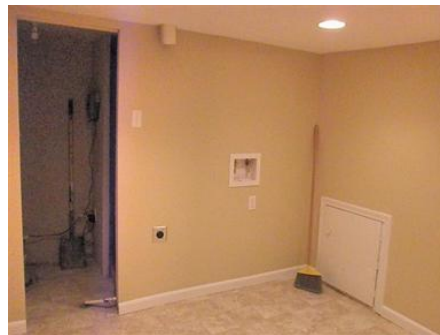




SOLD
\$122,000

179 JULIAN St
Denver, CO 80219

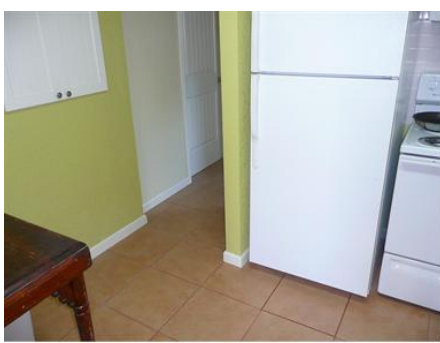
MLS# 902658
GÓ^ã•Á FÁæ©
639 Sq Ft
\$191 / Sq Ft



SOLD
\$120,000

170 S RALEIGH St
Denver, CO 80219

MLS# 914048
H/O • A/F/O ©
961 Sq Ft
\$125 / Sq Ft



SOLD

\$126,000

14 S PERRY St
Denver, CO 80219

MLS# 895827
GÓ^à•Á FÁÓæ©
774 Sq Ft
\$163 / Sq Ft





SOLD

\$130,000

4600 W SHORT PI
Denver, CO 80204

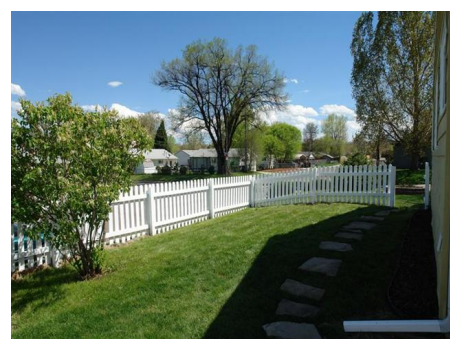
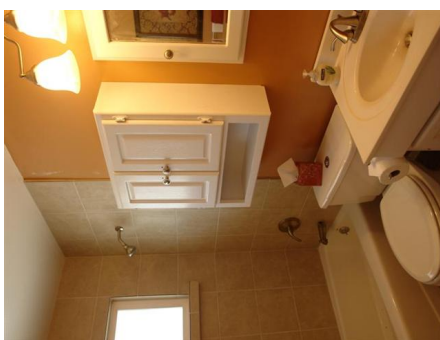
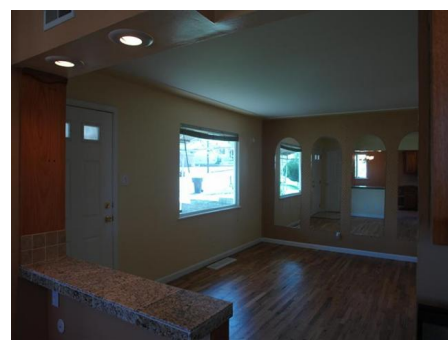
MLS# 974572
HÓ^ã•Á ÁGÓæ©
1,060 Sq Ft
\$123 / Sq Ft



SOLD
\$140,000

5003 W DAKOTA Ave
Denver, CO 80219

MLS# 936029
Hó^ã•ÁÁÁ©
973 Sq Ft
\$144 / Sq Ft





SOLD

\$134,020

141 JULIAN St
Denver, CO 80219

MLS# 941902
GÓ^ã•ÁÁÁ©
902 Sq Ft
\$149 / Sq Ft



141 JULIAN St
Denver, Colorado 80219

MLS# 941902
List/Sold: \$139,000 / \$134,020





SOLD

\$120,000

5070 W ALASKA PI
Denver, CO 80219

MLS# 905669
GÓ^ã•ÁÁÁæ©
828 Sq Ft
\$145 / Sq Ft

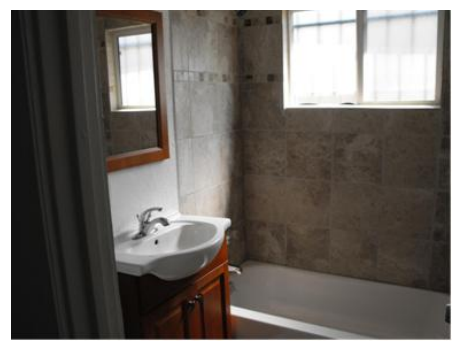


SOLD
\$119,900



625 S STUART St
Denver, CO 80219

MLS# 930694
HÓ^ã•ÁÁÖæ©
851 Sq Ft
\$141 / Sq Ft



179 JULIAN St
Denver, Colorado 80219
Status: Sold

M902658-RS
List/Sold: \$122,000 / \$122,000

Status Conditions:
Approval Conditions:

