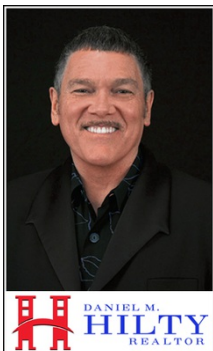


SELLER'S REPORT

2070 Krameria St, Denver, CO 80207

Prepared for John Doe



Presented by

Daniel M. Hilty

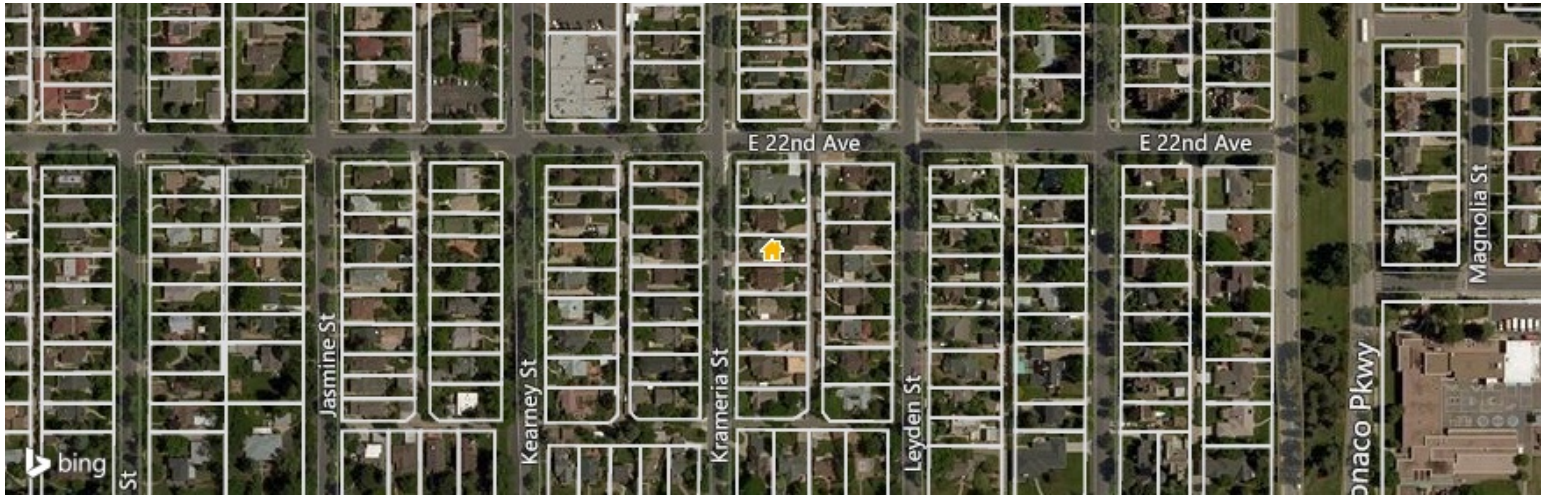
Colorado Real Estate License: 327083



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Daniel@DMHhomes.com
<http://www.DMHhomes.com>Re/Max Professionals
9200 E. Panorama Circle, #140
Englewood, CO 80112

2070 Krameria St, Denver, CO 80207



Legend: 🏠 Subject Property

OFF MARKET

* Public Record

Current Estimated Value

\$608,710

Last RVM® Update: 11/1/2015

RVM® Est. Range: \$578,275 – \$639,145

RVM® Confidence: ★★★★★

📉 RVM® Change - Last 1 Month: -\$540

📈 RVM® Change - Last 12 Months: 26.29%

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

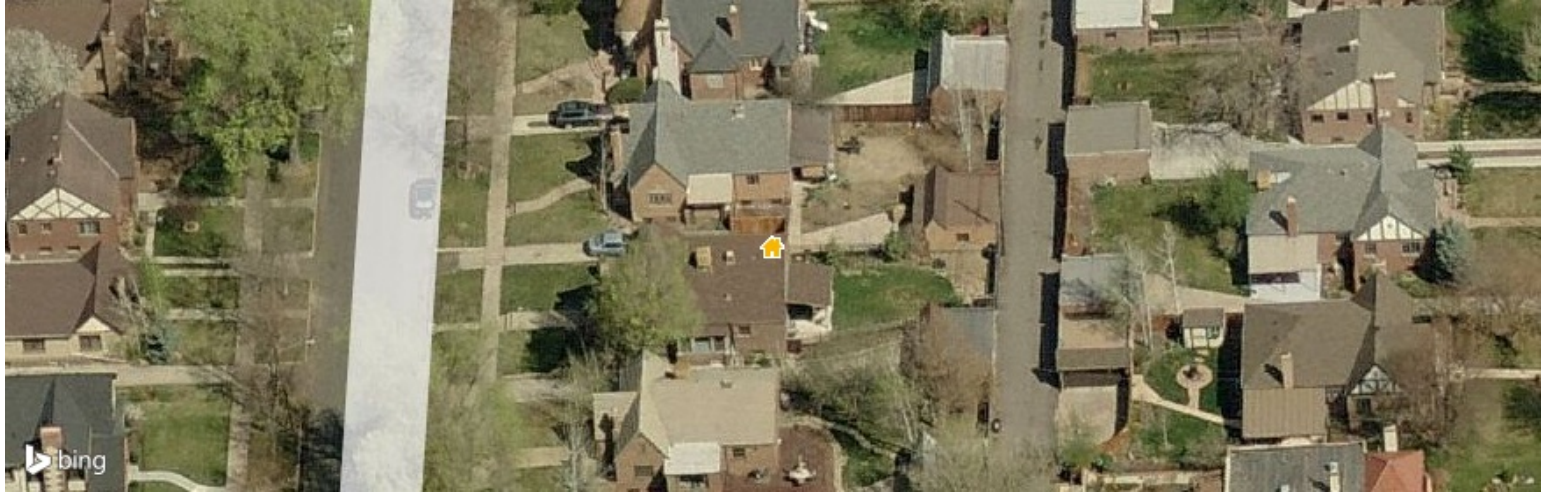
Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	Single Family Residence	-
Property Subtype	Single Family	Detached Single Family	-
Bedrooms	2	2	-
Total Baths	2	2	-
Full Baths	2	1	-
Partial Baths	-	1	-
Living Area (sq ft)	1,170	2,324	-
Lot Size	6,100 sq ft	6,100 sq ft	-
Lot Dimensions	6100 SF	-	-
Garage	Yes	-	-
Garage (spaces)	1	-	-
Year Built	1933	1933	-
Total Rooms	5	-	-
Style	-	Tudor	-
Roofing	-	Composition Shingle	-
Heating	Hot Water	Steam	-
Cooling	-	A/C Central	-
Fireplaces	2	2	-
Basement	B	Yes	-
Construction	-	Brick	-
Exterior Walls	Brick	Brick	-
Number of Buildings	0	-	-
Number of Stories	1 story with basement	Ranch (1 Story)	-

Homeowner Facts

Owner Name (Public)	Kohzadi, Shahrokh; Kohzadi, Beverly M
Mailing Address	2070 Krameria St Denver CO 80207-3929
Vesting	JT, ID
Owner Occupied	Y
Current Lender	BANK OF ENGLAND
Original Loan Amt.	\$325,000

Extended Home Facts



Legend: 🏠 Subject Property

Interior Details

Heating Fuel Type	Gas
Number of Plumbing Fixtures	8
Lower/Basement	1154 sq ft
1	1170 sq ft

Exterior Details

Lot Size - Square Feet	6100 sq ft
Lot Size - Frontage Feet	0.0 sq ft
Lot Size - Depth Feet	0.0 sq ft
Lot Size - Acres	0.140 ac
Neighborhood Code	0114

Location Details

Zoning	U-SU-C
Walkability Score (out of 5)	Overall: 2.5 Amenity: 2.5 Leisure: 2.5

Other Details

Building Condition	Average
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Property Photos





Historical Photos





Property History

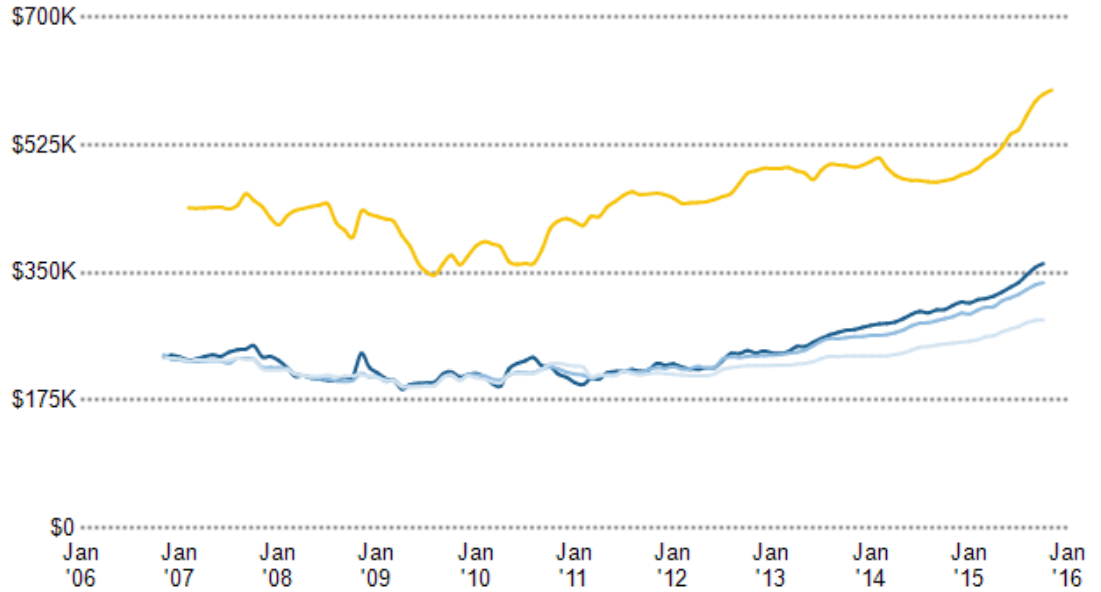
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 80207
- Denver County
- Colorado



Sales History

Sales Date	Sales Amount	Price per sq. ft.
3/28/2014	\$486,000	\$415
1/23/2006	\$435,000	\$372
5/2/2002	\$295,000	\$252

Assessed Values

Date	Improvements	Land	Total	Tax
2014	\$15,515	\$16,955	\$32,470	—
2013	\$15,515	\$16,955	\$32,470	\$2,698
2012	\$12,779	\$18,411	\$31,190	\$2,622
2011	\$12,579	\$18,411	\$30,990	\$2,224
2009	\$13,679	\$18,411	\$32,090	—
2008	\$20,196	\$13,564	\$33,760	—
2007	\$20,196	\$13,564	\$33,760	—
2006	\$14,500	\$11,630	\$26,130	—
2005	\$14,500	\$11,630	\$26,130	—

Legal Description

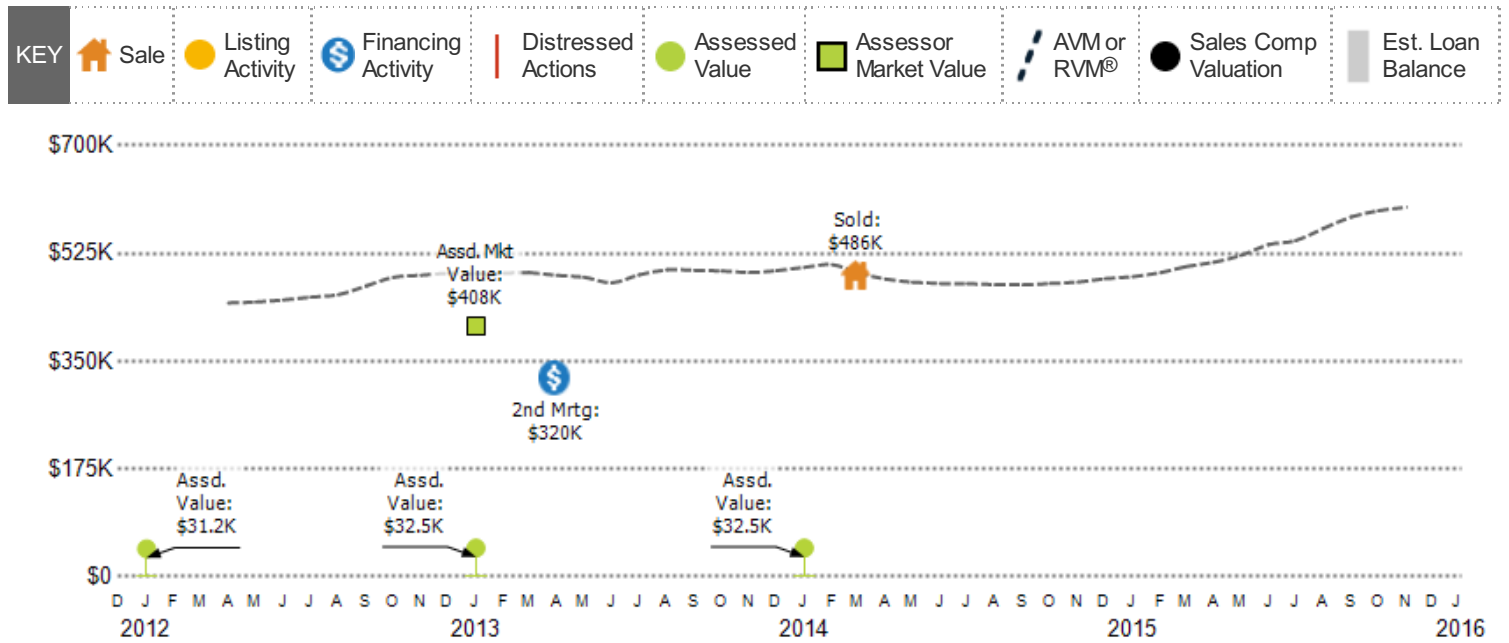
Parcel Number: 01322-26-003-000	Zoning: U-SU-C	Census Tract: 080310042.022013	Abbreviated Description: BELL PARK 01322 B7 L6 & 7 EXC REAR 8FT TO CITY	City/Municipality/Township: Denver, CO 80207
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Mortgage Records

Recording Date	4/4/2013	8/3/2010	2/27/2009	12/12/2002
Borrower Name	TODD A BURCHETT	TODD A BURCHETT	TODD A BURCHETT, LIANNE VEENSTRA	ROBERT P MULLENBACH, ALICIA A MULLENBACH
Lender Name	CITYWIDE HOME LOANS	MLD MORTGAGE INC	MLD MORTGAGE INC	LIBERTY SAVINGS BANK FSB
Lender Type	Mortgage company	Mortgage company	Mortgage company	Not Known
Loan Amount	\$320,000	\$344,000	\$348,000	\$200,000
Document Number	2013047776	2010085610	2009024787	2002236424
Loan Type	New Conventional	New Conventional	Unknown	Unknown
Contract Date	3/29/2013	7/27/2010	2/20/2009	12/2/2002
TD Due Date	4/1/2043	8/1/2030	3/1/2039	1/1/2033
Finance Type	-	-	-	Fixed Rate
Interest Rate	-	-	-	5%

Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.

