

F O R S A L E
913-915 Kilmer Street, Golden, Colorado



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EXECUTIVE SUMMARY

The Kilmer House is a fully leased investment property - a modern brick duplex located in East Golden just minutes from downtown shopping, dining, entertainment. Ideal for small families, young professionals or Colorado School of Mines students with easy access to the Mountains, Denver and the metro area. The side-by-side units combined, offer 5 bedrooms and 2 bathrooms both with in-unit laundry large fenced yards, ample parking and three storage sheds. Each unit sits over a crawl space with new Furnaces, A/C, hot water heaters and appliances in 2021.

Nestled in the Pleasant View neighborhood this delightful residence offers a perfect blend of comfort and convenience in a highly sought-after location. Bright and airy living spaces, complemented by historic hard wood floors are perfect for relaxation or entertainment. Both units are leased through May of 2026 (with optional Landlord buy-out).

OFFERING SUMMARY

NUMBER OF UNITS	2
NUMBER OF BEDROOMS	5
YEAR BUILT	1940/2022
SQUARE FOOTAGE	1,675
PRICE	\$819,000

PRICING

List Price:	\$819,000
Price Per BR:	\$163,800
Based on Pro Forma Cap Rate:	5.62%

DESCRIPTION

Total Units:	2
Average Unit Size:	837 SF
Physical Occupancy as of 8/1/25:	100%
Effective Rent:	\$2,071 Per Unit / \$2.47 PSF



INVESTMENT HIGHLIGHTS

EXCELLENT VALUE-ADD OPPORTUNITY

While the units have been well maintained throughout the years, the next owner will have an excellent opportunity to implement a value-add program. Renovating the bathrooms would better position the asset amongst its competitive set to demand higher rents.

PROXIMITY TO DOWNTOWN GOLDEN

Downtown Golden is the heart and soul of the city. It's where historic roots intermingle with fresh and new ideas, providing a one-of-a-kind authentic experience for its visitors in a relaxed atmosphere. With a diverse array of boutiques, shops, galleries, breweries, and restaurants, Downtown features all the amenities of Colorado living.

