

Prop Code	Area	Address	City	SqFt	List Price	Sold Price	Listing Office
M785733-RA	DNE	1916 E 47Th Ave	DENVER	612	\$105,000	n/a	CHERRY CREEK PROPERTIES LLC
M759899-RA	DNE	5083 Adams St	DENVER	851	\$115,000	n/a	INTERNATIONAL BROKERS LLC
M797831-RA	DNE	4939 Saint Paul St	DENVER	1,090	\$122,500	n/a	COLORADO EQUITY BROKERS
M744915-RU	DNE	5006 Fillmore St	DENVER	1,245	\$119,900	n/a	MB BASHAM AND ASSOC
M788559-RU/B	DNE	4750 Elizabeth St	DENVER	1,134	\$129,000	n/a	KELLER WILLIAMS DTC
M751890-RU	DNE	4945 Steele St	DENVER	955	\$130,000	n/a	MB DARDANO & ASSOCIATES, INC.
M762258-RS	DNE	4860 Adams St	DENVER	892	\$109,900	\$112,000	MB ISABELL REALTY
M764815-RS	DNE	5079 Saint Paul St	DENVER	1,680	\$134,900	\$130,000	RE/MAX ALLIANCE - 13
Total Properties: 8			Average:	1,057	\$120,775		



Courtesy of:
Aaron Kennard

YOUR CASTLE REAL ESTATE, LLC

Phone: 303-495-3475
Office: 303-962-4272
Fax: 000-000-0000
Email: AARONKENNARD@YOURCASTLE.ORG
Website: WWW.REI-CAPITAL.COM





Address: 4669 Columbine St
Listing #: 604269
Property Type: Residential Detached
Status: Active
Backup/First:
List: \$89,000
PSF: \$93.78
Fin PSF: \$93.78
Area: DNE Denver Northeast
Type:
Style: 1 STORY/RANCH
Faces:
NS Direction: #: **Roofing Material:**
EW Direction: #: **Car Storage:** Detached
Map / Section: **Car Spaces:** 2
HOA Name: **School District:**
HOA Phone: **Elementary:**
HOA Quoted: **Junior High:**
Multiple HOAs: **Senior High:**
HOA Includes: **Horses:**

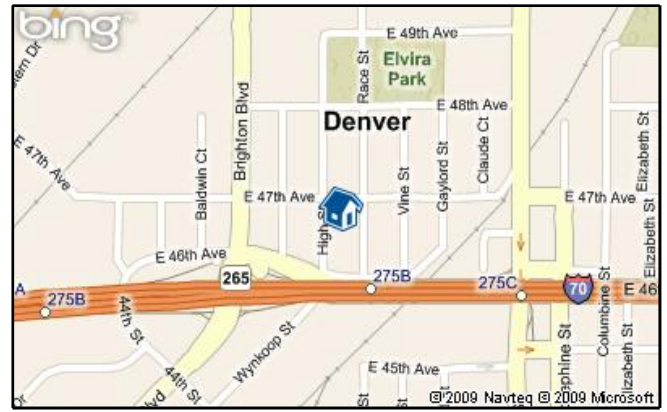
	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	3				
Bathrooms	1				
Square Feet	949		949		200
Finished Sq Ft Total:	949	Total Sq Ft: 1,149		Date Measured:	
Basement:		Bsmt Finished:		Bsmt % Finished:	
Master Bedroom:	12x9	M	Living Room:	Water:	
Family Room:			Dining Room:	12x11	Sewer:
Study / Den:			Kitchen:	12x11	
Laundry Loc:			Heat:		
# of Fireplaces:			Avg Utilities:		
Fireplace Loc:			Subfloor:		

Description:
Public Remarks: Double lot in Swansea for expansion. Enjoy waterfall feature in beautiful yard w/ flowers, sun on deck and BBQ. Double Car garage -work shop may be added too! Entire house updated with tile, wood floors, fireplace, large windows let in Sunshine and add to Openess. Huge Kitchen! Great Updated Bathroom*Added insulation recently installed for warmth in the winter and coolness in the summer. All the work is done! NOT a short sale or REO! Seller says bring offers! Home Warranty Included.
Broker Remarks: Double lot in Swansea for expansion. Enjoy waterfall feature in beautiful yard w/ flowers, sun on deck and BBQ. Double Car garage -work shop may be added too! Entire house updated with tile, wood floors, fireplace, large windows let in Sunshine and add to Openess. Huge Kitchen! Great Updated Bathroom*Added insulation recently installed for warmth in the winter and coolness in the summer. All the work is done! NOT a short sale or REO! Seller says bring offers! Home Warranty Included.
Directions: I-270 East (3.2 miles)- exit 2A, take ramp right follow signs -US-6 South/US-85 South/Vasquez Blvd West (0.4 miles) Keep left stay on US-6/US-85 South/Vasquez Blvd West (1.4 miles) Bear right onto E 46th Ave (0.2 miles) Rt onto Columbine St