Seller Type: Government

Upper SqFt:
Main SqFt: 639
Lower SqFt: _____ PSF
SqFt: 639 \$191
Bsmt SqFt: 196
Total SqFt: 835
Fin SqFt : 639 \$191
Upper Beds:
Main Beds: 2
Lower Beds:
Bsmt Beds: _____
Bedrooms: 2
Car Storage: Garage, Detached
Car Spaces: 1

Kitchen:
Dining Rm:
Living Rm:
Mstr Bed:
Family Rm:
Study/Den:
Laundry Loc: _____ B
Upper Baths:
Main Baths: 1 F
Lower Baths:
Bsmt Baths: _____
Bathrooms: 1



Basement: Partial, Cellar
Bsmt % Fin: Partially (90%)
Date Measured:
Measured By: County Records

Type: Detached Single Family
Style: Ranch/1 Story
Architecture:
Construction: Vinyl Siding
Builder:
Model:
Roofing: Composition Shingles
Subfloor:
Horses:

Fireplace Loc:
of Fireplaces:
Year Built: 1922
Lot Size: 6250
Acres:

Description: Cable Available, No Covenants, Double Pane Windows, Disposal, Dishwasher, Fence, Garden Area, Landscaped Prof, Newer Carpet, Newer Paint, Parking Adtl Off St, Pet Free, Patio, Quick Possession, Refrigerator, Remodeled, Smoke Alarm, Self-Cleaning Oven, Smoke Free, Sprinkler, Stove/Range/Oven, Updated, Utility Shed

Public Remarks: Unbelievable renovation! Over \$85K! Must see! Private patio-All new kitchen w/ appliances-New bathroom-New siding-Roof-Fencing-Carpet-Plumbing-Furnace-Water htr-NSP prop. Must income qualify-Additional disclosures at property-Must be owner occupied-Too cute!

Broker Remarks: Listing Broker is an employee of Seller and as such shall not receive a commission.

County: Denver
PIN: 680408338018000
Area: DSW Denver Southwest
Sub Area: BARNUMS SUBDIVISION
Directions: 179 Julian Street, Denver, CO 80219

N/S Dir/Num: South 179
E/W Dir/Num: West 3300
Unincorporated:
Map/Section: 283 U
Faces: East
Zoned: R2
Taxes: \$632

Heat: Gas, Forced Air
Water: Public

Avg Utilities:
Sewer: Public
School District: Denver Public Schools
Elementary: Barnum
Junior High: Kepner
Senior High: West

HOA Name:
HOA Phone:
HOA Quoted:
Multiple HOAs:
HOA Includes:

Terms: Conventional, FHA, VA, Cash

Add Terms:
Min Earnest: \$1,220
Earnest Ck To: Assured Title Agency
Possession: Day of Closing

Buy Agent: 2.80
Trans Br: 2.80
Buy Br Pd By:
Var Comm: No
Curr List Date: 07/01/10
Orig List Date: 07/01/10
Current DOM: 8
Total DOM: 8

Loan Bal 1:
Previous Price:
Orig List Price: \$122,000

Prospect Res: Yes
Limited Service: No
Entry Only: No

Exclusive: Exclusive Right
Exclusions: None

Legal: L 35 & 36 BLK 66 P T BARNUMS SUB

Name: Shannon McGinty
Agent Ph: 303-941-4201
Office Ph: 303-740-7676
Fax: 303-740-5450
Showing Ph: 303-573-7469

Listing Office: KEY R.E. GROUP, LLC
Office ID: KEY01
Email: SHANNONMCGINTY@AOL.COM
Website:

Sold Price: \$122,000
Contract Date: 07/09/10
Sold Date: 08/23/10
Sold Term: FHA
Selling Off ID: 8ZZAK
Selling Br ID: 033191

Seller Type: Government
Concession Amt: \$0
Concession Type: None
Seller DP Assist: \$0
Selling Office: 8Z THE ZAK GROUP
Selling Broker: Crystal Boyer
Loan Amount: \$120,378
Interest Rate: 4.87%



170 S RALEIGH St
Denver, Colorado 80219
Status: Sold

M914048-RS
List/Sold: \$120,000 / \$120,000

Status Conditions:
Approval Conditions:

Seller Type: Individual

Upper SqFt:
Main SqFt: 961
Lower SqFt: _____ PSF
SqFt: 961 \$125
Bsmt SqFt: _____
Total SqFt: 961
Fin SqFt : 961 \$125
Upper Beds: 3
Main Beds:
Lower Beds:
Bsmt Beds: _____
Bedrooms: 3
Car Storage: Off Street
Car Spaces: 4