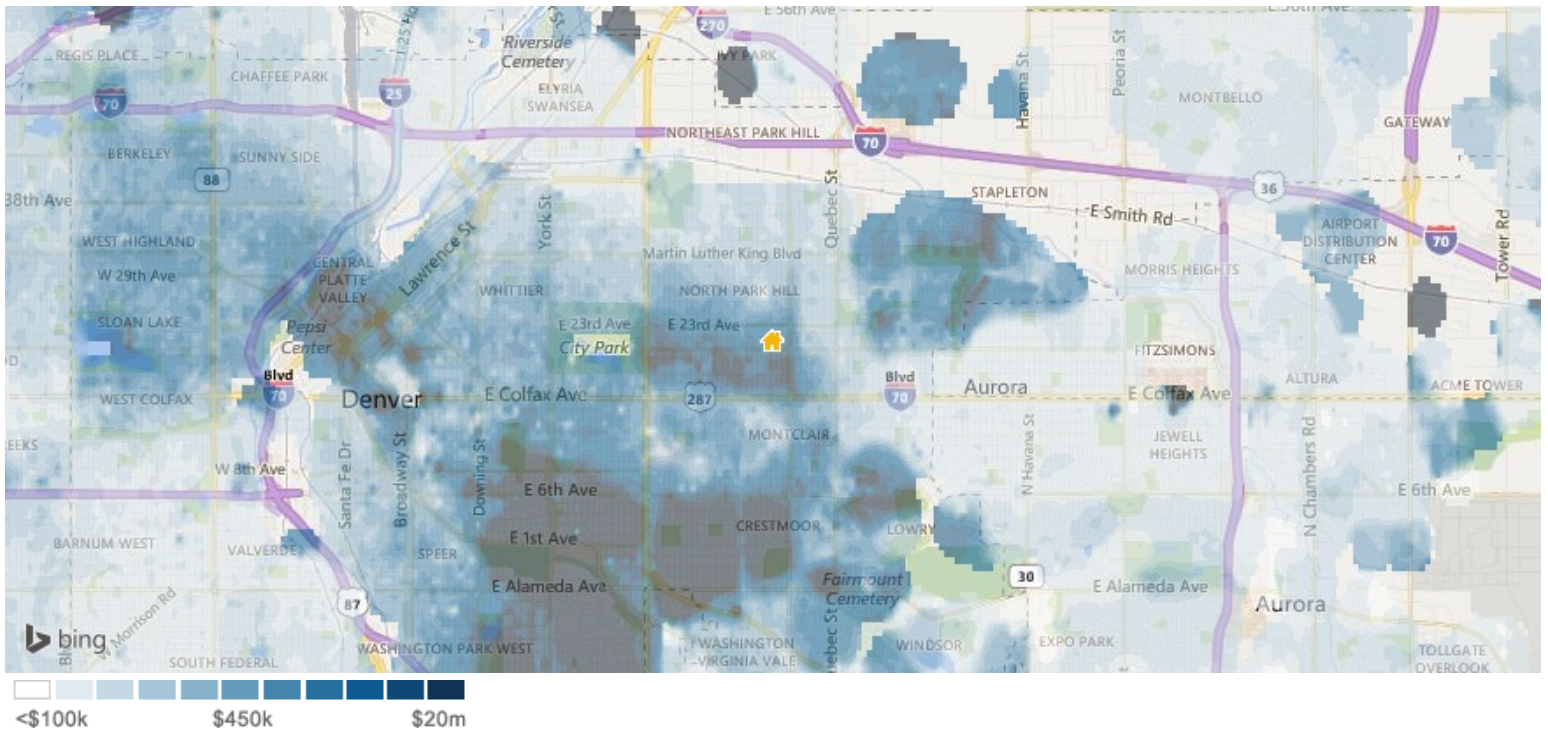


Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Market Activity for 80207

Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Market Snapshot

Compared with Last Year: November 19, 2014 vs. November 19, 2015

Median Est. Home Value

\$362K

Up 21%

Median Est. Listing Price

\$353K

Up 2.5%

Median Days in RPR

40

Down -13%

Sales Volume

52

Up 18.2%

Market Activity

This chart summarizes market activity by listing status for various time periods.

Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Monthly

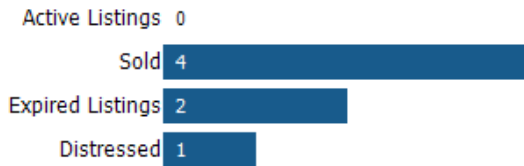
12 Months Ago



Last 30 Days



Month Prior



Listing Price vs. Sales Price

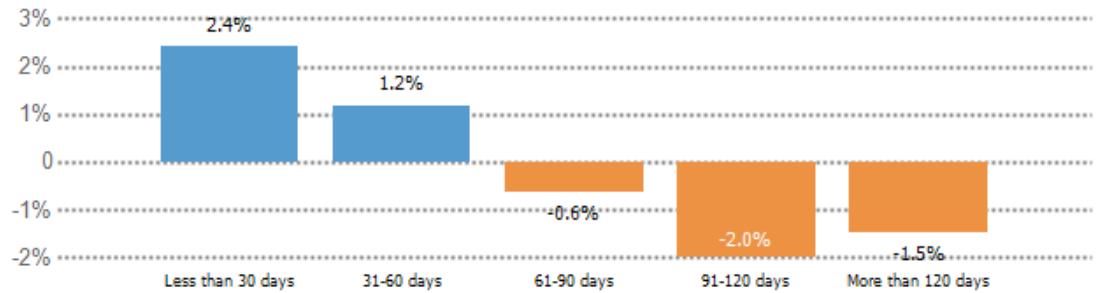
This chart displays the average percentage difference between the listing and selling price, compared by length of time properties were for sale in this market.

Data Source: On- and off-market listings sources

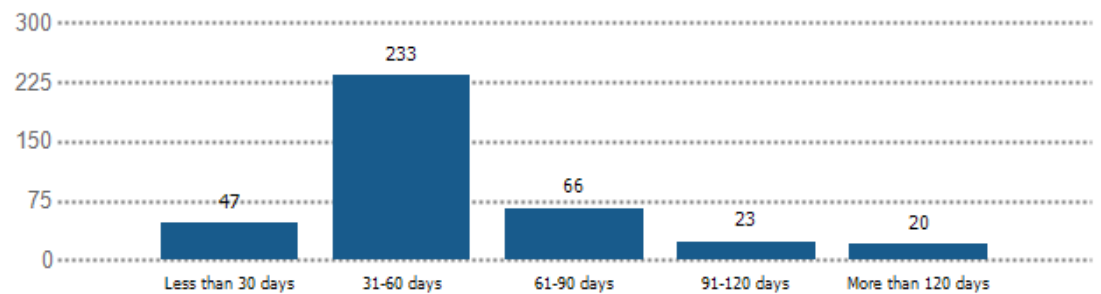
Update Frequency: Monthly

- Above Listing Price
- Below Listing Price
- Number of Sales

Percentage Difference in Price



Number of Sales



Average Price Adjustments

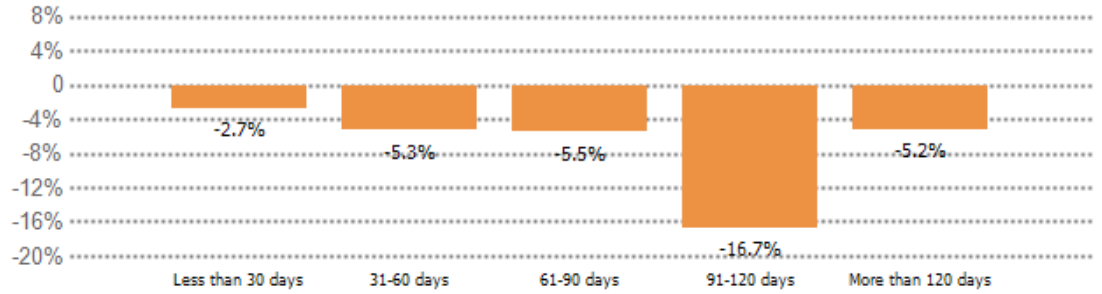
This chart displays the average percentage adjustment from the original list price, compared by length of time properties have been for sale in this market.

Data Source: On- and off-market listings sources

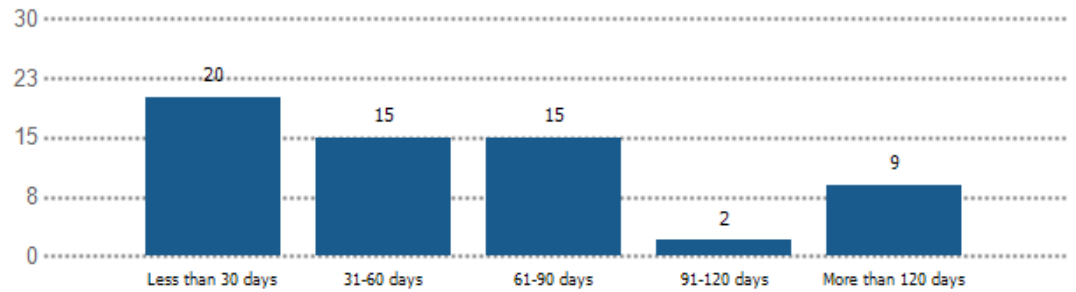
Update Frequency: Monthly

- Price Adjustments (-)
- Number of Price Adjustments - All Listings

Percentage Change in Listing Price



Number of Price Adjustments - All Listings



Market Health Charts and Comparisons

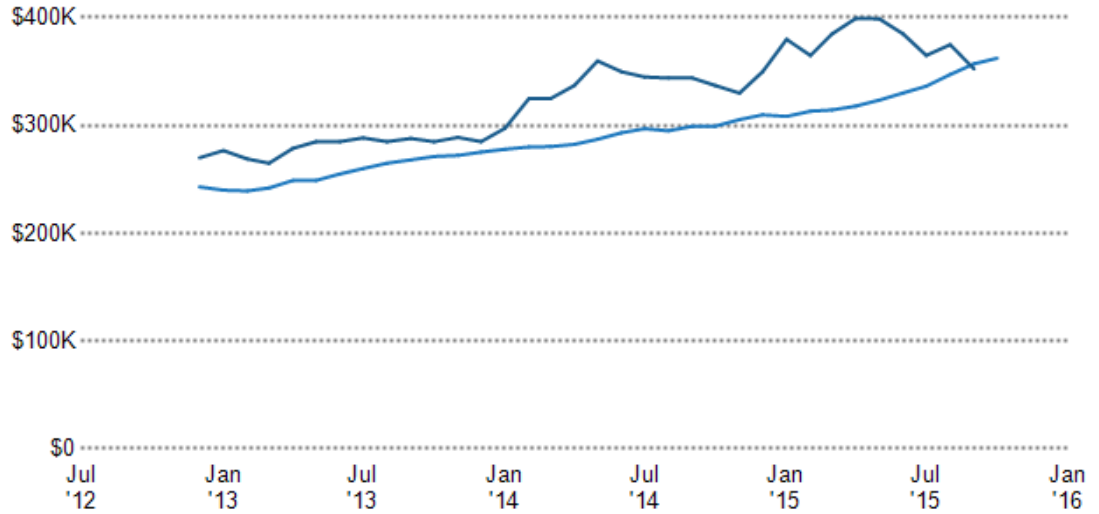
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