Loan Balance:	Terms: Conventional,FHA,Cash	Additional Terms:
Buyers Agency: 2.2	Prospect Reservation:	Listor Phone: 303-525-2225
Trans Broker: 2.2	Limited Service: No	Office Phone: 303-525-2225
Variable Commissions: No	Entry Only:	Showing Phone: (303)525-2225
Listor: Kelly Vaccarelli	Exclusive: RV	Fax: 303-499-3744
Listing Office: Flatirons Realty Group	Current List Date: 07/08/09	Email: flatironsrealtygroup@gmail.com
Office ID: IKELV	Original List date: 07/08/09	URL:

Legal: Lot 32 & 33 Block 4 Mouats Add to Swansea
Exclusions:
Earnest Check To: Land Title
Possesion: 203
Minimum Earnest: \$1,000





Address: 1916 E 47Th Ave	Property Type: Residential	List: \$105,000
Listing #: 785733	Status: Active	PSF: \$171.57
	Backup/First:	Fin PSF: \$171.57
Area: DNE Denver Northeast	PIN: 680323114049000	County: Denver
Type: Attached Single Family (Duplex, Triplex)	Sub Area: ELYRIA ADDITION	City: DENVER
Style: Ranch/One-Story	Architecture:	Zip: 80216
Faces: North	Construction: Frame	Year Built: 1886
NS Direction: North #: 4800	Roofing Material: Composition Shingles	Builder:
EW Direction: East #: 1900	Car Storage: None	Model:
Map / Section: 255 N	Car Spaces:	Lot Size: 2567
HOA Name:	School District: Denver Public Schools	Acres:
HOA Phone:	Elementary: Swansea	Zoned: RES
HOA Quoted: \$0	Junior High: Bruce Randolph	Unincorporated:
Multiple HOAs: No	Senior High: Manual	Taxes: \$705
HOA Includes:		Horses:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	1		1		
Bathrooms	1		F		
Square Feet	612		612		
Finished Sq Ft Total:	612	Total Sq Ft: 612		Date Measured: 06/25/09	
Basement: None		Bsmt Finished:		Bsmt % Finished:	
Master Bedroom:	Main	Living Room:		Water: Public	
Family Room:		Dining Room:		Sewer: Public	
Study / Den:		Kitchen:			
Laundry Loc:	Main	Heat:	Gas, Forced Air		
# of Fireplaces:		Avg Utilities:			
Fireplace Loc:		Subfloor:			

Description: Buyer's Warranty, Disposal, Dishwasher, Eating Space/Kitchen, Fence, Pet Free, Quick Possession, Refrigerator, Self-Cleaning Oven, Smoke Free, Stove/Range/Oven, Utility Shed, Window Coverings

Public Remarks: BLUE RIBBON WARRANTY INCLUDED. STOVE, REFRIGERATOR, DISHWASHER FRESHLY PAINTED. NEW BLINDS. UTILITY SHED IN FENCED BACK YARD WITH PATIO. WASHER AND DRYER HOOKUPS OFF KITCHEN GREAT FOR STARTER. IMMEDIATE POSSESS.

Broker Remarks: ONE BLOCK FROM LIBRARY. ON BUS ROUTE. ONE BLOCK FROM SCHOOL, M-TO-M RENT AVAILABL

Directions: FROM INTERSTATE 70 EAST TO NORTH ON BRIGHTON BLV TO 47TH AVE. CROSS STREET RACE.

