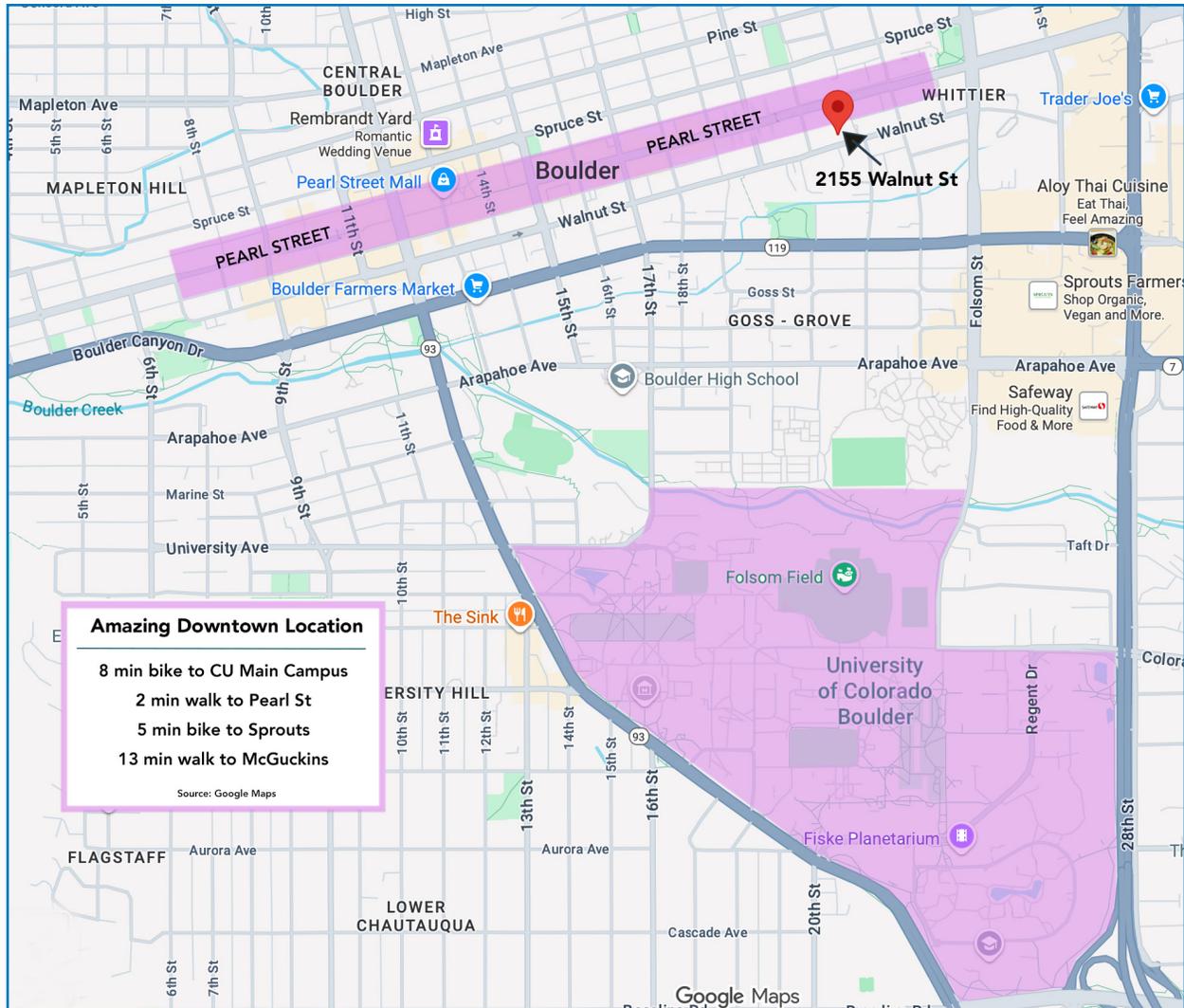
kevin@kevinschill.com





2155 Walnut St. Boulder, CO

# Downtown Boulder



BoulderRealEstateInvestment.com

KevinSchill.com

303-579-2694

kevin@kevinschill.com