- Median Estimated Value
- Median List Price



Median Sales Price vs. Sales Volume

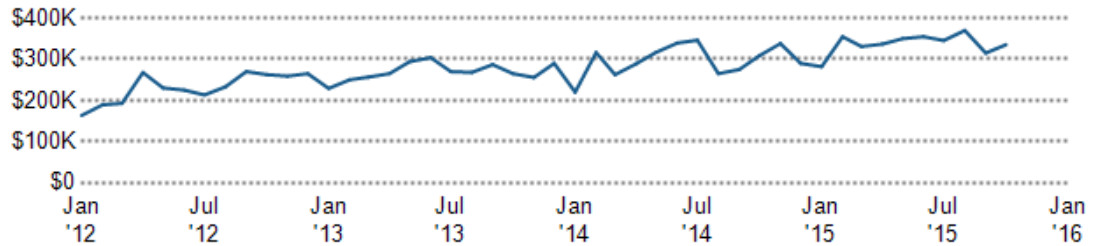
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

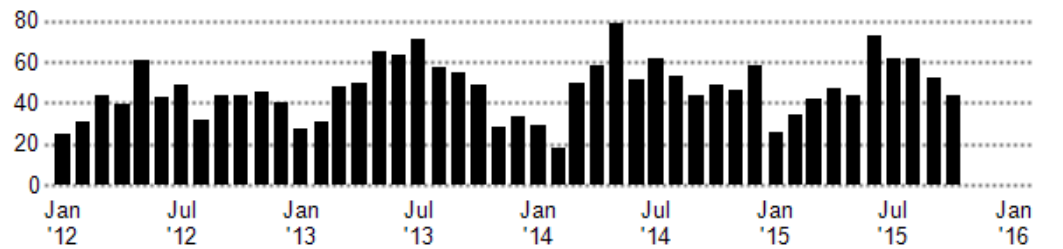
Update Frequency: Monthly

- Median Sales Price
- Sales Volume

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

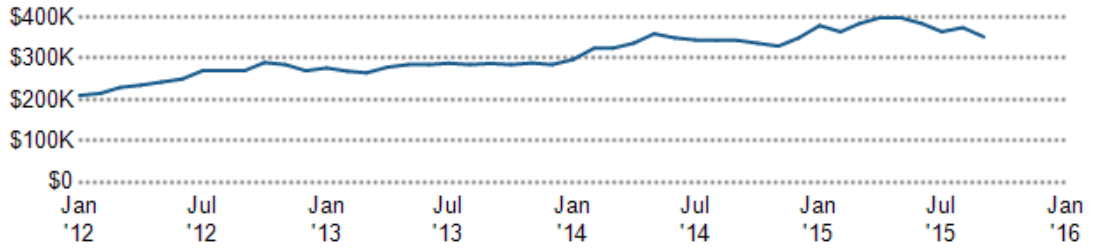
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

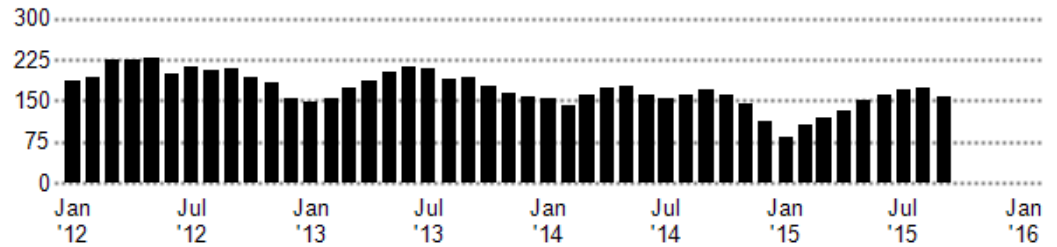
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of active listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by PropertyType



Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps

This House

\$304K 1

Comps

> \$120K 10

Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space, in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps

This House

1,170 sq. ft. **\$608,710**

Comps

2,200 - 2,400 sq. ft. **\$572,482**

2,000 - 2,200 sq. ft. **\$505,000**

1,200 - 1,400 sq. ft. **\$533,500**

1,000 - 1,200 sq. ft. **\$465,000**

< 1,000 sq. ft. **\$485,000**

Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

- This House
- Comps

This House

\$609K **1**

Comps

> \$350K **10**

Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

- This House
- Comps

This House

\$520 **1**

Comps

> \$195 **10**

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data
Update Frequency: Monthly



Sales Count by Bedroom

Inventory of Distressed Listings

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: Public records and MLS data where licensed

Update Frequency: Daily



Inventory of Distressed Listings

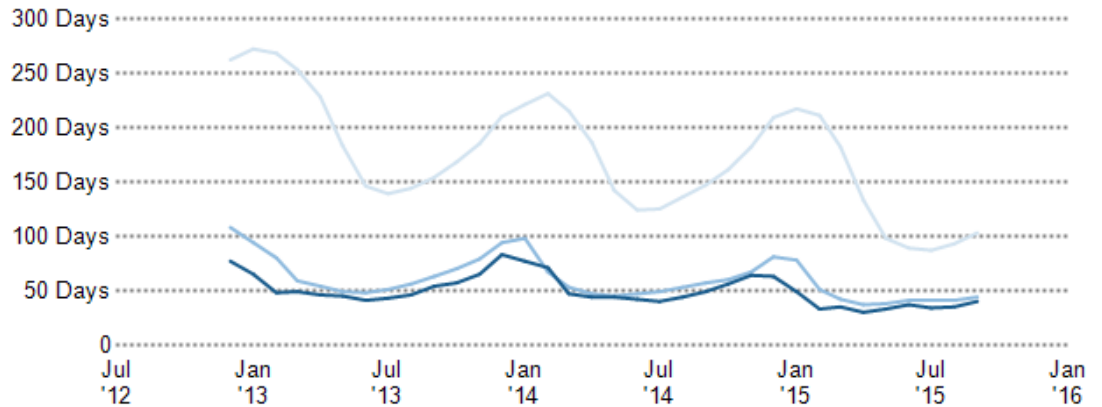
Median Days in RPR

This chart shows how long homes are listed on RPR before their status is converted to sold. The median is calculated for all homes sold in a given month.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

- 80207
- Denver County
- Colorado



Selected Market Activity



LEGEND: Subject Property Pending Listing Expired Listing Distressed Pending Distressed Recent Sale

	Active Listings	Sold	Distressed	Expired Listings
Total Number of Properties	8	8	8	8
Lowest Listing Price/Est. Value	\$235,000	\$350,000	\$219,900	\$290,000
Median Listing Price/Est. Value	\$405,000	\$474,950	\$376,820	\$471,950
Highest Listing Price/Est. Value	\$819,000	\$600,000	\$598,860	\$739,900
Median Living Area	1,925	2,007	1,248	2,145
Median Price per sq.ft.	\$241	\$247	\$284	\$227
Median Days in RPR	6	101	-	101
Median Age	65	81	67	72

FOR SALE

Active



Address	2070 Krameria St Denver, CO 80207	2240 Ivy Street Denver, CO 80207	2221 Forest Street Denver, CO 80207	2220 Quebec Street Denver, CO 80207	2810 Olive Street Denver, CO 80207
Status	Subject Property	For Sale	For Sale	For Sale	For Sale
Amount	—	\$819,000 List Amount	\$585,000 List Amount	\$235,000 List Amount	\$415,000 List Amount
Listing Date	—	11/13/2015	11/12/2015	11/13/2015	11/16/2015
Days in RPR	—	6	7	6	3
Price Per Sq. Ft.	\$520	\$270	\$273	\$223	\$259
Bedrooms	2	3	4	3	3
Total Baths	2	3	2	2	2
Partial Baths	—	1	1	1	—
Total Rooms	5	—	—	—	—
Living Area	1,170	3,032	2,140	1,054	1,600
Lot Size	6,100 sq ft	6,250 sq ft	4,690 sq ft	6,660 sq ft	7,500 sq ft
Year Built	1933	1925	1910	1951	1951
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family	Detached Single Family	Detached Single Family	Detached Single Family
MLS ID	—	5491567	2407601	4441701	6360306
Listing Broker	—	Listing Courtesy of Porchlight Real Estate Group	Listing Courtesy of Keller Williams Realty Downtown	Listing Courtesy of RE/MAX Southeast Inc.	Listing Courtesy of USAJ REALTY
Description		Generously sized rooms in this park hill home. Main floor has formal dining, living room, den, full bathroom and a bedroom or office. Fabulous master suite with a sitting room, new bathroom design and fixtures. The basement is all new and wait until you see the laundry room. Beautiful back yard with pergola, outdoor fireplace and a two-car detached garage. You will fall in love with the location, neighbors and neighborhood. Http://tours.virtuance.com/435358	Charming bungalow in the heart of park hill *spacious covered porch welcomes you*open concept with bright living room and cozy fireplace*formal dining room features period hutch and buffet*large updated kitchen with newer counter tops, back splash, cabinets and fixtures*sunny eat-in space overlooks serene backyard and features a built in desk*main level bedroom*glowing wood floors and wood accents throughout*remodeled main bath*newer fixtures* fresh exterior paint*new roof*	Cozy home in the park hill area. Lots of natural lighting, fresh coat of paint throughout the home. Convenient laundry room. Large covered patio with lots of shade perfect for entertaining. Plenty of space in the backyard for cars.	Beautifully renovated home close to denver and stapleton town center. You will enjoy the front porch, open floor plan, clean modern lines, wood floors, and a two-way fireplace. With three bedrooms, two bathrooms, and an office space you will have plenty of room to spread out. Don't miss the covered patio, large yard, oversized two-car garage, shed, raised flower beds and available gas line for a fire pit or hot tub! boasts a lot size of 7500 square feet!

Highlighted fields were changed by agent to reflect knowledge of this property.

FOR SALE

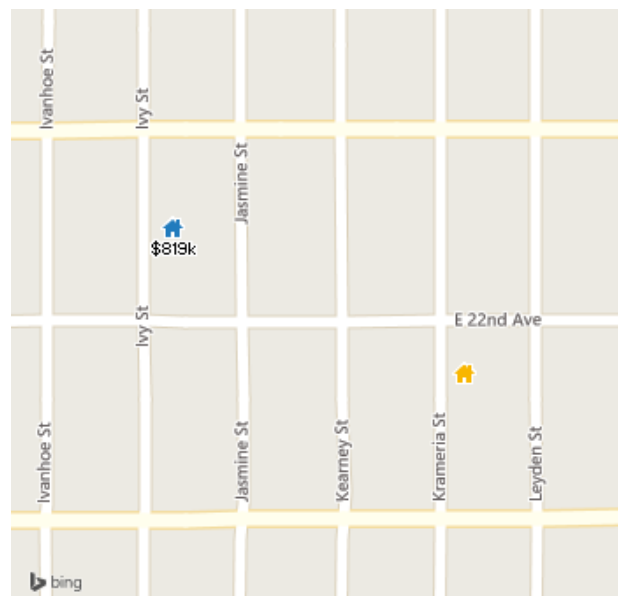
Active



Address	2070 Krameria St Denver, CO 80207	Krameria Street Denver, CO 80207	2948 Ivanhoe Street Denver, CO 80207	2890 N Oneida Street Denver, CO 80207	2697 Poplar Street Denver, CO 80207
Status	Subject Property	For Sale	For Sale	For Sale	For Sale
Amount	—	\$319,700 List Amount	\$464,900 List Amount	\$235,000 List Amount	\$395,000 List Amount
Listing Date	—	11/13/2015	11/6/2015	11/11/2015	11/19/2015
Days in RPR	—	6	13	8	—
Price Per Sq. Ft.	\$520	\$175	\$214	\$267	\$195
Bedrooms	2	4	4	3	4
Total Baths	2	2	2	2	3
Partial Baths	—	—	1	1	1
Total Rooms	5	—	—	—	—
Living Area	1,170	1,824	2,176	879	2,026
Lot Size	6,100 sq ft	6,250 sq ft	6,360 sq ft	7,500 sq ft	6,250 sq ft
Year Built	1933	1954	1949	1949	1950
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Attached Single Family	Detached Single Family	Detached Single Family	Detached Single Family
MLS ID	—	9812722	4840049	2690474	8949293
Listing Broker	—	Listing Courtesy of RE/MAX Unlimited Inc	Listing Courtesy of ERA HERMAN GROUP	Listing Courtesy of HomeSmart Realty Group of Colorado	Listing Courtesy of COLDWELL BANKER RESIDENTIAL 18
Description		Great investment opportunity!! this is a duplex with the top half vacant and the basement occupied with a tenant. Move into the top and subsidize your mortgage with the rent from the tenant in the bottom half. Tenants lease expires in spring of 2016. The top half has been totally remodeled with beautiful kitchen cabinets, tile floors, new sink and faucet, granite-looking counter tops and new stainless steel appliances (no refrigerator). Property boasts of new vinyl windows, paint and refinished wood floors. Seller cut a pass thru from the kitchen into the living room giving the living room a more open feel. It has a counter so you can put bar stools up to it for eating or use the dining ar...	Wow! a beautifully done total remodel! complete real wood floors throughout with a spacious and wide open floor plan, the floor plan is awesome in this home. This home features both a living room and family room with a gas fireplace perfect for entertaining right off of the huge kitchen. Brand new lighted cabinets with glass fronts, all new stainless steel appliances with a built in oven and microwave, a cook top stove complete with a stainless steel hood vent. Tile flooring and walls in the bathrooms, fully finished basement with a huge bathroom completely redone as well. The 4th bedroom is non conforming but perfect for an office with built in shelving. Huge lot with new deck and hot tub...	Cozy little house in a quite neighborhood	Recently remodded north park hill gem! beautifully updated kitchen and bathrooms featuring wood floors on the main level. Two large bedrooms on the main floor and 2 non-conforming bedrooms downstairs. Full finished basement with bathroom and laundry room. One car garage and plenty of space for 3 off-street parking spaces, 2 in the back and one in front. Spacious back yard with alley access. Must see to appreciate. Bring your clients and investors, this opportunity will not last long!