Loan Balance:	Terms: Conventional, FHA, VA, Cash, Lease Option, Lease Purchase	Additional Terms:
Buyers Agency: 2.80	Prospect Reservation: Yes	Listor Phone: 720-309-4589
Trans Broker: 2.80	Limited Service: No	Office Phone: 303-713-9000
Variable Commissions: Yes	Entry Only: No	Showing Phone: 303-302-3523
Listor: DIANE ARTZ	Exclusive: Exclusive Agency	Fax: 303-713-9002
Listing Office: CHERRY CREEK PROPERTIES LLC	Current List Date: 06/25/09	Email: ZTRADJ@YAHOO.COM
Office ID: CC123	Original List date: 06/25/09	URL:

Legal: ELYRIA BLK 14 PT OF L1 & 2 DAFBEG SW COR L2 W 119.95FT N 25.02FT E 34.5FT S 20.02FT

Exclusions: NONE

Earnest Check To: LAWYERS TITLE

Possession: IMMEDIATE

Minimum Earnest: \$1,000





Address: 5083 Adams St	Property Type: Residential	List: \$115,000
Listing #: 759899	Status: Active	PSF: \$135.14
	Backup/First:	Fin PSF: \$67.57
Area: DNE Denver Northeast	PIN: 680313409010000	County: Denver
Type: Detached Single Family	Sub Area: CHARTER MARTIN SUBDIVISION	City: DENVER
Style: Ranch/One-Story	Architecture:	Zip: 80216
Faces:	Construction: Brick	Year Built: 1956
NS Direction: North #: 5000	Roofing Material: Composition Shingles	Builder:
EW Direction: East #: 3700	Car Storage: Off Street	Model:
Map / Section: 255 K	Car Spaces:	Lot Size: 6280
HOA Name:	School District:	Acres: .14
HOA Phone:	Elementary: Swanssea	Zoned: R1
HOA Quoted: \$0	Junior High: Bruce Randolph	Unincorporated:
Multiple HOAs: No	Senior High: Manual	Taxes: \$948
HOA Includes:		Horses:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	5		2		3
Bathrooms	2		F		T
Square Feet	851		851		851
Finished Sq Ft Total:	1,702	Total Sq Ft: 1,702		Date Measured: 04/07/09	
Basement: Full		Bsmt Finished: Fully		Bsmt % Finished: 85	
Master Bedroom:		Living Room:		Water: Public	
Family Room:		Dining Room:		Sewer: Public	
Study / Den:		Kitchen:			
Laundry Loc: Basement		Heat: Gas, Forced Air			
# of Fireplaces:		Avg Utilities:			
Fireplace Loc:		Subfloor:			

Description: Dishwasher,Eating Space/Kitchen,Fence

Public Remarks: SHORTSALE OPPORTUNITY-GOOD LOCATION- SINGLE FAMILY PROPERTY CLOSE TO VAZQUEZ BLV -SOLD AS IS-NO SELLER CONCESSION 5 BEDS /2 BATHS (3 NON-CONF BEDS)

Broker Remarks: MEASUREMENTS PER COUNTY RECORDS

Directions: FROM VAZQUEZ BLVD AND 52ND AVE- TAKE WEST 52ND TOWARDS COOKS ST- THEN SOUTH (LEFT) TO 50TH THEN RIGHT TO ADAMS-

Loan Balance:	Terms: Conventional,FHA,Cash,Short Sale	Additional Terms:
Buyers Agency: 2.80	Prospect Reservation: No	Listor Phone: 720-338-5390
Trans Broker: 2.80	Limited Service: No	Office Phone: 303-388-8888
Variable Commissions: No	Entry Only: Yes	Showing Phone: 720-338-5390
Listor: BENJAMIN GONZALEZ	Exclusive: Exclusive Right	Fax: 303-316-0168
Listing Office: INTERNATIONAL BROKERS LLC	Current List Date: 04/07/09	Email: BENJAMIN@INTLBROKERSLLC.COM
Office ID: 00827	Original List date: 04/07/09	URL:
Legal: CHARTER MARTIN SUB B1 L3		
Exclusions: WASHER - DRYER-PERSONAL PROPERTY REFRIGERATOR-FREEZER		
Earnest Check To: LAWYERS TITLE		Minimum Earnest: \$1,000
Possesion: QUICK POSSESSION		