Kitchen: 13x12
Dining Rm: 6x6
Living Rm:
Mstr Bed: 15x13 M
Family Rm: 25x13 M
Study/Den:
Laundry Loc: M
Upper Baths:
Main Baths: 1 F
Lower Baths:
Bsmt Baths: _____
Bathrooms: 1



Basement: None
Bsmt % Fin: %
Date Measured:
Measured By: County Records

Type: Detached Single Family
Style: Ranch/1 Story
Architecture:
Construction: Frame
Builder:
Model:
Roofing: Composition Shingles
Subfloor: Crawl Space
Horses:

Fireplace Loc:
of Fireplaces:
Year Built: 1924
Lot Size: 6240
Acres: .14

Description: Cable Installed, Double Pane Windows, Dog Run, Disposal, Dishwasher, Eating Space/Kitchen, Fence, Freezer, Great Room, Master Bathroom, Microwave Oven, Newer Paint, Refrigerator, Remodeled, RV Parking, Smoke Alarm, Self-Cleaning Oven, Smoke Free, Stove/Range/Oven, Tile Floor, Updated, View Mountains, Washer, Wood Floors, Walk-In Closets, Wall to Wall Carpet
Public Remarks: Complete Remodel. New Kitchen/appliances. New Bath. New tile, granite counter, cabinets, hardwood, carpet, and paint, . New siding with 50 year warranty. New roof. New h2o heater. Newer furnace. New fence. Upgraded insulation.

Broker Remarks:

County: Denver
PIN: 680407422005000
Area: DSW Denver Southwest
Sub Area: BARNUMS SUBDIVISION
Directions: North of Alameda. East of Sheridan

N/S Dir/Num: South 170
E/W Dir/Num: West 3600
Unincorporated: No

Map/Section: 283 T
Faces: West
Zoned: res
Taxes: \$678

Heat: Gas, Forced Air
Water: Public

Avg Utilities: \$40
Sewer: Public
School District: Denver Public Schools
Elementary: Knapp
Junior High: Kepner
Senior High: West

HOA Name:
HOA Phone:
HOA Quoted:
Multiple HOAs:
HOA Includes:

Terms: Conventional, FHA, Cash, Down Pmt Assistance

Addl Terms:
Min Earnest: \$1,000
Earnest Ck To: Tall Country Realty
Possession: delivery of deed
Loan Bal 1:
Previous Price: \$122,900
Orig List Price: \$129,900
Exclusive: Exclusive Right
Exclusions: none
Legal: L 17 & 18 BLK 17 P T BARNUMS SUB

Prospect Res:
Limited Service: No
Entry Only: Yes

Buy Agent: 2.80
Trans Br: 2.80
Buy Br Pd By: Lister/Seller
Var Comm: No
Curr List Date: 08/02/10
Orig List Date: 08/02/10
Current DOM: 67
Total DOM: 67

Name: Kenneth Hutchison
Agent Ph: 720-231-6953
Office Ph: 303-838-1661
Fax: 303-816-0996
Showing Ph: 720-231-6953

Listing Office: TALL COUNTRY REALTY INC
Office ID: 01231
Email: INFO@TALLCOUNTRYREALTY.NET
Website: TALLCOUNTRYREALTY.NET

Sold Price: \$120,000
Contract Date: 10/08/10
Sold Date: 11/19/10
Sold Term: FHA
Selling Off ID: CASTL
Selling Br ID: 010426

Seller Type: Individual
Concession Amt: \$4,000
Concession Type: Buyer Closing Costs/Points Pd Seller
Seller DP Assist: \$4,000
Selling Office: YOUR CASTLE REAL ESTATE, LLC
Selling Broker: Monica Perez
Loan Amount: \$116,958
Interest Rate: 4.75%



14 S PERRY St
Denver, Colorado 80219
Status: Sold

M895827-RS
List/Sold: \$129,900 / \$126,000

Status Conditions:
Approval Conditions:

Seller Type: Individual

Upper SqFt:
Main SqFt: 774
Lower SqFt: _____ PSF
SqFt: 774 \$163
Bsmt SqFt:
Total SqFt: 774
Fin SqFt : 744 \$169
Upper Beds:
Main Beds: 2
Lower Beds:
Bsmt Beds: _____
Bedrooms: 2
Car Storage: Garage, Detached
Car Spaces: 1

Kitchen: 17x8
Dining Rm:
Living Rm:
Mstr Bed: 12x9 M
Family Rm: 17x15 M
Study/Den:
Laundry Loc: M
Upper Baths:
Main Baths: 1 F
Lower Baths:
Bsmt Baths: _____
Bathrooms: 1



Basement: None
Bsmt % Fin: %
Date Measured: 06/10/10
Measured By: County Records

Type: Detached Single Family
Style: Ranch/1 Story
Architecture: Contemporary
Construction: Frame
Builder:
Model:
Roofing: Composition Shingles
Subfloor:
Horses:

Fireplace Loc:
of Fireplaces:
Year Built: 1951
Lot Size: 6240
Acres:

Description: Cable Available, No Covenants, Double Pane Windows, Disposal, Dishwasher, Eating Space/Kitchen, Kitchen Island, Microwave Oven, Newer Paint, Pet Free, Quick Possession, Refrigerator, Remodeled, Smoke Alarm, Self-Cleaning Oven, Smoke Free, Sprinkler, Stove/Range/Oven, Storm Windows, Updated, Wood Floors

Public Remarks: DEAL FELL...LOOKING FOR A QUICK CLOSE. Complete remodel. Open floor plan. Fabulous brand new kitchen w/stainless appliances, granite counters, cherry cabinets and solid hrdwd floors. New bathroom, new paint, new windows, new hot water heater. CUTE, CUTE, ...

Broker Remarks: Broken window in kitchen is on order and will be replaced asap. Sorry for any incon...

County: Denver N/S Dir/Num: South 100 Map/Section: 283 T
PIN: 680407413008000 E/W Dir/Num: West 3900 Faces: West
Area: DSW Denver Southwest Unincorporated: No Zoned: res
Sub Area: BARNUMS SUBDIVISION Taxes: \$798
Directions: I 25 & Alameda west to Perry St. Right turn then north to 14 S. Home is on the right. Or you can take 6th Ave west and go south on Perry.

Heat: Gas, Forced Air Avg Utilities:
Water: Public Sewer: Public

HOA Name: School District:
HOA Phone: Elementary: Newlon
HOA Quoted: Junior High: Rishel
Multiple HOAs: Senior High: West
HOA Includes:

Terms: Conventional, FHA, VA, Cash

Addl Terms:
Min Earnest: \$1,500 Buy Agent: 2.80
Earnest Ck To: Land Title Trans Br: 2.80
Possession: Day of Closing Buy Br Pd By:
Loan Bal 1: Prospect Res: No Var Comm: No
Previous Price: \$134,900 Limited Service: No Curr List Date: 06/11/10
Orig List Price: \$139,900 Entry Only: No Orig List Date: 06/11/10
Exclusive: Exclusive Agency Current DOM: 132
Exclusions: None Total DOM: 132
Legal: L 3 & 4 BLK 42 P T BARNUMS SUB

Name: Dianne M Jordan Listing Office: JORDAN PROPERTIES
Agent Ph: 720-260-1133 Office ID: JOR40
Office Ph: 303-841-4444 Email: DJOR9@MSN.COM
Fax: 000-000-0000 Website:
Showing Ph: 303-573-7469

Sold Price: \$126,000 Seller Type: Individual Loan Amount:
Contract Date: 10/21/10 Concession Amt: \$3,780 Interest Rate: %
Sold Date: 12/21/10 Concession Type: Buyer Closing Costs/Points Pd Seller
Sold Term: FHA Seller DP Assist: \$0
Selling Off ID: 00827 Selling Office: INTERNATIONAL BROKERS LLC
Selling Br ID: 018229 Selling Broker: Luis Ramirez



4600 W SHORT PI
Denver, Colorado 80204
Status: Sold

M974572-RS
List/Sold: \$139,950 / \$130,000

Status Conditions:
Approval Conditions: N/A

Seller Type: Corporation/Trust

Upper SqFt:
Main SqFt: 1,060
Lower SqFt: _____ PSF
SqFt: 1,060 \$123
Bsmt SqFt:
Total SqFt: 1,060
Fin SqFt: 1,060 \$123
Upper Beds:
Main Beds: 3
Lower Beds:
Bsmt Beds: _____
Bedrooms: 3
Car Storage: Garage,Attached,Off Street
Car Spaces: 2

Kitchen: 10x10
Dining Rm:
Living Rm: 12x11
Mstr Bed: 12x12
Family Rm: 11x10
Study/Den:
Laundry Loc: M
Upper Baths:
Main Baths: 2 FF
Lower Baths:
Bsmt Baths: _____
Bathrooms: 2



Basement: None
Bsmt % Fin: %
Date Measured: 12/20/10
Measured By: Listor Measured

Type: Detached Single Family
Style: Ranch/1 Story
Architecture: Contemporary
Construction: Frame
Builder:
Model:
Roofing: Composition Shingles
Subfloor: Crawl Space
Horses:

Fireplace Loc:
of Fireplaces:
Year Built: 1953
Lot Size: 6330
Acres: .14

Description: Double Pane Windows,Dryer,Disposal,Dishwasher,Eating Space/Kitchen,Fence,Garden Area,Garage Door Opener,Master Bathroom,Microwave Oven,Newer Carpet,Newer Paint,Quick Possession,Refrigerator,Remodeled,Smoke Alarm,Self-Cleaning Oven,Smoke Free,Sun Room,Tile Floor,Updated,Washer,Window Coverings,Wood Floors