Highlighted fields were changed by agent to reflect knowledge of this property.

2240 Ivy Street, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE

* New, Active: 11/13/2015

List Price
\$819,000

Last Price Update: –
Days in RPR: 6

Generously sized rooms in this Park Hill home. Main floor has formal dining, living room, den, full bathroom and a bedroom or office. Fabulous master suite with a sitting room, new bathroom design and fixtures. The basement is all new and wait until you see the laundry room. Beautiful back yard wi...

Home Facts

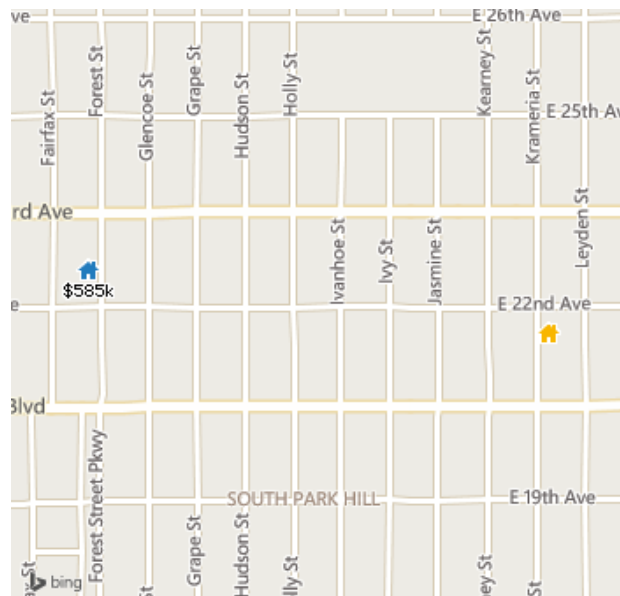
Public Facts

Listing Facts

Property Type	–	Single Family Residence
Property Subtype	–	Detached Single Family
Bedrooms	–	3
Total Baths	–	3
Full Baths	–	2
Partial Baths	–	1
Living Area (sq ft)	–	3,032
Lot Size	–	6,250 sq ft
Year Built	–	1925
Style	–	Traditional
Roofing	–	Composition Shingle
Cooling	–	Evaporative Cooler
Fireplaces	–	2
Basement	–	Slab
Construction	–	Brick
Exterior Walls	–	Brick, Stucco
Number of Stories	–	2 Story

Listing Courtesy of Porchlight Real Estate Group

2221 Forest Street, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏡 This Listing

FOR SALE

* New, Active: 11/12/2015

List Price
\$585,000

Last Price Update: –
Days in RPR: 7

Charming Bungalow in the Heart of Park Hill *Spacious Covered Porch Welcomes You*Open Concept with Bright Living Room and Cozy Fireplace*Formal Dining Room Features Period Hutch and Buffet*Large Updated Kitchen with Newer Counter Tops, Back Splash, Cabinets and Fixtures*Sunny Eat-In Space Overlooks...

Home Facts

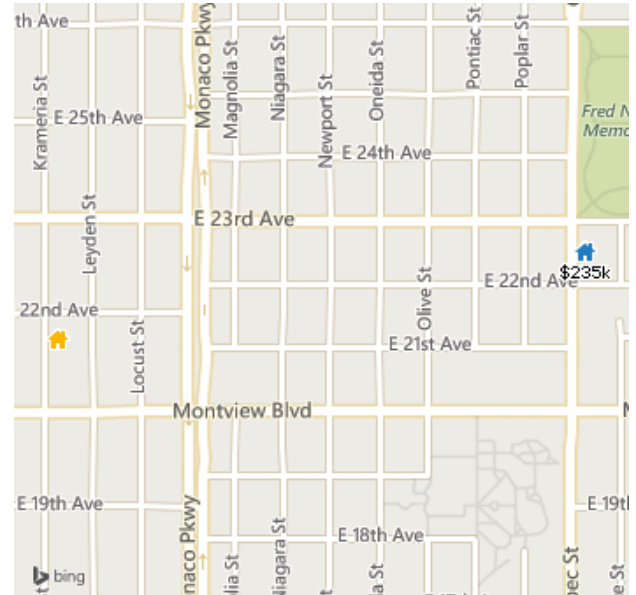
Public Facts

Listing Facts

Property Type	–	Single Family Residence
Property Subtype	–	Detached Single Family
Bedrooms	–	4
Total Baths	–	2
Full Baths	–	1
Partial Baths	–	1
Living Area (sq ft)	–	2,140
Lot Size	–	4,690 sq ft
Year Built	–	1910
Style	–	Bungalow
Roofing	–	Composition Shingle
Heating	–	Forced Air
Cooling	–	Air Conditioning, Attic Fan
Fireplaces	–	2
Basement	–	Slab
Construction	–	Brick
Exterior Walls	–	Brick, Wood Siding
Number of Stories	–	2 Story

Listing Courtesy of Keller Williams Realty Downtown

2220 Quebec Street, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE
* New, Active: 11/13/2015

List Price
\$235,000

Last Price Update: –
Days in RPR: 6

Cozy home in the Park Hill area. Lots of natural lighting, fresh coat of paint throughout the home. Convenient laundry room. Large covered patio with lots of shade perfect for entertaining. Plenty of space in the backyard for cars.

Home Facts

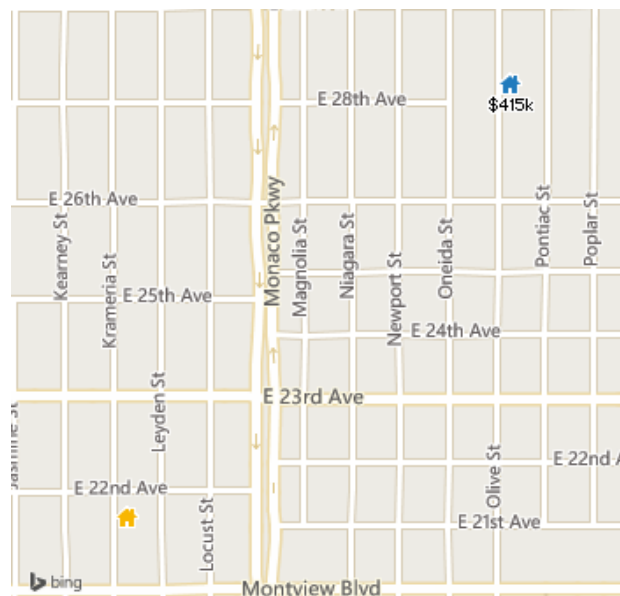
Public Facts

Listing Facts

Property Type	–	Single Family Residence
Property Subtype	–	Detached Single Family
Bedrooms	–	3
Total Baths	–	2
Full Baths	–	1
Partial Baths	–	1
Living Area (sq ft)	–	1,054
Lot Size	–	6,660 sq ft
Year Built	–	1951
Roofing	–	Composition Shingle
Heating	–	Forced Air
Cooling	–	Air Conditioning
Fireplaces	–	Yes
Construction	–	Brick
Exterior Walls	–	Brick
Number of Stories	–	Ranch (1 Story)

Listing Courtesy of RE/MAX Southeast Inc.

2810 Olive Street, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏡 This Listing

FOR SALE

* New, Active: 11/16/2015

List Price
\$415,000

Last Price Update: –
Days in RPR: 3

Beautifully renovated home close to Denver and Stapleton town center. You will enjoy the front porch, open floor plan, clean modern lines, wood floors, and a two-way fireplace. With three bedrooms, two bathrooms, and an office space you will have plenty of room to spread out. Don't miss the covered...

Home Facts

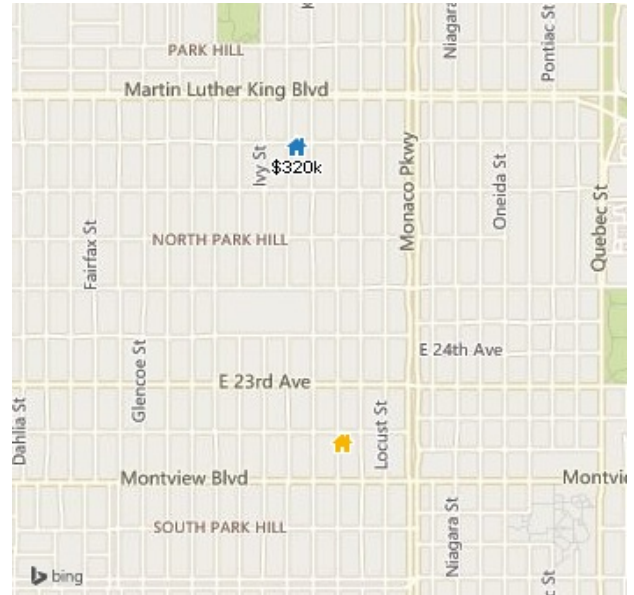
Public Facts

Listing Facts

Property Type	–	Single Family Residence
Property Subtype	–	Detached Single Family
Bedrooms	–	3
Total Baths	–	2
Full Baths	–	2
Living Area (sq ft)	–	1,600
Lot Size	–	7,500 sq ft
Year Built	–	1951
Style	–	Contemporary
Roofing	–	Composition Shingle
Heating	–	Forced Air
Cooling	–	A/C Central, Ceiling Fan(S)
Fireplaces	–	1
Construction	–	Other
Exterior Walls	–	Stucco
Number of Stories	–	Ranch (1 Story)

Listing Courtesy of USAJ REALTY

Krameria Street, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏡 This Listing

FOR SALE

* New, Active: 11/13/2015

List Price
\$319,700

Last Price Update: 11/13/2015
Days in RPR: 6

Great investment opportunity!! This is a duplex with the top half vacant and the basement occupied with a tenant. Move into the top and subsidize your mortgage with the rent from the tenant in the bottom half. Tenants lease expires in Spring of 2016. The top half has been totally remodeled with be...

Home Facts

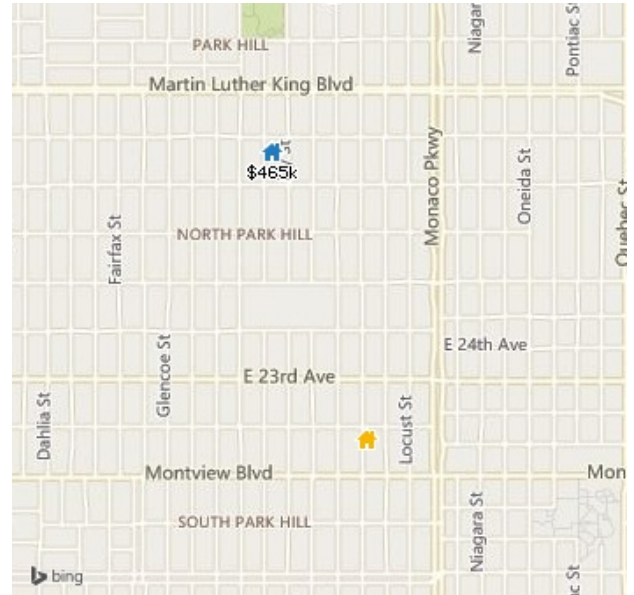
Public Facts

Listing Facts

Property Type	—	Single Family Residence
Property Subtype	—	Attached Single Family
Bedrooms	—	4
Total Baths	—	2
Full Baths	—	2
Living Area (sq ft)	—	1,824
Lot Size	—	6,250 sq ft
Year Built	—	1954
Roofing	—	Composition Shingle
Heating	—	Forced Air
Cooling	—	None
Fireplaces	—	Yes
Basement	—	Yes
Construction	—	Brick
Exterior Walls	—	Brick
Number of Units	—	2
Number of Stories	—	Other

Listing Courtesy of RE/MAX Unlimited Inc

2948 Ivanhoe Street, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏡 This Listing

FOR SALE

* New, Active: 11/6/2015

List Price
\$464,900

Last Price Update: 11/16/2015
Days in RPR: 13

WOW! A BEAUTIFULLY DONE TOTAL REMODEL! COMPLETE REAL WOOD FLOORS THROUGHOUT WITH A SPACIOUS AND WIDE OPEN FLOOR PLAN, THE FLOOR PLAN IS AWESOME IN THIS HOME. THIS HOME FEATURES BOTH A LIVING ROOM AND FAMILY ROOM WITH A GAS FIREPLACE PERFECT FOR ENTERTAINING RIGHT OFF OF THE HUGE KITCHEN. BRAND NEW...