Address: 4939 Saint Paul St
Listing #: 797831
Property Type: Residential
Status: Active
Backup/First:
List: \$122,500
PSF: \$112.39
Fin PSF: \$112.39
Area: DNE Denver Northeast
Type: Detached Single Family
Style: Ranch/One-Story
Faces:
NS Direction: North #: 4939
EW Direction: East #: 3100
Map / Section: 255 K
HOA Name:
HOA Phone:
HOA Quoted: \$0
Multiple HOAs: No
HOA Includes:
PIN: 680313317013000
Sub Area: CAWKERS ADDITION
Architecture:
Construction: Metal Siding
Roofing Material:
Car Storage: Carport
Car Spaces: 1
School District:
Elementary: Swansea
Junior High: Bruce Randolph
Senior High: Manual
County: Denver
City: DENVER
Zip: 80216
Year Built: 1947
Builder:
Model:
Lot Size:
Acres:
Zoned: R-1
Unincorporated:
Taxes: \$733
Horses:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	4		4		
Bathrooms	1		F		
Square Feet	1,090				
Finished Sq Ft Total:	1,090	Total Sq Ft: 1,090		Date Measured:	
Basement:	None	Bsmt Finished:		Bsmt % Finished:	
Master Bedroom:		Living Room:		Water: Public	
Family Room:		Dining Room:		Sewer: Public	
Study / Den:		Kitchen:			
Laundry Loc:	Main	Heat:		Gas, Forced Air	
# of Fireplaces:		Avg Utilities:			
Fireplace Loc:		Subfloor:			

Description: Double Pane Windows,Eating Space/Kitchen,Fence,Quick Possession,Refrigerator,Remodeled,Stove/Range/Oven,1031 Exchange
Public Remarks: 4 BEDROOMS, REMODELED KITCHEN, METAL SIDING , REPLACEMENT WINDOWS, GREAT CONDITION PERFECT FOR FAMILY WITH 4 BEDROOM NEED ,CONVENIENT LOCATION, THIS IS NOT A BANK OR REO. QUICK SELLER RESPONSE. GREAT STARTER OR INVESTMENT-4 BEDROOMS
Broker Remarks: SECURITY CODE REQ'D TO SHOW. CALL LISTOR EZ SALE, NO BANK OR REO. SECURITY CODE
Directions: NORTH OF I-70; STEELE ST TO 49TH THE EAST TO SAINT PAUL.

Loan Balance: _____ **Terms:** Conventional,FHA,VA,Cash **Additional Terms:**
Buyers Agency: 2.50 **Prospect Reservation:** No **Listor Phone:** 303-422-5382
Trans Broker: 2.50 **Limited Service:** No **Office Phone:** 303-422-5382
Variable Commissions: No **Entry Only:** No **Showing Phone:** 303-888-7382
Listor: DANIEL HOFFMAN **Exclusive:** Exclusive Right **Fax:** 000-000-0000
Listing Office: COLORADO EQUITY BROKERS **Current List Date:** 08/01/09 **Email:**
Office ID: 01248 **Original List date:** 08/01/09 **URL:** WWW.COLORADOEQUITYBROKERS.COM

Legal: LOT 5 & 6, BLOCK 7, CAWKERS ADDITION CITY & COUNTY OF DENVER
Exclusions: LARGE SHED IN BACK-SMALL SHED STAYS
Earnest Check To: COLORADO EQUITY BROKERS **Minimum Earnest:** \$2,000
Possesion:





Address: 5006 Fillmore St	Property Type: Residential	List: \$119,900
Listing #: 744915	Status: U/C	PSF: \$96.31
	Backup/First:	Fin PSF: \$95.61
Area: DNE Denver Northeast	PIN: 680313306037000	County: Denver
Type: Detached Single Family	Sub Area: SWANSEA	City: DENVER
Style: Ranch/One-Story	Architecture:	Zip: 80216
Faces:	Construction: Frame	Year Built: 2002
NS Direction: North #: 5006	Roofing Material: Composition Shingles	Builder:
EW Direction: East #: 2900	Car Storage: Off Street	Model:
Map / Section: 255 K	Car Spaces: 2	Lot Size: 6183
HOA Name:	School District:	Acres: .14
HOA Phone:	Elementary: Swanssea	Zoned: RES
HOA Quoted: \$0	Junior High: Bruce Randolph	Unincorporated:
Multiple HOAs: No	Senior High: Manual	Taxes: \$1,004
HOA Includes:		Horses:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	3		3		
Bathrooms	2		FF		
Square Feet	1,245				
Finished Sq Ft Total:	1,254	Total Sq Ft: 1,245		Date Measured: 02/17/09	
Basement: None		Bsmt Finished:		Bsmt % Finished:	
Master Bedroom:		Living Room:		Water:	
Family Room:		Dining Room:		Sewer:	
Study / Den:		Kitchen:			
Laundry Loc: Main		Heat: Gas, Forced Air			
# of Fireplaces:		Avg Utilities:			
Fireplace Loc:		Subfloor:			