Public Remarks: Fabulous remodel, gleaming hardwood floors, remodeled kitchen with new appliances, cabinets and counter tops, 2 full baths totally remodeled, nice laundry room, fenced backyard, quiet street, close to schools, close to light rail and shopping at Belmar back on market deal fell

Broker Remarks:

County: Denver
PIN: 680407235020000
Area: DSW Denver Southwest
Sub Area: PAULINE SUBDIVISION
Directions: Sheridan and 5th, east on 5th to Winona, South on Winona to Short, East to home

N/S Dir/Num: North 500
E/W Dir/Num: West 4700
Unincorporated: No
Map/Section: 283 N
Faces: North
Zoned: R1
Taxes: \$786

Heat: Gas, Forced Air
Water: Public

Avg Utilities:
Sewer: Public
School District: Denver Public Schools
Elementary: Newlon
Junior High: Kepner
Senior High: West

HOA Name:
HOA Phone:
HOA Quoted:
Multiple HOAs:
HOA Includes:

Terms: Conventional,FHA,VA,Cash

Addl Terms:
Min Earnest: \$1,000
Earnest Ck To: FIDELITY
Possession: DELIVERY OF DEED
Loan Bal 1:
Previous Price:
Orig List Price: \$139,950
Exclusive: Exclusive Right
Exclusions: none
Legal: L 15 PAULINE SUB

Prospect Res: Yes
Limited Service: No
Entry Only: No

Buy Agent: 2.80
Trans Br: 2.80
Buy Br Pd By: Listor/Seller
Var Comm: Yes
Curr List Date: 12/20/10
Orig List Date: 12/20/10
Current DOM: 79
Total DOM: 79

Name: Steve Hollermeier
Agent Ph: 303-975-0000
Office Ph: 303-975-0000
Fax: 303-975-0010
Showing Ph: 303-399-9930
Sold Price: \$130,000

Listing Office: HOLLERMEIER REALTY
Office ID: MBJ8Y
Email: STEVEHOLLERMEIER@HOTMAIL.COM
Website:

Contract Date: 03/09/11
Sold Date: 03/18/11
Sold Term: Cash
Selling Off ID: MGR01
Selling Br ID: 034923

Seller Type: Corporation/Trus
Loan Amount: \$0
Concession Amt: \$0
Concession Type: None
Seller DP Assist: \$0
Selling Office: MAGIC GENIE REALTY, LLC
Selling Broker: Genie Reynolds
Interest Rate: %



5003 W DAKOTA Ave
Denver, Colorado 80219
Status: Sold

M936029-RS
List/Sold: \$145,000 / \$140,000

Status Conditions:
Approval Conditions:

Seller Type: Individual

Upper SqFt:
Main SqFt:
Lower SqFt: _____ PSF
SqFt: 973 \$144
Bsmt SqFt:
Total SqFt: 973
Fin SqFt : 973 \$144
Upper Beds:
Main Beds: 3
Lower Beds:
Bsmt Beds: _____
Bedrooms: 3
Car Storage: Garage, Detached, Oversized
Car Spaces: 2

Kitchen:
Dining Rm:
Living Rm:
Mstr Bed: M
Family Rm: M
Study/Den:
Laundry Loc: M
Upper Baths:
Main Baths: 1 F
Lower Baths:
Bsmt Baths: _____
Bathrooms: 1



Basement: None
Bsmt % Fin: %
Date Measured:
Measured By:
Fireplace Loc:
of Fireplaces:
Year Built: 1954
Lot Size: 6000
Acres: .14

Type: Detached Single Family
Style: Ranch/1 Story
Architecture: Bungalow
Construction: Frame, Metal Siding
Builder: Complete Update!
Model: Huge 2 Car Garage!
Roofing: Composition Shingles
Subfloor: Crawl Space
Horses:

Description: Agent Owner, Burglar Alarm, Cable Installed, Corner, No Covenants, Covered Patio, Double Pane Windows, Disposal, Evap Cooler (swamp), Eating Space/Kitchen, Fence, Freezer, Garage Door Opener, Microwave Oven, Newer Paint, Parking Add Off St, Pet Free, Patio, Quick Possession, Refrigerator, Remodeled, Smoke Alarm, Self-Cleaning Oven, Security Entrance, Smoke Free, Stove/Range/Oven, Tile Floor, Updated, Window Coverings, Wood Floors

Public Remarks: NEW NEW NEW! New Paint, New Granite Countertops, Stainless Appliances, New Tile Bath, New Light Fixtures, New Furnace, Newer Windows, 1950's Original Harwood Restored Throughout, Newer Oversized 2 Car Garage, Corner Lot, Fenced Yard, Huge Covered Patio!