Home Facts

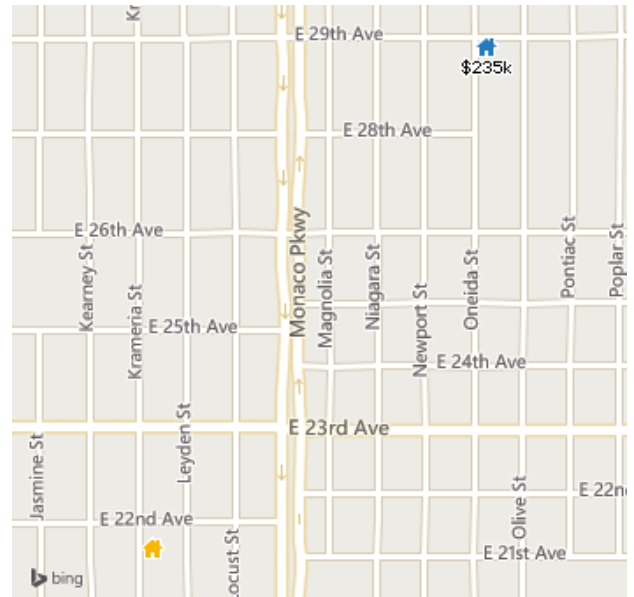
Public Facts

Listing Facts

Property Type	—	Single Family Residence
Property Subtype	—	Detached Single Family
Bedrooms	—	4
Total Baths	—	2
Full Baths	—	1
Partial Baths	—	1
Living Area (sq ft)	—	2,176
Lot Size	—	6,360 sq ft
Year Built	—	1949
Roofing	—	Composition Shingle
Heating	—	Forced Air
Cooling	—	A/C Central
Fireplaces	—	Yes
Basement	—	Yes
Construction	—	Brick
Exterior Walls	—	Brick
Number of Stories	—	Ranch (1 Story)

Listing Courtesy of ERA HERMAN GROUP

2890 N Oneida Street, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE

* New, Active: 11/11/2015

List Price
\$235,000

Last Price Update: –
Days in RPR: 8

Cozy little house in a quite neighborhood

Home Facts

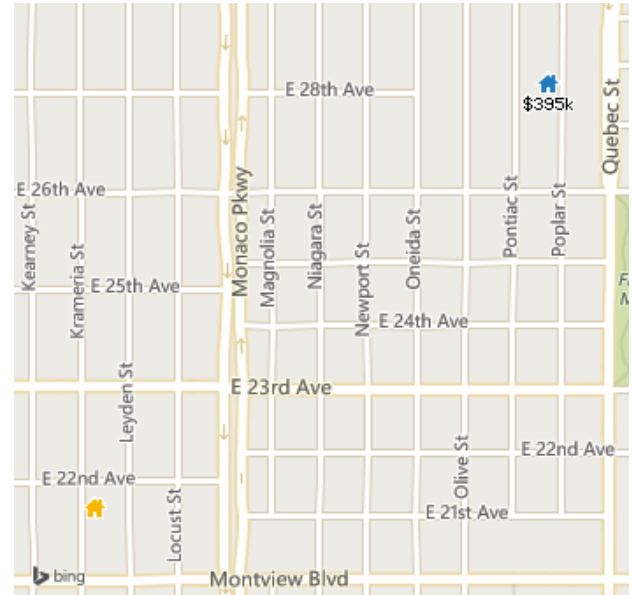
Public Facts

Listing Facts

Property Type	–	Single Family Residence
Property Subtype	–	Detached Single Family
Bedrooms	–	3
Total Baths	–	2
Full Baths	–	1
Partial Baths	–	1
Living Area (sq ft)	–	879
Lot Size	–	7,500 sq ft
Year Built	–	1949
Style	–	A-Frame
Roofing	–	Composition Shingle
Heating	–	Forced Air
Cooling	–	Attic Fan
Fireplaces	–	Yes
Construction	–	Brick
Exterior Walls	–	Brick, Cedar Siding
Number of Stories	–	Ranch (1 Story)

Listing Courtesy of HomeSmart Realty Group of Colorado

2697 Poplar Street, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE

* New, Active: 11/19/2015

List Price
\$395,000

Last Price Update: –
Days in RPR: –

Recently remodeled North Park Hill gem! Beautifully updated kitchen and bathrooms featuring wood floors on the main level. Two large bedrooms on the main floor and 2 non-conforming bedrooms downstairs. Full finished basement with bathroom and laundry room. One car garage and plenty of space for...

Home Facts

Public Facts

Listing Facts

Property Type	–	Single Family Residence
Property Subtype	–	Detached Single Family
Bedrooms	–	4
Total Baths	–	3
Full Baths	–	2
Partial Baths	–	1
Living Area (sq ft)	–	2,026
Lot Size	–	6,250 sq ft
Year Built	–	1950
Roofing	–	Composition Shingle
Heating	–	Forced Air
Cooling	–	A/C Central
Fireplaces	–	Yes
Basement	–	Slab
Construction	–	Brick, Frame
Exterior Walls	–	Brick
Number of Stories	–	Ranch (1 Story)

Listing Courtesy of COLDWELL BANKER RESIDENTIAL 18

RECENTLY SOLD

Recently Sold

Address	2070 Krameria St Denver, CO 80207	2084 Forest St Denver, CO 80207	2675 Holly St Denver, CO 80207	2540 Hudson St Denver, CO 80207	2283 Eudora St Denver, CO 80207
Status	Subject Property	Recently Sold	Recently Sold	Recently Sold	Recently Sold
Amount	—	\$480,000 Sold Price	\$450,000 Sold Price	\$465,000 Sold Price	\$600,000 Sold Price
List Price	—	\$539,900	\$450,000	\$465,000	\$600,000
Recording Date	3/28/2014	11/6/2015	9/14/2015	11/4/2015	10/19/2015
List/Sold Ratio	—	89%	100%	100%	100%
Days in RPR	—	98	38	41	46
Price Per Sq. Ft.	\$520	\$210	\$224	\$242	\$256
Bedrooms	2	3	5	3	3
Total Baths	2	2	2	2	2
Partial Baths	—	1	—	—	1
Total Rooms	5	5	4	5	6
Living Area	1,170	2,289	2,010	1,921	2,340
Lot Size	6,100 sq ft	5,000 sq ft	6,250 sq ft	5,470 sq ft	6,300 sq ft
Year Built	1933	1923	1951	1940	1937
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family	Detached Single Family	Detached Single Family	Detached Single Family
MLS ID	—	4850299	6674193	3958051	9346532
Listing Broker	—	Courtesy of Kentwood City Properties	Courtesy of LIVE URBAN REAL ESTATE	Courtesy of Preferred Properties Inc	Courtesy of LIV Sotheby's International Realty
Description		Incredible opportunity to live in the most desirable location in park hill. Beautiful craftsman bungalow. This home perfectly blends modern updates with classic character. As you enter you are greeted with a formal living room with wood floors, fireplace, built-ins and original mouldings. The sunny formal dining room is perfect for entertaining. The kitchen has been thoughtfully renovated and features slab granite, stainless appliances, maple cabinets, a large center island and french doors that lead to the backyard deck. Both bathrooms have been updated with a modern flair. The finished basement boasts a third bedroom, full bath with a jetted tub, family room, laundry and front and back st...	Mid century brick raised ranch light & bright & lots of space! main floor has, large open living room with wood floors & lots of light. Remodeled kitchen features, eat at counter, large dining area, stainless steel appliances, granite tile counter tops, dark cherry cabinets and raised front porch (ideal for morning coffee). Two bedrooms on main floor with wood floors & a remodeled full bath. Basement has new carpeting & high ceilings! 3 non-conforming bedrooms all with windows. Remodeled large bathroom with shower, huge jetted tub. Separate laundry room with side by side washer & dryer and shelving. Exterior features include a large covered back patio, grilling area and an awesome hot tub...	Fabulous park hill tudor...wonderful original features perfectly updated. Original tile fireplace, traditional arches, and beautiful wood floors with updated kitchen and baths, new energy efficient windows, and air-conditioning. Two bedrooms on the main and third in basement with egress window. Stunning gardens and lovely yard. Great park hill location close to city park, museum of nature and science, and restaurants.	Light, open, & perfectly charming with it's clinker brick exterior, huge arched front window, friendly front patio, rare mayan interior arches, oak floors, wood burning fireplace, dining room bay window, & delightful original details including vintage entry light fixture, lovely living room sconces, coved ceilings, & glass knobs with art deco hardware. The beautifully updated kitchen has maple cabinets with cherry trim, slab granite counters, stainless steel appliances, 5-burner bosch gas cooktop & convection oven, & eating area with bay window. Main floor bath has a striking quarter-sawn oak stickley vanity with rojo marble counter & a heated tile floor. Great basement has a lovely 3/4 bat...

Highlighted fields were changed by agent to reflect knowledge of this property.

RECENTLY SOLD

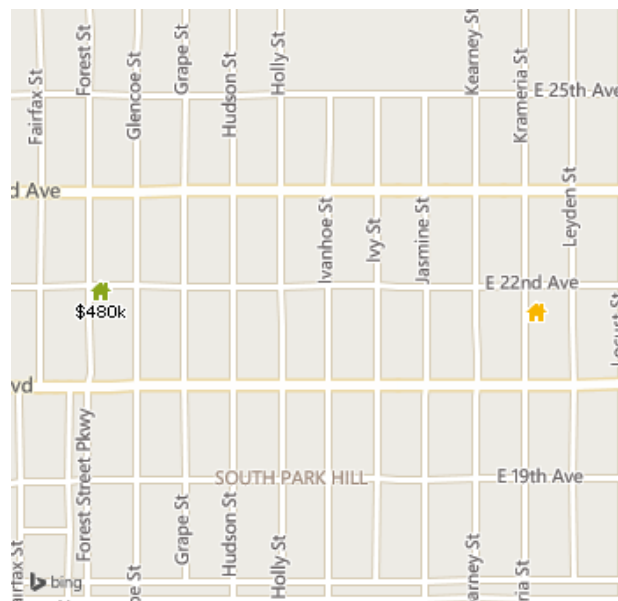
Recently Sold



Address	2070 Krameria St Denver, CO 80207	2613 Holly St Denver, CO 80207	2501 Forest St Denver, CO 80207	2857 Kearney St Denver, CO 80207	2245 Clermont St Denver, CO 80207
Status	Subject Property	Recently Sold	Recently Sold	Recently Sold	Recently Sold
Amount	—	\$430,000 Sold Price	\$484,900 Sold Price	\$355,000 Sold Price	\$555,000 Sold Price
List Price	—	\$429,950	\$484,900	\$350,000	\$554,900
Recording Date	3/28/2014	9/1/2015	11/13/2015	9/30/2015	9/11/2015
List/Sold Ratio	—	100%	100%	101%	100%
Days in RPR	—	47	93	40	41
Price Per Sq. Ft.	\$520	\$215	\$265	\$263	\$252
Bedrooms	2	3	3	3	3
Total Baths	2	2	2	2	2
Partial Baths	—	1	1	2	—
Total Rooms	5	5	5	6	6
Living Area	1,170	2,004	1,827	1,350	2,200
Lot Size	6,100 sq ft	6,250 sq ft	4,690 sq ft	6,200 sq ft	5,950 sq ft
Year Built	1933	1930	1930	1947	1915
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family	Detached Single Family	Detached Single Family	Detached Single Family
MLS ID	—	6286806	6973236	6829484	7023842
Listing Broker	—	Courtesy of RE/MAX Cherry Creek	Courtesy of Coldwell Banker Residential 26	Courtesy of Cherry Creek Properties LLC	Courtesy of Inspired Real Estate LLC
Description		This tudor is packed with charm and greets you with a formal entry, period elements including an inglenook fireplace with wall sconces, a gorgeous period dining room chandelier, oak floors, french windows, and french doors to the porch off the living room. This home features a light filled kitchen, larger master bedroom with 2 closets, plus a secondary main floor bedroom and a non-conforming 3rd bedroom in the basement; 2 baths, plus a large family room in the basement with a 2nd wood burning fireplace. The backyard features a private deck perfect for summer entertaining, raised beds for gardening and 2 car detached garage. The home has new roof was installed in july, 2015 and is ready fo...	Stunning remodeled bungalow in park hill! full of charm this home showcases many of its original architectural characteristics*built-in china cupboard, arched entryways, back staircase, exposed brick and more! remodeled kitchen features slab granite, gas range, separate built-in oven, stainless appliances*beamed ceiling in main living area*wood floors*beautiful remodel in bathrooms*new roof (2014)*new rain gutters (5" stainless)*blow-in insulation added in 2012*newer sewer line*new garage roof (2014)*newer garage door (2012)*screened in porch with hot tub (private)*gas line for grill*loads of storage and walk-in closets*custom closet in basement bedroom*beauty to show...beauty to own!	Open house saturday 2-5 pm. Imagine your lifestyle in this beautiful home: enjoy your morning coffee on the beautiful east-facing front porch, overlooking your professionally landscaped yard with mature trees and lovely plants. Come inside to a light and bright home with gorgeous hard wood floors, a lovely kitchen with granite counters and stainless appliances, open to spacious dining and living areas. Enjoy plenty of storage space in the huge walk in closets, the convenience of an additional study or office space, and the privacy of your own master suite which opens to your fenced back yard. A spacious back patio is perfect for entertaining, grilling or simply relaxing. Store all of your t...	1915 craftsman home located at 2245 clermont street in park hill. The front door invites you into the open living room flowing into the dining room. Windows frame the home and bring in the outdoor. Large trees protect the house from the sun. Original woodwork though out the home. Two bedrooms upstairs with a walk in closet attached to the back bedroom. Kitchen was updated in 2008 with granite countertops, cherry cupboards and stainless steel appliances. Original floors throughout the first floor; oak and pine. An area just off the living room is currently used as a sitting room with an office (built in bookcases) just behind. Upstairs bathroom remodeled in 2011. The downstairs has a full ba...