Description: Attic Fan,Cable Available,Ceiling Fan,Double Pane Windows,Disposal,Dishwasher,Eating Space/Kitchen,Fence,Master Bathroom,Microwave Oven,Newer Carpet,New Home,Newer Paint,Patio,Remodeled,Stove/Range/Oven,Updated,Window Coverings

Public Remarks: CHARMING HOME BUILT IN 2002!! BEAUTIFULLY UPDATED KITCHEN WITH NEW APPLIANCES AND TASTEFULLY TILED FLOOR. SUNNY AND BRIGHT INTERIOR FEATURES INCLUDES NEW PAINT CARPET ** GREAT FLOOR PLAN ** FENCED YARD **DENVERS NEXT APPRECIATING NEIGHBORHOOD**

Broker Remarks:

Directions: I-70 TO YORK ST. - EAST ON YORK - SOUTH ON 47 TO CLAYTON. EAST ON CLAYTON TO 50TH SOUTH ON 50 TO FILLMORE. HOUSE IS ON CORNER

Loan Balance:	Terms: Conventional,FHA,Cash	Additional Terms:
Buyers Agency: 2.80	Prospect Reservation: No	Listor Phone: 720-238-3334
Trans Broker: 2.80	Limited Service: No	Office Phone: 303-615-9595
Variable Commissions: No	Entry Only: No	Showing Phone: 303-399-9930
Listor: KRIS HICKS	Exclusive: Exclusive Agency	Fax: 303-615-5031
Listing Office: MB BASHAM AND ASSOC	Current List Date: 02/19/09	Email: KRIS.HICKS@YAHOO.COM
Office ID: MBN54	Original List date: 02/19/09	URL:

Legal: NORTH SWANSEA ADD B7 L21 & 22 BEG SW COR L2 2 TH N 50.08FT E 127.02FT S 47.82FT W 66.95

Exclusions: PERSONAL PROPERTY

Earnest Check To: LAND TITLE

Minimum Earnest: \$2,000

Possesion: UPON CLOSING





Address: 4750 Elizabeth St	Property Type: Residential	List: \$129,000
Listing #: 788559	Status: U/C	PSF: \$113.76
	Backup/First: Backups	Fin PSF: \$113.76
Area: DNE Denver Northeast	PIN: 680324208004000	County: Denver
Type: Detached Single Family	Sub Area: COLUMBINE	City: DENVER
Style: Ranch/One-Story	Architecture: Bungalow	Zip: 80216
Faces: West	Construction: Frame	Year Built: 1948
NS Direction: North #: 4800	Roofing Material: Composition Shingles	Builder:
EW Direction: East #: 2300	Car Storage: Carport	Model:
Map / Section: 255 P	Car Spaces: 1	Lot Size: 5880
HOA Name:	School District:	Acres: .13
HOA Phone:	Elementary: Swansea	Zoned: RES
HOA Quoted: \$0	Junior High: Bruce Randolph	Unincorporated: No
Multiple HOAs: No	Senior High: Manual	Taxes: \$795
HOA Includes:		Horses:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	3		3		
Bathrooms	2		TF		
Square Feet	1,134		1,134		
Finished Sq Ft Total:	1,134	Total Sq Ft: 1,134		Date Measured: 03/31/09	
Basement: None		Bsmt Finished:		Bsmt % Finished:	
Master Bedroom:	Main	Living Room:		Water: Public	
Family Room:	Main	Dining Room:		Sewer: Public	
Study / Den:		Kitchen:			
Laundry Loc:	Main	Heat:	Gas, Forced Air		
# of Fireplaces:		Avg Utilities:			
Fireplace Loc:		Subfloor:			

Description: No Covenants,Covered Patio,Disposal,Eating Space/Kitchen
Public Remarks: TOTAL REMODEL*MOVE-IN READY*GREAT HOUSE FOR THE PRICE*ALL APPLIANCES
Broker Remarks: NO SIGN IN THE YARD!
Directions: I25 NO TO I70 E, GO TO YORK ST EXIT 2750C TOWARD JOSEPHINE ST NORTH, LEFT ONTO E 45TH AVE, LEFT NOTO JOSEPHINE ST, RIGHT ON E 47TH AVE, LEFT NO ELIZABETH

