

FOR SALE
PORTFOLIO OF SINGLE FAMILY RENTALS
15 PROPERTIES

GREAT 1031 OPPORTUNITY Can be structured as Tenant in Common
 Price **\$3,060,000** Down Payment **\$765,000**

Potential Internal Rate of Return of 15 - 23%+

Denver Colorado Metro Area - 15 Single Family, Condos, and Town homes

INVESTMENT OPPORTUNITY

Fundamentals show that Denver is poised for above average appreciation in the next 5-10 years as part of cyclical real estate trends. Compared with California, Colorado and the Denver metro area in particular, are historically on inverse cycles. As in the 1990's Colorado should benefit from California's current down cycle, once again creating rapid appreciation.

This is a significant opportunity for buyers looking for a 1031 opportunity and a value investment. The portfolio is positioned for appreciation, as many of these properties are priced below their year 2000 value.

AVAILABLE STRUCTURES

- Tenant in Common (TIC) for 1031
- Outright sale or Partnership with RealView
- Partial Portfolio Breakout possible
- Turn Key Property Management Services in place

This is a wholly owned portfolio of 15 renovated and leased single family residences. The properties were acquired from lenders as part of hundreds of larger acquisitions. Once identified as income property, RealView's internal divisions then professionally renovate, lease, and manage for maximum profit.

RealView's market knowledge, experience and track record in the Denver market have positioned them to create outstanding portfolios of rental homes positioned for appreciation. Additional portfolios will be made available on a quarterly basis for ongoing investment opportunities.

REALVIEW PROPERTY MANAGEMENT SERVICES

The Investment is turn key with RealView's ongoing property management services

- Extensive experience in leasing, management, collections, reporting, and an internal repair department
- Intimate knowledge of the properties as they are currently managing the portfolio
- RealView's "Tenant to Homeownership Program" attracts a better tenant at no additional cost to investors

Assumptions

- 15 Properties
- \$3,060,000 Sales Price
- 25% Down payment
- 8% Property Management Fee
- 8% repair and maintenance
- 6% vacancy factor

Why Denver Now?

- Population growth of 1.5%+ a year
- Job Growth of 1.8% a year
- Unemployment of 3.3%

Why Denver's Single Family Market:

- Balanced with a 6 months supply
- Average Appreciation of 6.5% a year
- Median Priced home + \$255,000
- Low 5.5% Vacancy Rate with Growing Rental Demand

Projected Returns For:	Year 3	Year 5	Year 7
Value	\$3,696,326	\$4,192,465	\$4,755,199
Down Payment at Closing	\$765,000	\$765,000	\$765,000
Net Additional Operating Capital *	\$52,513	\$0-	\$0-
Proceeds at Sale (net closing)	\$1,528,133	\$2,049,372	\$2,629,073
Internal Rate of Return	24%	21%	19%

* Used to fund additional operating requirements in early years- Cash flow offsets starting year 3-5

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Property	Type	Bed	Bath	Sq. Ft.
1. 5735 W. 61st Pl.	Single	3	2.5	1448
2. 5837 S. Jericho Wy	Single	3	2.5	1668
3. 6209 E. 123rd Dr.	Single	3	3	1220
4. 6373 Harlan St	Single	3	1	980
5. 6689 Magnolia St.	Single	3	2	1440
6. 6703 W. Roxbury Pl.	Single	4	2.25	2635
7. 7375 E. Quincy Av #101	Condo	2	1.5	952
8. 7625 E Quincy Av #108	Condo	2	1	960
9. 8152 Washington St. # 28-182	Townhome	3	1.5	1098
10. 8156 Washington St # 54	Townhome	2	2	996
11. 817-825 S. Washington St.	2-4 Unit	3/1	2/1	1535/847
12. 8171 W Louisiana Pl	Single	3	2.5	1118
13. 8186 Maple Dr.	Single	4	2.5	2252
14. 885 Oswego St.	Single	2	1	736
15. 9256 Clermont Dr	Single	3	2	2250