Highlighted fields were changed by agent to reflect knowledge of this property.

2084 Forest St, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

• Sold Date: 11/6/2015
• MLS listing 4850299, 7/31/2015

Sold Price

\$480,000

Sold Date: 11/6/2015
Days in RPR: 98

Current Estimated Value

\$534,550

Last RVM® Update: 11/1/2015

RVM® Est. Range:
\$491,786 – \$577,314

RVM® Confidence:
★★★★★

📉 RVM® Change
Last 1 Month: **-\$700**

📈 RVM® Change
Last 12 Months: **12.22%**

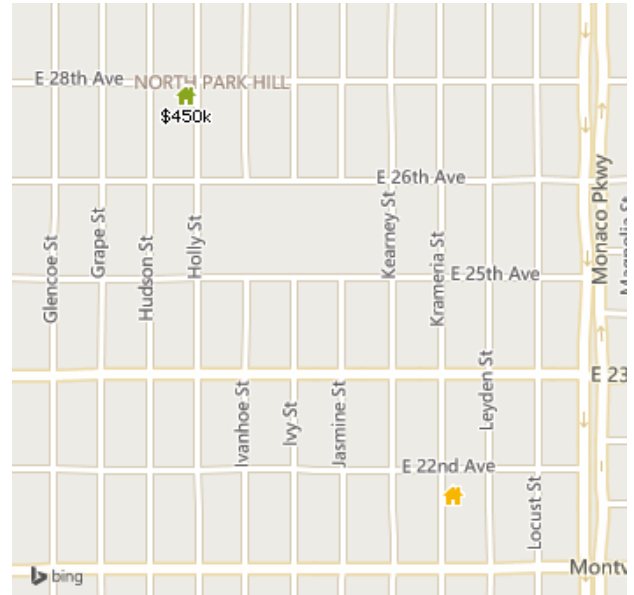
Incredible opportunity to live in the most desirable location in Park Hill. Beautiful Craftsman bungalow. This home perfectly blends modern updates with classic character. As you enter you are greeted with a formal living room with wood floors, fireplace, built-ins and original mouldings. The sunny...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family
Bedrooms	2	3
Total Baths	2	2
Full Baths	2	1
Partial Baths	-	1
Living Area (sq ft)	1,174	2,289
Lot Size	5,000 sq ft	5,000 sq ft
Lot Dimensions	5000 SF	-
Garage	Yes	-
Garage (spaces)	2	-
Year Built	1923	1923
Total Rooms	5	-
Style	-	Bungalow
Roofing	-	Composition Shingle
Heating	Forced air unit	Forced Air
Cooling	-	A/C Central
Fireplaces	2	Yes
Basement	B	Yes
Construction	-	Brick
Exterior Walls	Brick	Brick
Number of Buildings	0	-
Number of Stories	1 story with basement	Ranch (1 Story)

Courtesy of Kentwood City Properties

2675 Holly ST, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

• Sold Date: 9/14/2015
• MLS listing 6674193, 8/7/2015

Sold Price

\$450,000

Sold Date: 9/14/2015
Days in RPR: 38

Current Estimated Value

\$448,050

Last RVM® Update: 11/1/2015

RVM® Est. Range:
\$425,648 – \$470,452

RVM® Confidence:



📉 RVM® Change
Last 1 Month: **-\$1,230**

📈 RVM® Change
Last 12 Months: **5.54%**

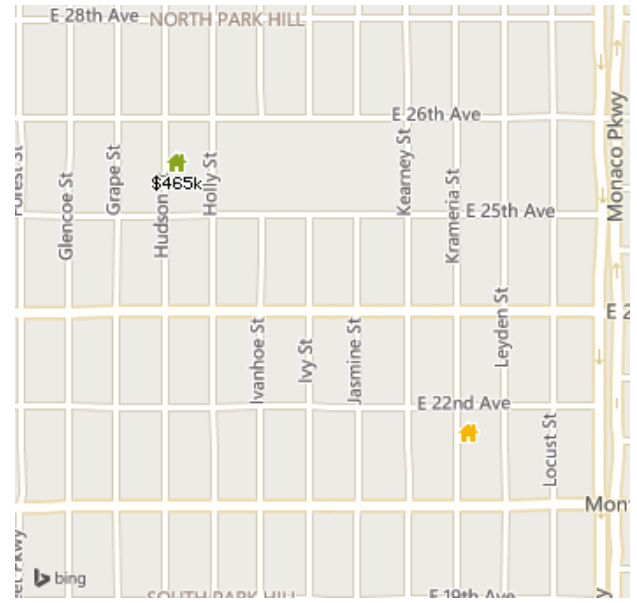
Mid Century Brick Raised Ranch light & bright & lots of space! Main floor has, Large open living room with wood floors & lots of light. Remodeled kitchen features, eat at counter, large dining area, stainless steel appliances, granite tile counter tops, dark cherry cabinets and raised Front porch...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family
Bedrooms	2	5
Total Baths	2	2
Full Baths	2	2
Living Area (sq ft)	1,126	2,010
Lot Size	6,250 sq ft	6,250 sq ft
Lot Dimensions	6250 SF	-
Garage	Yes	-
Garage (spaces)	2	-
Year Built	1951	1951
Total Rooms	4	-
Style	-	Mid Century
Roofing	-	Composition Shingle
Heating	Forced air unit	Forced Air
Cooling	-	A/C Central
Fireplaces	-	Yes
Basement	B	Slab
Construction	-	Brick, Frame
Exterior Walls	Brick	Brick
Number of Buildings	0	-
Number of Stories	1 story with basement	Ranch (1 Story)

Courtesy of LIVE URBAN REAL ESTATE

2540 Hudson ST, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

• Sold Date: 11/4/2015
• MLS listing 3958051, 9/24/2015

Sold Price

\$465,000

Sold Date: 11/4/2015
Days in RPR: 41

Current Estimated Value

\$463,360

Last RVM® Update: 11/1/2015

RVM® Est. Range:
\$426,292 – \$500,428

RVM® Confidence:



📉 RVM® Change
Last 1 Month: **-\$5,470**

📈 RVM® Change
Last 12 Months: **15.73%**

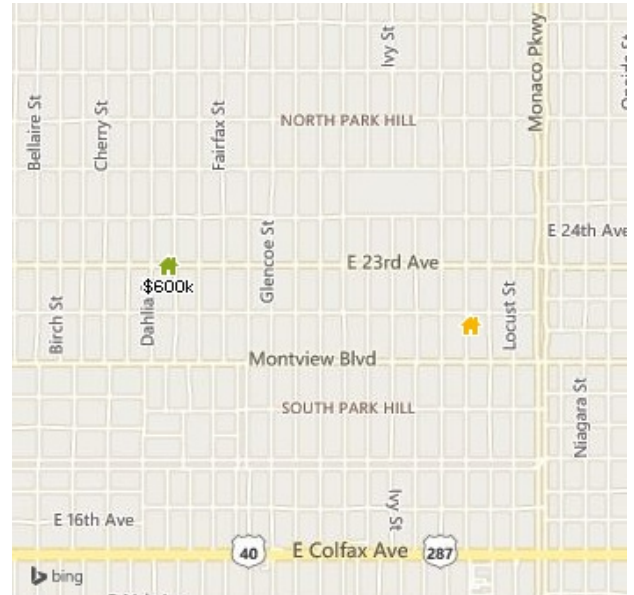
Fabulous Park Hill Tudor....Wonderful Original Features perfectly Updated. Original tile Fireplace, Traditional Arches, and Beautiful Wood Floors with updated Kitchen and Baths, New Energy Efficient Windows, and Air-conditioning. Two Bedrooms on the Main and Third in Basement with Egress Window....

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family
Bedrooms	2	3
Total Baths	2	2
Full Baths	2	2
Living Area (sq ft)	1,043	1,921
Lot Size	5,470 sq ft	5,470 sq ft
Lot Dimensions	5470 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Year Built	1940	1940
Total Rooms	5	-
Style	-	Tudor
Roofing	-	Composition Shingle
Heating	Forced air unit	Forced Air
Cooling	-	A/C Central, Ceiling Fan(S)
Fireplaces	-	1
Basement	B	Slab
Construction	-	Brick
Exterior Walls	Brick	Brick
Number of Buildings	0	-
Number of Stories	1 story with basement	Ranch (1 Story)

Courtesy of Preferred Properties Inc

2283 Eudora St, Denver, CO 80207



LEGEND: 🏠 Subject Property 🌿 This Property

RECENTLY SOLD

• Sold Date: 10/19/2015
• MLS listing 9346532, 9/3/2015

Sold Price

\$600,000

Sold Date: 10/19/2015
Days in RPR: 46

Current Estimated Value

\$587,600

Last RVM® Update: 11/1/2015

RVM® Est. Range:
\$558,220 – \$616,980

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$5,720**

📈 RVM® Change
Last 12 Months: **15.1%**

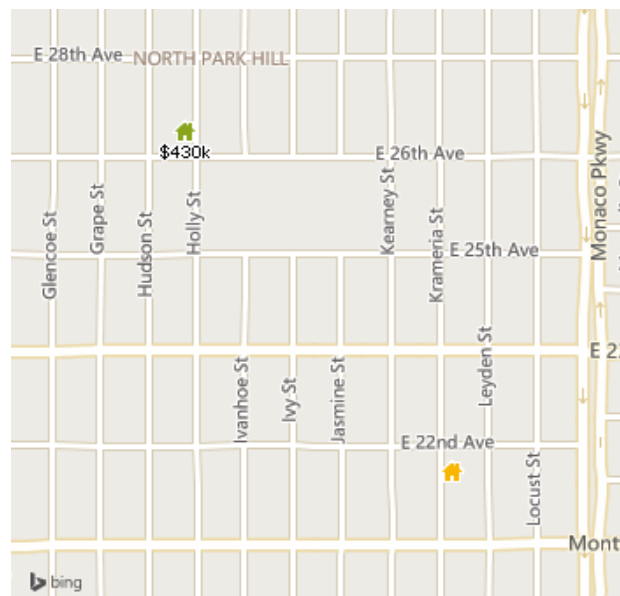
Light, open, & perfectly charming with its Clinker brick exterior, huge arched front window, friendly front patio, rare Mayan interior arches, oak floors, wood burning fireplace, dining room bay window, & delightful original details including vintage entry light fixture, lovely living room sconces...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family
Bedrooms	2	3
Total Baths	2	2
Full Baths	2	1
Partial Baths	–	1
Living Area (sq ft)	1,209	2,340
Lot Size	6,300 sq ft	6,300 sq ft
Lot Dimensions	6300 SF	–
Garage	Yes	–
Garage (spaces)	2	–
Year Built	1937	1937
Total Rooms	6	–
Style	–	Tudor
Roofing	–	Composition Shingle
Heating	Forced air unit	Forced Air
Cooling	–	A/C Central
Fireplaces	2	2
Basement	B	Yes
Construction	–	Brick
Exterior Walls	Brick	Brick
Number of Buildings	0	–
Number of Stories	1 story with basement	Ranch (1 Story)

Courtesy of LIV Sotheby's International Realty

2613 Holly St, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

• Sold Date: 9/1/2015
• MLS listing 6286806, 7/16/2015

Sold Price

\$430,000

Sold Date: 9/1/2015
Days in RPR: 47

Current Estimated Value

\$433,470

Last RVM® Update: 11/1/2015

RVM® Est. Range:
\$411,797 – \$455,143

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$2,730**

📈 RVM® Change
Last 12 Months: **3.95%**

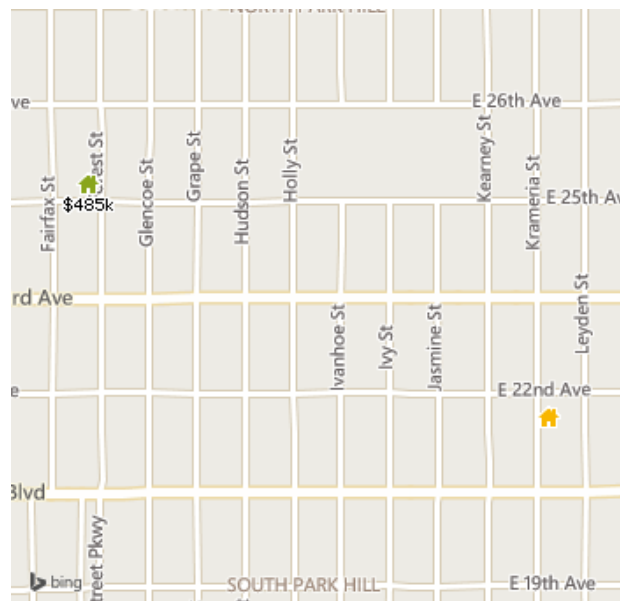
This Tudor is packed with charm and greets you with a formal entry, period elements including an inglenook fireplace with wall sconces, a gorgeous period dining room chandelier, oak floors, French windows, and French doors to the porch off the living room. This home features a light filled kitchen...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family
Bedrooms	2	3
Total Baths	2	2
Full Baths	2	1
Partial Baths	-	1
Living Area (sq ft)	1,034	2,004
Lot Size	6,250 sq ft	6,250 sq ft
Lot Dimensions	6250 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Year Built	1930	1930
Total Rooms	5	-
Style	-	Tudor
Roofing	-	Composition Shingle
Heating	Forced air unit	Forced Air
Cooling	-	A/C Central, Ceiling Fan(S)
Fireplaces	2	2
Basement	B	Slab
Construction	-	Brick
Exterior Walls	Brick	Brick
Number of Buildings	0	-
Number of Stories	1 story with basement	Ranch (1 Story)