Loan Balance:	Terms: Conventional,FHA,Cash	Additional Terms:
Buyers Agency: 2.80	Prospect Reservation: No	Listor Phone: 303-668-9567
Trans Broker: 2.80	Limited Service: No	Office Phone: 303-771-7500
Variable Commissions: No	Entry Only: No	Showing Phone: 303-771-7500
Listor: JENNY TEMPAS	Exclusive: Exclusive Right	Fax: 303-798-2760
Listing Office: KELLER WILLIAMS DTC	Current List Date: 06/23/09	Email: JATEMPAS@AOL.COM
Office ID: KWR30	Original List date: 06/23/09	URL: WWW.BUYORSELLCOLORADOHOMES.COM

Legal: L 5 BLK 2 COLUMBINE ADD
Exclusions: CALL LISTING AGENT
Earnest Check To: SECURITY TITLE
Possesion: AT CLOSING
Minimum Earnest: \$1,000





Address: 4945 Steele St
Listing #: 751890
Property Type: Residential
Status: U/C
Backup/First:
List: \$130,000
PSF: \$136.13
Fin PSF: \$136.13
Area: DNE Denver Northeast
Type: Detached Single Family
Style: Ranch/One-Story
Faces: East
NS Direction: North #: 4900
EW Direction: East #: 3200
Map / Section: 255 K
HOA Name:
HOA Phone:
HOA Quoted: \$0
Multiple HOAs: No
HOA Includes:
PIN: 680313318016000
Sub Area: CAWKERS ADDITION
Architecture:
Construction: Frame
Roofing Material: Composition Shingles
Car Storage: Garage
Car Spaces: 1
School District: Denver Public Schools
Elementary: Swansea
Junior High: Bruce Randolph
Senior High: Manual
County: Denver
City: DENVER
Zip: 80216
Year Built: 1947
Builder:
Model:
Lot Size: 4980
Acres:
Zoned: RES
Unincorporated:
Taxes: \$728
Horses:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	3		3		
Bathrooms	2		FF		
Square Feet	955				
Finished Sq Ft Total:	955	Total Sq Ft:	955	Date Measured:	
Basement:	None	Bsmt Finished:		Bsmt % Finished:	
Master Bedroom:		Living Room:		Water:	Public
Family Room:		Dining Room:		Sewer:	Public
Study / Den:		Kitchen:			
Laundry Loc:	Main	Heat:	Gas, Forced Air		
# of Fireplaces:		Avg Utilities:			
Fireplace Loc:		Subfloor:			

Description: Air Condition-Central,Burglar Alarm,Cable Available,Cable Installed,Corner,Cook Top,Double Pane Windows,Dryer,Disposal,Dishwasher,Fence,Garage Door Opener,Master Bathroom,Microwave Oven,Newer Carpet,Pet Free,Refrigerator,Remodeled,Smoke Alarm,Smoke Free,Stove/Range/Oven,Washer
Public Remarks: REMODELED 3 BEDROOM 2 BATH HOME WITH ALL NEW STAINLESS STEEL KITCHEN APPLIANCES* GRANITE COUNTERTOPS*ALSO INCLUDED ARE THE WASHER/DRYER, SECURITY SYSTEM*THIS HOME HAS NEW CARPET &PAINT*IS PRICED TO SELL!!!!
Broker Remarks: REMODELED 3BD 2BTH HOME THAT IS NOT A SHORT SALE!!
Directions: FROM I-70 AND COLORADO BLVD. GO NORTH TO 48TH. GO WEST TO STEELE ST AND TURN NORTH. PROPERTY ON WEST SIDE OF STREET.

Loan Balance:
Buyers Agency: 2.80
Trans Broker: 2.80
Variable Commissions: No
Listor: ERIC WELCH
Listing Office: MB DARDANO & ASSOCIATES, INC.
Office ID: MB321
Terms: Conventional,FHA,VA,Cash
Prospect Reservation: No
Limited Service: No
Entry Only: No
Exclusive: Exclusive Right
Current List Date: 03/11/09
Original List date: 03/11/09
Additional Terms:
Listor Phone: 303-829-8744
Office Phone: 303-331-6700
Showing Phone: 303-268-8111
Fax: 303-393-8888
Email: EWELCH@DARDANOREALTY.COM
URL:

Legal: CAWKERS ADD B6 L1 & 2 & VAC ALY ADJ & E 4 .993FT OF L31 & 32
Exclusions: NONE
Earnest Check To: DARDANO & ASSOCIATES
Possesion: NEGOTIABLE
Minimum Earnest: \$1,500