INDEPENDENT STYLE UNITS WITH IN-UNIT LAUNDRY

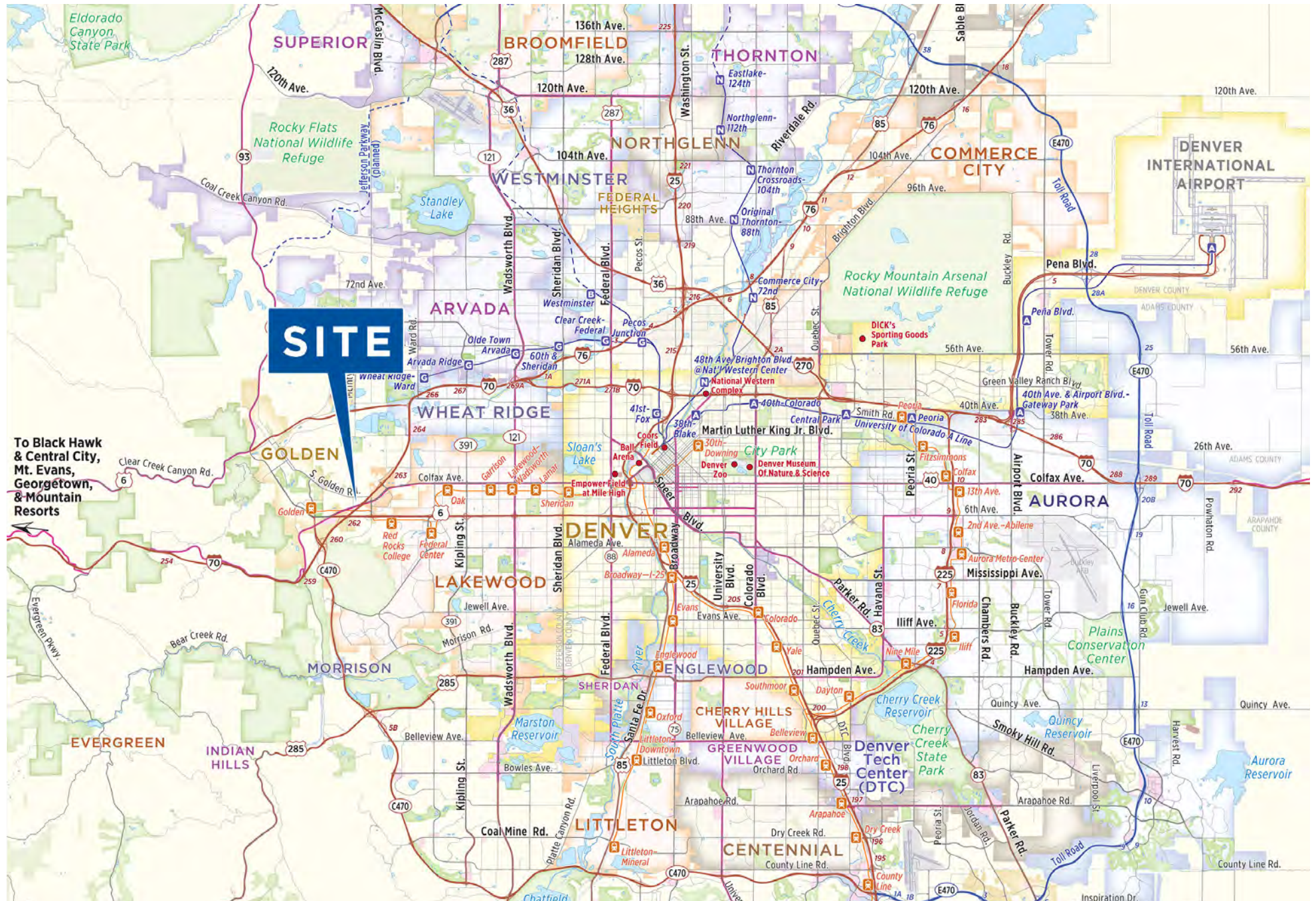
Each unit features private fenced-in front and backyards, in-unit laundry, and designated off-street parking spaces. With enhancements such as wood flooring, new fixtures, cabinets and appliances, the next investor can better position the asset amongst its competitive set to command higher rents.



LOCATION - AERIAL



LOCATION - MAP



UNIT MIX SUMMARY

						Effective Rates as of August 1, 2025			Yr. 1 Buyer Proforma Effective Rent Estimate		
Unit Description	Unit	Percent Mix	Square Feet	Occupancy	Total SF	Rent Per Unit	Rent per SF	Total Monthly Rent	Rent Per Unit	Rent Per SF	Total Monthly Rent
2 Bed 1 Bath	913	50	749 SF			\$1,921	\$2.56		\$2,124	\$2.84	
3 Bed 1 Bath	915	50	926 SF			\$2,221	\$2.40		\$2,524	\$2.73	
Combined Total				100%	1,594			\$4,142			\$4,648



PRO FORMA

	Aug 25 - Aug 26	Pro Forma
MARKET RENTS - ANNUALIZED	\$49,200.00	\$58,800.00
Water Sewer Reimbursement	\$504.00	\$540.00
GROSS POTENTIAL RENT	\$49,704.00	\$59,340.00
Premiums (Pet Rent)	-	\$1,200.00
ADJUSTED GROSS POTENTIAL RENT	\$49,704.00	\$60,540.00
Vacancy Loss	-	\$57,513.00
Economic Occupancy	100%	97%
GROSS REVENUES	\$49,704.00	\$55,787.61
Effective Rent PSF	\$2.47	\$2.78
EXPENSES		
Repairs & Maintenance	\$500	\$1,200
Contract Services	-	\$200.00
Landlord Utilities (Water Sewer)	\$504.00	\$504.00
Management Fee	\$1,200.00	\$1,673.63
Insurance	\$3,600.00	\$3,780.00
Real Estate Taxes	\$2,259.34	\$2,412.61
TOTAL OPERATING EXPENSES	\$8,063.34	\$9,770.24
NET OPERATING INCOME	\$41,640.66	\$46,017.37



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