Courtesy of RE/MAX Cherry Creek

2501 Forest St, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

• Sold Date: 11/13/2015
• MLS listing 6973236, 8/12/2015

Sold Price

\$484,900

Sold Date: 11/13/2015
Days in RPR: 93

Current Estimated Value

\$475,020

Last RVM® Update: 11/1/2015

RVM® Est. Range:
\$437,019 – \$513,021

RVM® Confidence:



📉 RVM® Change
Last 1 Month: **-\$2,030**

📈 RVM® Change
Last 12 Months: **5.97%**

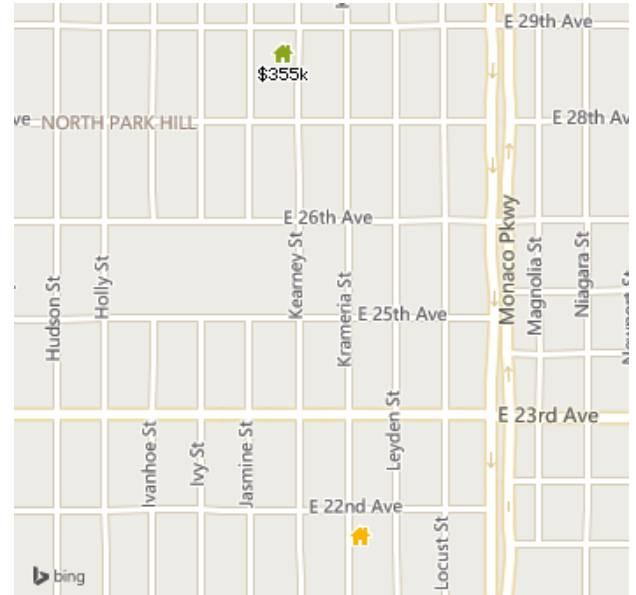
Stunning Remodeled Bungalow in Park Hill! Full of charm this home showcases many of its original architectural characteristics*Built-in china cupboard, arched entryways, back staircase, exposed brick and more! Remodeled Kitchen features slab granite, gas range, separate built-in oven, stainless app...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family
Bedrooms	2	3
Total Baths	2	2
Full Baths	2	1
Partial Baths	-	1
Living Area (sq ft)	1,013	1,827
Lot Size	4,690 sq ft	4,690 sq ft
Lot Dimensions	4690 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Pool	Spa (only)	-
Year Built	1930	1930
Total Rooms	5	-
Style	-	Bungalow
Roofing	-	Composition Shingle
Heating	Forced air unit	Forced Air
Cooling	-	A/C Central
Fireplaces	2	2
Basement	B	Slab
Construction	-	Brick
Exterior Walls	Brick	Brick
Number of Buildings	0	-
Number of Stories	1 story with basement	Ranch (1 Story)

Courtesy of Coldwell Banker Residential 26

2857 Kearney St, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

• Sold Date: 9/30/2015
• MLS listing 6829484, 8/21/2015

Sold Price

\$355,000

Sold Date: 9/30/2015
Days in RPR: 40

Current Estimated Value

\$361,080

Last RVM® Update: 11/1/2015

RVM® Est. Range:
\$343,026 – \$379,134

RVM® Confidence:



📉 RVM® Change
Last 1 Month: **-\$2,910**

➡ RVM® Change
Last 12 Months: **-**

OPEN HOUSE SATURDAY 2-5 PM.

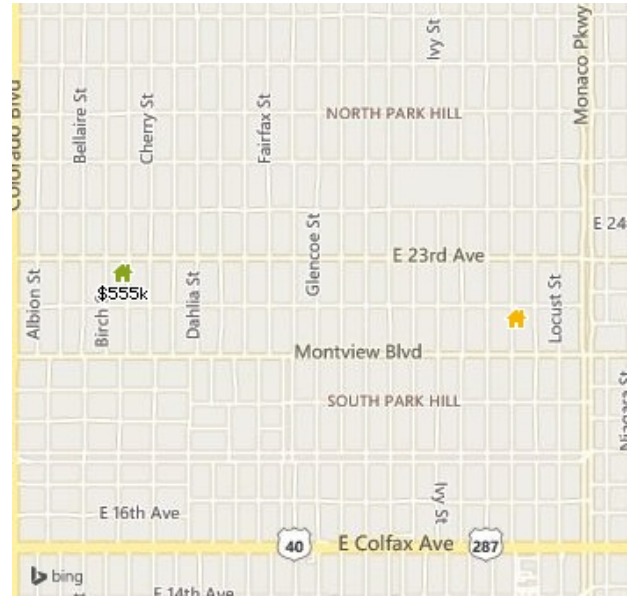
Imagine your lifestyle in this beautiful home: Enjoy your morning coffee on the beautiful east-facing front porch, overlooking your professionally landscaped yard with mature trees and lovely plants. Come inside to a light and bright home with gorgeous hard wood floors,...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family
Bedrooms	2	3
Total Baths	2	2
Full Baths	2	-
Partial Baths	-	2
Living Area (sq ft)	1,350	1,350
Lot Size	6,200 sq ft	6,200 sq ft
Lot Dimensions	6200 SF	-
Garage	Yes	-
Garage (spaces)	2	-
Year Built	1947	1947
Total Rooms	6	-
Style	-	Traditional
Roofing	-	Composition Shingle
Heating	Forced air unit	Forced Air
Cooling	-	A/C Central
Fireplaces	-	Yes
Basement	No Basement	-
Construction	-	Brick
Exterior Walls	Brick	Brick
Number of Buildings	0	-
Number of Stories	1	Ranch (1 Story)

Courtesy of Cherry Creek Properties LLC

2245 Clermont St, Denver, CO 80207



LEGEND: 🏠 Subject Property 🌳 This Property

RECENTLY SOLD

• Sold Date: 9/11/2015
• MLS listing 7023842, 8/1/2015

Sold Price

\$555,000

Sold Date: 9/11/2015
Days in RPR: 41

Current Estimated Value

\$558,650

Last RVM® Update: 11/1/2015

RVM® Est. Range:
\$530,718 – \$586,582

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$1,070**

📈 RVM® Change
Last 12 Months: **6.58%**

1915 Craftsman home located at 2245 Clermont Street in Park Hill. The front door invites you into the open living room flowing into the dining room. Windows frame the home and bring in the outdoor. Large trees protect the house from the sun. Original woodwork though out the home. Two bedrooms upsta...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family
Bedrooms	2	3
Total Baths	2	2
Full Baths	2	2
Living Area (sq ft)	1,268	2,200
Lot Size	5,950 sq ft	5,950 sq ft
Lot Dimensions	5950 SF	–
Year Built	1915	1915
Total Rooms	6	–
Style	–	Bungalow
Roofing	–	Composition Shingle
Heating	Forced air unit	Forced Air
Cooling	–	A/C Central
Fireplaces	1	1
Basement	B	Crawl Space
Construction	–	Brick
Exterior Walls	Brick	Brick
Number of Buildings	0	–
Number of Stories	1 story with basement	Ranch (1 Story)

Courtesy of Inspired Real Estate LLC

DISTRESSED

Distressed



Address	2070 Krameria St Denver, CO 80207	2370 Olive St Denver, CO 80207	2665 Bellaire St Denver, CO 80207	3031 Birch St Denver, CO 80207	2965 Locust ST Denver, CO 80207
Status	Subject Property	Distressed	Distressed	Distressed	Distressed
Estimated Value	\$608,710	\$308,700	\$500,700	\$439,680	\$331,000
Amount	—	\$308,700 Est. Value	\$499,900 List Amount	\$454,900 List Amount	\$331,000 Est. Value
Past Due Amt.	—	—	—	—	—
Recording Date	3/28/2014	7/24/2006	—	—	11/3/2015
Days in RPR	—	—	108	77	—
Price Per Sq. Ft.	\$520	\$292	\$222	\$211	\$395
Bedrooms	2	2	3	3	2
Total Baths	2	2	2	2	2
Partial Baths	—	—	1	1	—
Total Rooms	5	4	5	5	4
Living Area	1,170	1,058	2,252	2,158	837
Lot Size	6,100 sq ft	6,500 sq ft	5,950 sq ft	5,690 sq ft	7,630 sq ft
Year Built	1933	1953	1936	1939	1947
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family	Detached Single Family	Detached Single Family	Single Family
MLS ID	—	—	2359578	5634900	—
Listing Broker	—	—	Listing Courtesy of CITY PARK REALTY LLC	—	—
Description			<p>Huge price reduction! sellers interested in all reasonable offers!! amazing english tudor in historic park hill, one of the few original english tudors in the neighborhood! mature landscaping and original wood floors throughout! this property is close to everything, shopping, schools, restaurants, denver city park, denver zoo, imax theatre, denver museum of natural history, city park golf course, park hill golf course, public transportation and so much more. This well kept home is ideal for a growing family or for an investment property. Property is sold as is! this is an estate sale!!! located in the desirable original park hill neighborhood.</p>		

Highlighted fields were changed by agent to reflect knowledge of this property.

DISTRESSED

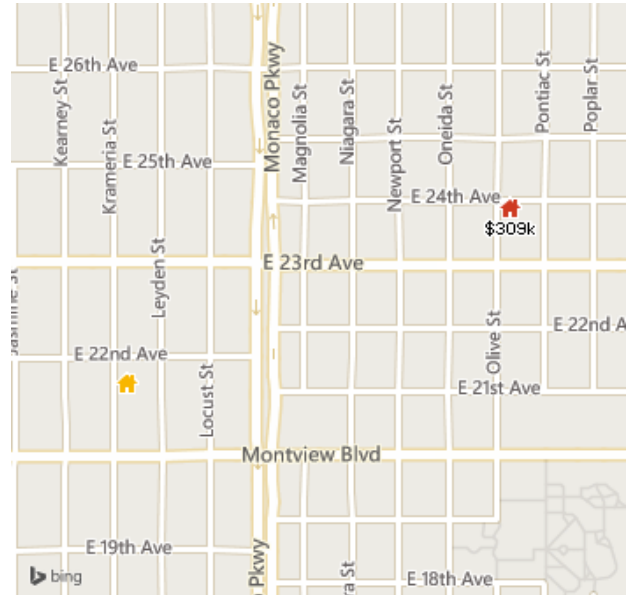
Distressed



Address	2070 Krameria St Denver, CO 80207	3501 Hudson St Denver, CO 80207	2805 Oneida St Denver, CO 80207	2237 Eudora St Denver, CO 80207	2865 Holly St Denver, CO 80207
Status	Subject Property	Distressed	Distressed	Distressed	Distressed
Estimated Value	\$608,710	\$368,360	\$233,400	\$598,860	\$385,280
Amount	—	\$368,360 Est. Value	\$233,400 Est. Value	\$598,860 Est. Value	\$385,280 Est. Value
Past Due Amt.	—	—	—	—	—
Recording Date	3/28/2014	7/23/2014	—	5/23/2005	—
Days in RPR	—	—	1	—	—
Price Per Sq. Ft.	\$520	\$276	\$206	\$509	\$292
Bedrooms	2	2	2	2	3
Total Baths	2	2	1	1	3
Partial Baths	—	—	—	—	1
Total Rooms	5	5	4	7	6
Living Area	1,170	1,333	1,134	1,176	1,321
Lot Size	6,100 sq ft	7,000 sq ft	6,250 sq ft	4,720 sq ft	7,120 sq ft
Year Built	1933	1955	1948	1925	1948
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family	Detached Single Family	Single Family	Single Family
MLS ID	—	—	5847029	—	—
Listing Broker	—	—	—	—	—
Description					

Highlighted fields were changed by agent to reflect knowledge of this property.