Address: 4860 Adams St	Property Type: Residential	List/Sold: \$109,900 / \$112,000
Listing #: 762258	Status: Sold	PSF: \$125.56
	Backup/First:	Fin PSF: \$125.56
Area: DNE Denver Northeast	PIN: 680313406001000	County: Denver
Type: Detached Single Family	Sub Area: EAST CAWKER/SWANSEA	City: DENVER
Style: Ranch/One-Story	Architecture:	Zip: 80216
Faces: East	Construction: Frame	Year Built: 1947
NS Direction: North #: 4900	Roofing Material: Composition Shingles	Builder:
EW Direction: East #: 3000	Car Storage: Garage, Detached	Model:
Map / Section: 255 K	Car Spaces: 2	Lot Size: 6350
HOA Name:	Elementary District: Denver Public Schools	Acres: .14
HOA Phone:	Elementary: Swansea	Zoned: RES
HOA Quoted: \$0	Junior High: Bruce Randolph	Unincorporated: No
Multiple HOAs: No	Senior High: Manual	Taxes: \$808
HOA Includes:		Horses:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	3		3		
Bathrooms	1		F		
Square Feet	892		892		
Finished Sq Ft Total:	892	Total Sq Ft: 892		Date Measured: 01/10/09	
Basement: None		Bsmt Finished:		Bsmt % Finished:	
Master Bedroom: 14x9	Main	Living Room: 11x11		Water: Public	
Family Room:		Dining Room:		Sewer: Public	
Study / Den:		Kitchen: 8x9			
Laundry Loc:		Heat: Gas, Forced Air			
# of Fireplaces:		Avg Utilities:			
Fireplace Loc:		Subfloor:			

Description: No Covenants, Double Pane Windows, Disposal, Eating Space/Kitchen, Microwave Oven, Newer Paint, Pet Free, Quick Possession, Refrigerator, Remodeled, Smoke Free, Stove/Range/Oven, Tile Floor, Wall to Wall Carpet

Public Remarks: WOW-CRISP CLEAN REMODEL!! ALL NEW DBL PANE WINDOWS INCL. 8X12 SUNROOM-NEW KITCHEN HAS TILED FLR & GRANITE CNTRS WITH NEW APPL. HM ALSO HAS NEW INT & EXT. PAINT-PLUSH NEW CRPT, BRAND NEW FULL BATH-NEW ROOFING ON BOTH HOME & GAR. + NEW GUTTERS & DWNSPPTS!!

Broker Remarks: LANDSCAPING IN PROGRESS! 3% PAID TOWARDS CC APPLIANCES INSTALLED PRIOR TO CLOSING

Directions: CORNER OF ADAMS & 49TH JUST WEST OF VASQUEZ

Loan Balance:	Terms: Conventional, FHA, VA, Cash	Additional Terms: SELLER TO PAY 3% TOWARDS CC
Buyers Agency: 2.80	Prospect Reservation: No	Listor Phone: 303-898-8638
Trans Broker: 2.80	Limited Service: No	Office Phone: 303-423-6000
Variable Commissions: No	Entry Only: No	Showing Phone: 303-423-6000
Listor: BOB ISABELL	Exclusive: Exclusive Right	Fax: 303-431-2673
Listing Office: MB ISABELL REALTY	Current List Date: 01/10/09	Email: GLFRSRELTR@AOL.COM
Office ID: MBJ1B	Original List date: 01/10/09	URL:

Legal: EAST CAWKER ADD B4 L1

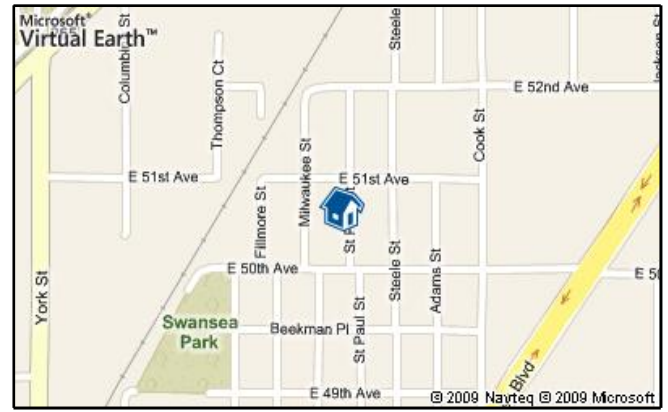
Exclusions: 0

Earnest Check To: SECURITY TITLE **Minimum Earnest:** \$1,000

Possession: DODD

Sold Price: \$112,000	Sold Interest Rate: %	Sold Terms: VA	Sold Date: 5/22/2009
Sold Loan Amt:	Sold ID: KWR80	Seller DP Assist: \$0	Current DOM: 108
Concession Type: Buyer Closing Costs/Points Pd Seller		Concession Amt: \$4,300	Total DOM: 108