Broker Remarks: Quick Possession, Amazing Update, Hard to find 2 Car Garage, 5 yr roof certification

County: Denver N/S Dir/Num: South 400 Map/Section: 283 W
PIN: 680418223018000 E/W Dir/Num: West 5000 Faces:
Area: DSW Denver Southwest Unincorporated: Zoned: R1
Sub Area: SHERIDAN TERRACE FILING 2 Taxes: \$522
Directions: I25 to Alameda West, Left on Yates, Right on Dakota or 6th ave to Sheridan East, Right on Dakota

Heat: Gas, Forced Air Avg Utilities:
Water: Public Sewer: Public
HOA Name: School District: Denver Public Schools
HOA Phone: Elementary: Knapp
HOA Quoted: Junior High: Kepner
Multiple HOAs: Senior High: West
HOA Includes:

Terms: Conventional, FHA, VA, Cash

Addl Terms:
Min Earnest: \$1,500 Buy Agent: 2.80
Earnest Ck To: First Integrity Title Trans Br: 5.00
Possession: Delivery of Deed Buy Br Pd By: Listor/Seller
Loan Bal 1: Prospect Res: No Var Comm: No
Previous Price: \$150,000 Limited Service: No Curr List Date: 05/19/10
Orig List Price: \$155,000 Entry Only: No Orig List Date: 05/19/10
Exclusive: Exclusive Agency Current DOM: 154
Exclusions: Stageing Items Total DOM: 154
Legal: L 10 BLK 2 SHERIDAN TERRACE FLG NO 2

Name: Camille Koehler Listing Office: ONE REALTY, LLC
Agent Ph: 303-813-1234 Office ID: ONE01
Office Ph: 303-813-1234 Email: CAMILLE.KOEHLER@ONEREALTYDENVER.COM
Fax: 303-813-2903 Website: WWW.ONEREALTYDENVER.COM
Showing Ph: 303-399-9930

Sold Price: \$140,000 Seller Type: Individual Loan Amount: \$131,000
Contract Date: 10/20/10 Concession Amt: \$5,000 Interest Rate: 4.00%
Sold Date: 11/12/10 Concession Type: Buyer Closing Costs/Points Pd Seller
Sold Term: FHA Seller DP Assist: \$0
Selling Off ID: ONE01 Selling Office: ONE REALTY, LLC
Selling Br ID: 27995N Selling Broker: Camille Koehler



141 JULIAN St
Denver, Colorado 80219
Status: Sold

M941902-RS
List/Sold: \$139,000 / \$134,020

Status Conditions:
Approval Conditions:

Seller Type: Individual

Upper SqFt:
Main SqFt: 902
Lower SqFt: _____ PSF
SqFt: 902 \$149
Bsmt SqFt: 523
Total SqFt: 1,425
Fin SqFt : 902 \$149
Upper Beds:
Main Beds: 2
Lower Beds:
Bsmt Beds: _____
Bedrooms: 2
Car Storage: Garage, Detached
Car Spaces: 1

Kitchen:
Dining Rm:
Living Rm:
Mstr Bed:
Family Rm:
Study/Den:
Laundry Loc: _____ B
Upper Baths:
Main Baths: 1 F
Lower Baths:
Bsmt Baths: _____
Bathrooms: 1



Basement: Partial, Cellar
Bsmt % Fin: Partially (0%)
Date Measured: 10/22/10
Measured By: County Records
Fireplace Loc: Living Room
of Fireplaces: 1
Year Built: 1922
Lot Size: 6250
Acres:

Type: Detached Single Family
Style: Ranch/1 Story
Architecture: Bungalow
Construction: Frame
Builder:
Model:
Roofing: Composition Shingles
Subfloor:
Horses:

Description: Ceiling Fan, Dryer, Formal Dining, Fence, Garage Door Opener, Patio, Quick Possession, Refrigerator, Sprinkler, Washer, Wood Floors, Wall to Wall Carpet
Public Remarks: Darling Bungalow in Barnums! Fantastic Woodwork. Beautiful yard meticulously cared for. Newer Furnace & Hot Water Heater. Original Sleeping porch has been closed in and finished (not heated and not counted in SF). Washer/Dryer included.

Broker Remarks:

County: Denver N/S Dir/Num: North 100 Map/Section: 283 U
PIN: 680408338015000 E/W Dir/Num: West 34 Faces: East
Area: DSW Denver Southwest Unincorporated: Zoned: E-SU-D1X
Sub Area: BARNUMS SUBDIVISION Taxes: \$761
Directions: From Federal go west on 1st Ave to Julian St. Go North on Julian St. to roperty on West side of block.