Address: 5079 Saint Paul St
Listing #: 764815

Property Type: Residential
Status: Sold
Backup/First:

List/Sold: \$134,900 / \$130,000
PSF: \$77.38
Fin PSF: \$77.38

Area: DNE Denver Northeast
Type: Detached Single Family
Style: Ranch/One-Story
Faces:

PIN: 680313307013000
Sub Area: SWANSEA
Architecture:
Construction: Stucco

County: Denver
City: DENVER
Zip: 80216
Year Built: 1931

NS Direction: North #: 5000
EW Direction: East #: 3100
Map / Section: 255 K
HOA Name:
HOA Phone:
HOA Quoted: \$0
Multiple HOAs: No
HOA Includes:

Roofing Material:
Car Storage: Carport,Attached
Car Spaces:
School District:
Elementary: Swansea
Junior High: Bruce Randolph
Senior High: Manual

Builder:
Model:
Lot Size: 6350
Acres:
Zoned: RES
Unincorporated: No
Taxes: \$800
Horses:

	TOTAL	UPPER	MAIN	LOWER	BASEMENT
Bedrooms	3		3		
Bathrooms	2		FF		
Square Feet	1,680		1,680		
Finished Sq Ft Total:	1,680	Total Sq Ft: 1,680		Date Measured:	
Basement: None		Bsmt Finished:		Bsmt % Finished:	
Master Bedroom:		Living Room:		Water: Public	
Family Room:		Dining Room:		Sewer: Public	
Study / Den:		Kitchen:			
Laundry Loc: Main		Heat: Gas, Forced Air			
# of Fireplaces:		Avg Utilities:			
Fireplace Loc:		Subfloor:			

Description: Burglar Alarm,Double Pane Windows,Dryer,Disposal,Dishwasher,Formal Dining,Fence,Great Room,Master Suite,Quick Possession,Refrigerator,Remodeled,RV Parking,Smoke Free,Skylights,Washer,Wood Floors,Work Shop
Public Remarks: WOW! WHAT A PROPERTY OPEN, BRIGHT,NEW ENERGY EFF. BUILT GREEN. ALL NEW. 2 FULL BATHS,LRG FENCED LOT. PRIVATE,ROOMY MASTER. 2 BLKS TO PARK, NEAR LODO. GR8 AREA.LRG WRKSH.P.GRANITE,HIGH CEILINGS & SK ADD TO SPACIOUS FEEL. GR8 TREES
Broker Remarks: GREEN BUILT, POPULAR AREA NEAR DOWNTOWN ALARM SYS. ONLY \$8.95 MONTH TO MONITOR
Directions: I-70 TO VASQUEZ, NORTH ON VASQUEZ TO 48TH AVENUE WEST ON 48TH TO SAINT PAUL ST NORTH TO PROPERTY

Loan Balance:	Terms: Conventional,FHA,VA,Cash	Additional Terms:
Buyers Agency: 2.80	Prospect Reservation: No	Listor Phone: 303-202-3030
Trans Broker: 2.80	Limited Service: No	Office Phone: 303-232-2244
Variable Commissions: No	Entry Only: No	Showing Phone: 303-825-7777
Listor: SHEILA WEAVER	Exclusive: Exclusive Right	Fax: 303-239-8141
Listing Office: RE/MAX ALLIANCE - 13	Current List Date: 04/23/09	Email: SHEILA.WEAVER@COMCAST.NET
Office ID: RMW13	Original List date: 04/23/09	URL: SHEILAWEAVER.COM

Legal: NORTH SWANSEA ADD B6 L41 & 42
Exclusions: NONE
Earnest Check To: REMAX ALLIANCE
Possession: AT CLOSING

Minimum Earnest: \$1,000

Sold Price: \$130,000 **Sold Interest Rate:** 5.50% **Sold Terms:** FHA **Sold Date:** 6/5/2009
Sold Loan Amt: \$127,645 **Sold ID:** KW002 **Seller DP Assist:** \$0 **Current DOM:** 26
Concession Type: Buyer Closing Costs/Points Pd Seller **Concession Amt:** \$4,000 **Total DOM:** 26