Heat: Gas, Forced Air Avg Utilities:
Water: Public Sewer: Public
HOA Name: School District: Denver Public Schools
HOA Phone: Barnum
HOA Quoted: Elementary:
Multiple HOAs: Junior High: Rishel
HOA Includes: Senior High: West

Terms: Conventional, FHA, Cash
Addl Terms:
Min Earnest: \$2,500 Buy Agent: 2.80
Earnest Ck To: Stewart Title Trans Br: 2.80
Possession: Delivery of deed Buy Br Pd By: Listor/Seller
Loan Bal 1: Prospect Res: No Var Comm: No
Previous Price: Limited Service: No Curr List Date: 10/22/10
Orig List Price: \$139,000 Entry Only: No Orig List Date: 10/22/10
Exclusive: Exclusive Right Current DOM: 30
Exclusions: None Total DOM: 30
Legal: LOTS 30 & 31 BLK 66 P T BARNUMS SUB

Name: Kim Tighe Listing Office: CHERRY CREEK PROPERTIES LLC
Agent Ph: 720-840-9791 Office ID: CC123
Office Ph: 303-713-9000 Email: KIMBERLYTIGHE@MSN.COM
Fax: 303-713-9002 Website: WWW.KIMTIGHE.COM
Showing Ph: 303-302-3523

Sold Price: \$134,020 Seller Type: Individual Loan Amount:
Contract Date: 11/21/10 Concession Amt: \$4,020 Interest Rate: %
Sold Date: 12/31/10 Concession Type: Buyer Closing Costs/Points Pd Seller
Sold Term: FHA Seller DP Assist: \$0
Selling Off ID: MBJY6 Selling Office: MB CABIN CREEK PROPERTIES INC
Selling Br ID: 323994 Selling Broker: Ron Biegler



5070 W ALASKA PI
Denver, Colorado 80219
Status: Sold

M905669-RS
List/Sold: \$117,000 / \$120,000

Status Conditions:
Approval Conditions:

Seller Type: Individual

Upper SqFt:
Main SqFt: 828
Lower SqFt: _____ PSF
SqFt: 828 \$145
Bsmt SqFt:
Total SqFt: 828
Fin SqFt : 828 \$145
Upper Beds:
Main Beds: 2
Lower Beds:
Bsmt Beds:
Bedrooms: 2
Car Storage: None
Car Spaces:

Kitchen: 10x10
Dining Rm: 14x12
Living Rm: 14x12
Mstr Bed: 14x10 M
Family Rm: 18x10 M
Study/Den: 14x12 M
Laundry Loc:
Upper Baths:
Main Baths: 1 F
Lower Baths:
Bsmt Baths:
Bathrooms: 1



Basement: None
Bsmt % Fin: %
Date Measured:
Measured By: County Records

Type: Detached Single Family
Style: Ranch/1 Story
Architecture: Traditional
Construction: Frame
Builder:
Model:
Roofing: Composition Shingles
Subfloor: Crawl Space
Horses:

Fireplace Loc:
of Fireplaces:
Year Built: 1954
Lot Size: 7000
Acres:

Description:

Public Remarks: IMMACULATE REMODEL ON HUGE ELEVATED LOT-NEW GRANITE SLAB KITCHEN & APPLIANCES/GLASS TILE SPLASH -NEW WINDOWS, ELECTRIC SERVICE AND REAR PATIO-HARDWOODS AND SEPERATE LAUNDRY
Broker Remarks: SELLER SETS ALL SHOWINGS-ALL INQUIRIES TO SELLER-PRESENT TO SELLER **NOTIFY LISTING

County: Denver
PIN: 680418222020000
Area: DSW Denver Southwest
Sub Area: SHERIDAN TERRACE
Directions: ALAMEADA TO SHERIDAN SOUTH TO ALASKA EAST TO PROPERTY

N/S Dir/Num: Out Of Metro 9
E/W Dir/Num: Out Of Metro 9
Unincorporated:

Map/Section: 283 W
Faces:
Zoned: R1
Taxes: \$532

Heat: Forced Air
Water: Public

Avg Utilities:
Sewer: Public
School District: Denver Public Schools
Elementary: Knapp
Junior High: Kepner
Senior High: West

HOA Name:
HOA Phone:
HOA Quoted:
Multiple HOAs:
HOA Includes:

Terms: Conventional,FHA,Cash

Addl Terms:
Min Earnest: \$1,000
Earnest Ck To: EQUITY TITLE
Possession: IMMEDIATE
Loan Bal 1:
Previous Price: \$119,500
Orig List Price: \$129,900
Exclusive: Exclusive Agency
Exclusions: N
Legal: SHERIDAN TERRACE L10

Prospect Res:
Limited Service: No
Entry Only: Yes

Buy Agent: 2.80
Trans Br: 2.80
Buy Br Pd By: Listor/Seller
Var Comm: No
Curr List Date: 07/09/10
Orig List Date: 07/09/10
Current DOM: 42
Total DOM: 42

Name: Wee Dilts
Agent Ph: 303-263-8862
Office Ph: 303-263-8862
Fax: 719-999-9999
Showing Ph: 303-263-8862

Listing Office: NEW VISIONS REAL ESTATE
Office ID: PI075
Email: FSBOFRIEND@MSN.COM
Website:

Sold Price: \$120,000
Contract Date: 08/20/10
Sold Date: 09/30/10
Sold Term: Conventional
Selling Off ID: 00542
Selling Br ID: 042484

Seller Type: Individual
Concession Amt: \$0
Concession Type: None
Seller DP Assist: \$0
Selling Office: UNIBELL REALTY INC
Selling Broker: Bo Ilijkic

Loan Amount:
Interest Rate: %



625 S STUART St
Denver, Colorado 80219
Status: Sold

M930694-RS
List/Sold: \$119,900 / \$119,900

Status Conditions:
Approval Conditions:

Seller Type: Individual

Upper SqFt:
Main SqFt: 851
Lower SqFt: _____ PSF
SqFt: 851 \$141
Bsmt SqFt: _____
Total SqFt: 851
Fin SqFt : 851 \$141
Upper Beds:
Main Beds: 3
Lower Beds:
Bsmt Beds: _____
Bedrooms: 3
Car Storage: Garage, Carport, Detached, Oversized
Car Spaces: 2

Kitchen: 9x10
Dining Rm:
Living Rm: 17x15
Mstr Bed: 11x10 M
Family Rm:
Study/Den:
Laundry Loc: M
Upper Baths:
Main Baths: 1 F
Lower Baths:
Bsmt Baths: _____
Bathrooms: 1



Basement: None
Bsmt % Fin: %
Date Measured:
Measured By: County Records

Type: Detached Single Family
Style: Ranch/1 Story
Architecture:
Construction: Frame
Builder:
Model:
Roofing: Rolled Roofing
Subfloor:
Horses:

Fireplace Loc:
of Fireplaces:
Year Built: 1955
Lot Size: 6750
Acres:

Description: Agent Owner, Dryer, Disposal, Dishwasher, Fence, Garden Area, Newer Carpet, Newer Paint, Parking Addl Off St, Pet Free, Quick Possession, Refrigerator, Remodeled, Self-Cleaning Oven, Smoke Free, Tile Floor, Utility Shed, Washer, Window Coverings, Wall to Wall Carpet
Public Remarks: OUTSTANDING TOP QUALITY REMODEL WITH NEW KIT AND BATH! NEW CARPET & FRESH PAINT! NEW APPLIANCES INCL WASHER & DRYER! HUGE GARAGE + HUGE CARPORT! LARGE FENCED LOT W SPOT FOR GARDEN! THE BEST 3 BEDROOM FOR THE MONEY!!! NOT A SHORT SALE OR BANK - NO HEADACHES!
Broker Remarks: 3.0 CO-OP & SOME CLOS COST HELP IF REQ'D. SE HABLA ESPANOL RAMON VARGAS 303-503-2232.

County: Denver
PIN: 680418100014000
Area: DSW Denver Southwest
Sub Area: SOUTHWEST DENVER
Directions: SOUTH OF ALAMEDA ON STUART (4300 WEST)

N/S Dir/Num: South 625
E/W Dir/Num: West 4300
Unincorporated:

Map/Section: 283 X
Faces: East
Zoned: E-TU-C
Taxes: \$582

Heat: Gas, Forced Air
Water: Public

Avg Utilities:
Sewer: Public
School District: Denver Public Schools
Elementary: Knapp
Junior High: Kepner
Senior High: West

HOA Name:
HOA Phone:
HOA Quoted:
Multiple HOAs:
HOA Includes:

Terms: Conventional, FHA, VA, Cash
Addl Terms:
Min Earnest: \$1,500
Earnest Ck To: RE/MAX 100, INC.
Possession: AT CLOSING
Loan Bal 1:
Previous Price:
Orig List Price: \$119,900
Exclusive: Exclusive Right
Exclusions: NONE
Legal: T4 R68 S18 SW/4 DIF BOOK 1816-622

Prospect Res:
Limited Service: No
Entry Only: No

Buy Agent: 3.00
Trans Br: 3.00
Buy Br Pd By: Listor/Seller
Var Comm: No
Curr List Date: 09/16/10
Orig List Date: 12/02/09
Current DOM: 31
Total DOM: 319

Name: Gene Celano
Agent Ph: 303-564-5777
Office Ph: 303-232-4444
Fax: 303-232-6919
Showing Ph: 303-573-7469

Listing Office: RE/MAX 100, INC.
Office ID: REM12
Email: GeneCelano@gmail.com
Website:

Sold Price: \$119,900
Contract Date: 10/17/10
Sold Date: 12/02/10
Sold Term: FHA
Selling Off ID: 10290
Selling Br ID: 045971

Seller Type: Individual
Concession Amt: \$3,597
Concession Type: Buyer Closing Costs/Points Pd Seller
Seller DP Assist: \$0
Selling Office: DREILING REAL ESTATE CO
Selling Broker: Mayra Bernal
Loan Amount: \$116,860
Interest Rate: 4.37%