2370 Olive St, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏠 This Property

OFF MARKET

- * Preforeclosure
- * Notice of Default

Current Estimated Value

\$308,700

Last RVM® Update: 11/1/2015

RVM® Est. Range:
\$277,830 – \$339,570

RVM® Confidence:



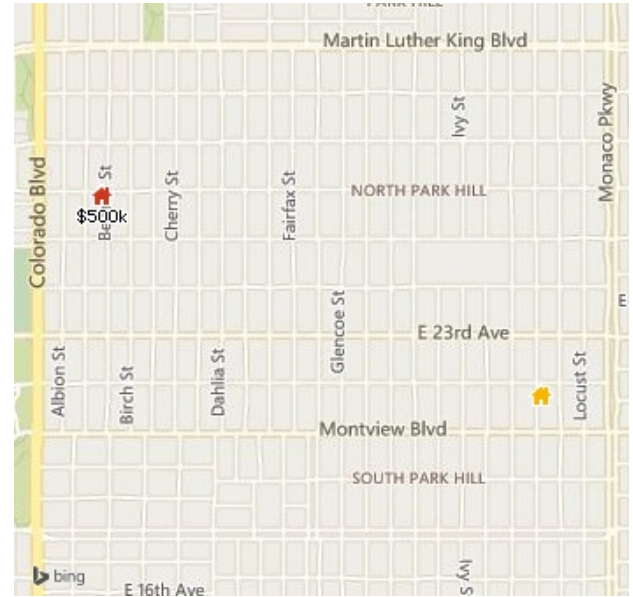
📉 RVM® Change
Last 1 Month: **-\$340**

📈 RVM® Change
Last 12 Months: **20.01%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	-
Property Subtype	Single Family	-
Bedrooms	2	-
Total Baths	2	-
Full Baths	2	-
Living Area (sq ft)	1,058	-
Lot Size	6,500 sq ft	-
Lot Dimensions	6500 SF	-
Garage	Yes	-
Garage (spaces)	2	-
Year Built	1953	-
Total Rooms	4	-
Heating	Forced air unit	-
Basement	B	-
Exterior Walls	Brick	-
Number of Buildings	0	-
Number of Stories	1 story with basement	-

2665 Bellaire St, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE
 * Preforeclosure
 * None/Non-Disclosed
 * Active: 8/3/2015

List Price
\$499,900

Last Price Update: –
 Days in RPR: 108

Current Estimated Value
\$500,700

Last RVM® Update: 11/1/2015

RVM® Est. Range:
\$460,644 – \$540,756

RVM® Confidence:
 ★★★★★

📉 RVM® Change
 Last 1 Month: **-\$660**

📈 RVM® Change
 Last 12 Months: **11.84%**

Huge price reduction! Sellers interested in ALL Reasonable offers!! Amazing English Tudor in historic Park Hill, one of the few original English Tudors in the neighborhood! Mature landscaping and original wood floors throughout! This property is close to everything, shopping, schools, restaurants,...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family
Bedrooms	2	3
Total Baths	2	2
Full Baths	2	1
Partial Baths	–	1
Living Area (sq ft)	1,126	2,252
Lot Size	5,950 sq ft	5,950 sq ft
Lot Dimensions	5950 SF	–
Garage	Yes	–
Garage (spaces)	1	–
Year Built	1936	1936
Total Rooms	5	–
Style	–	Tudor
Roofing	–	Composition Shingle
Heating	Hot Water	–
Cooling	–	None
Fireplaces	2	2
Basement	B	Yes
Construction	–	Brick
Exterior Walls	Brick	Brick
Number of Buildings	0	–
Number of Stories	1 story with basement	Ranch (1 Story)

Listing Courtesy of CITY PARK REALTY LLC

3031 Birch St, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY EXPIRED

* Expired
* MLS listing 5634900, 8/6/2015

Current Estimated Value

\$439,680

Last RVM® Update: 11/1/2015
Days in RPR: 77

RVM® Est. Range:
\$400,109 – \$479,251

RVM® Confidence:
★★★★★

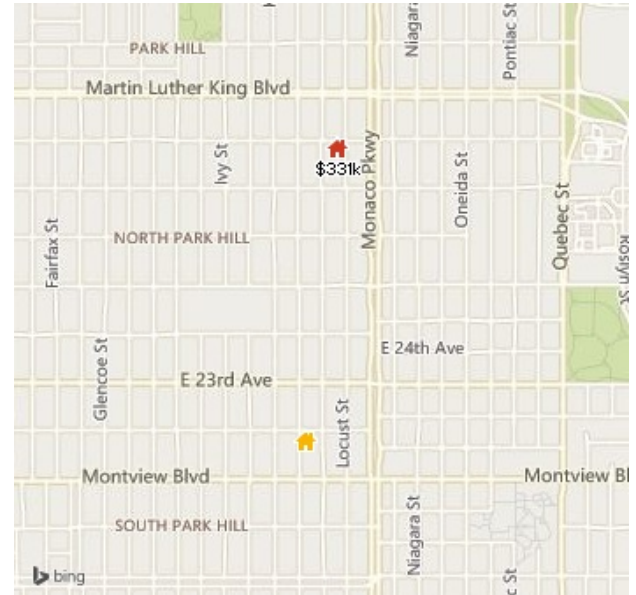
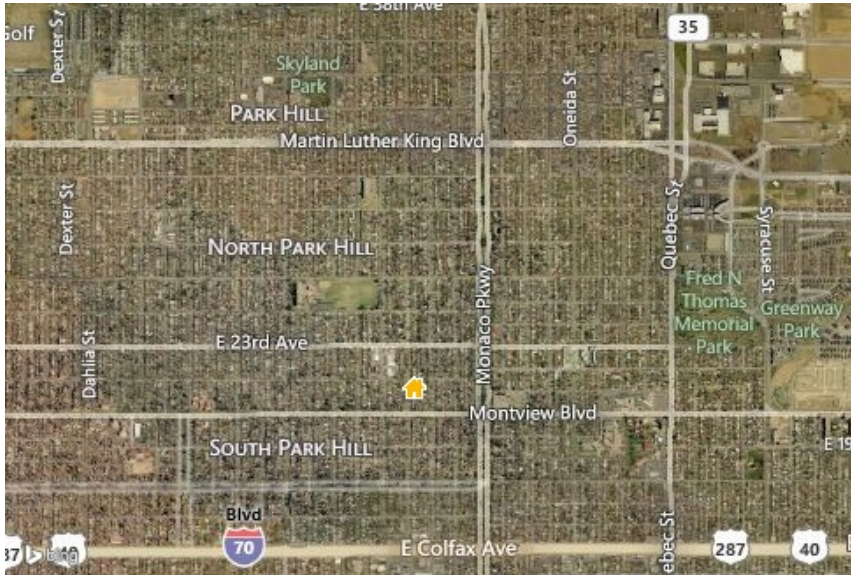
📉 RVM® Change
Last 1 Month: **-\$3,530**

📉 RVM® Change
Last 12 Months: **-1.1%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family
Bedrooms	2	3
Total Baths	2	2
Full Baths	2	1
Partial Baths	-	1
Living Area (sq ft)	1,112	2,158
Lot Size	5,690 sq ft	5,690 sq ft
Lot Dimensions	5690 SF	-
Garage	Yes	-
Garage (spaces)	2	-
Year Built	1939	1939
Total Rooms	5	-
Style	-	Bungalow
Roofing	-	Composition Shingle
Heating	Forced air unit	Forced Air
Cooling	-	A/C Central, Ceiling Fan(S)
Fireplaces	2	2
Basement	B	Slab
Construction	-	Brick
Exterior Walls	Brick	Brick
Number of Buildings	0	-
Number of Stories	1 story with basement	Ranch (1 Story)

2965 Locust ST, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏠 This Property

OFF MARKET

* Foreclosure

Current Estimated Value

\$331,000

Last AVM Update: 11/1/2015

AVM Est. Range:
\$278,040 – \$383,960

AVM Confidence:
★★★★☆

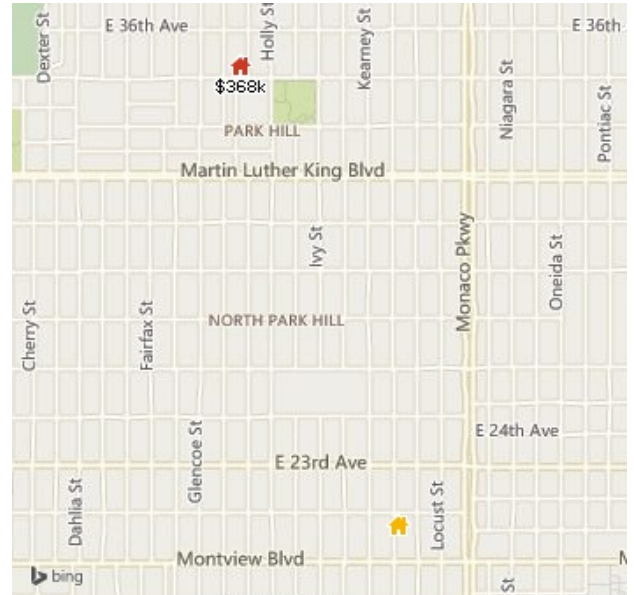
📉 AVM Change
Last 1 Month: **-\$6,000**

📈 AVM Change
Last 12 Months: **11.07%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	—
Property Subtype	Single Family	—
Bedrooms	2	—
Total Baths	2	—
Full Baths	2	—
Living Area (sq ft)	837	—
Lot Size	7,630 sq ft	—
Lot Dimensions	7630 SF	—
Garage	Carport	—
Garage (spaces)	1	—
Year Built	1947	—
Total Rooms	4	—
Heating	Forced air unit	—
Basement	B	—
Exterior Walls	Brick	—
Number of Buildings	0	—
Number of Stories	1 story with basement	—

3501 Hudson St, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏠 This Property

OFF MARKET

- * Preforeclosure
- * Notice of Default

Current Estimated Value

\$368,360

Last RVM® Update: 11/1/2015

RVM® Est. Range:
\$338,892 – \$397,828

RVM® Confidence:
★★★★★

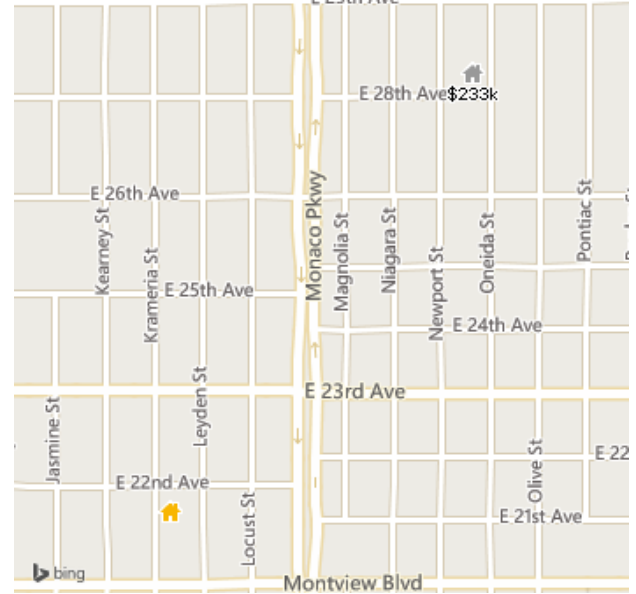
📈 RVM® Change
Last 1 Month: **\$2,160**

📈 RVM® Change
Last 12 Months: **20.6%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	—
Property Subtype	Single Family	—
Bedrooms	2	—
Total Baths	2	—
Full Baths	2	—
Living Area (sq ft)	1,333	—
Lot Size	7,000 sq ft	—
Lot Dimensions	7000 SF	—
Garage	Yes	—
Garage (spaces)	2	—
Year Built	1955	—
Total Rooms	5	—
Heating	Forced air unit	—
Fireplaces	2	—
Basement	B	—
Exterior Walls	Brick	—
Number of Buildings	0	—
Number of Stories	1 story with basement	—

2805 Oneida St, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏡 This Property

OFF MARKET

* Under Contract
* MLS listing 5847029, 10/14/2015

Current Estimated Value

\$233,400

Last RVM® Update: 11/1/2015

RVM® Est. Range:
\$221,730 – \$245,070

RVM® Confidence:
★★★★★

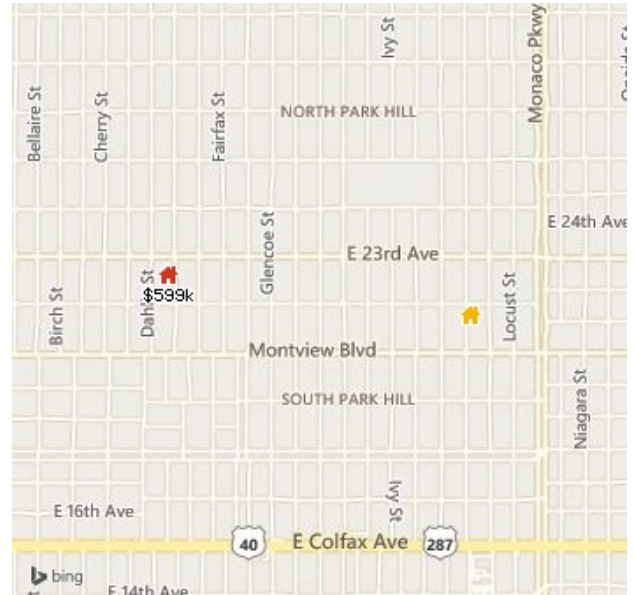
📉 RVM® Change
Last 1 Month: **-\$35,390**

📈 RVM® Change
Last 12 Months: **8.32%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family
Bedrooms	2	2
Total Baths	1	1
Full Baths	1	1
Living Area (sq ft)	1,134	1,134
Lot Size	6,250 sq ft	6,250 sq ft
Lot Dimensions	6250 SF	–
Year Built	1948	1948
Total Rooms	4	–
Roofing	–	Composition Shingle
Heating	Forced air unit	Forced Air
Cooling	–	None
Fireplaces	–	Yes
Basement	No Basement	–
Construction	–	Brick
Exterior Walls	Brick	Brick
Number of Buildings	0	–
Number of Stories	1	Ranch (1 Story)

2237 Eudora St, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏠 This Property

OFF MARKET

- * Preforeclosure
- * Notice of Default

Current Estimated Value

\$598,860

Last RVM® Update: 11/1/2015

RVM® Est. Range:
\$538,974 – \$658,746

RVM® Confidence:



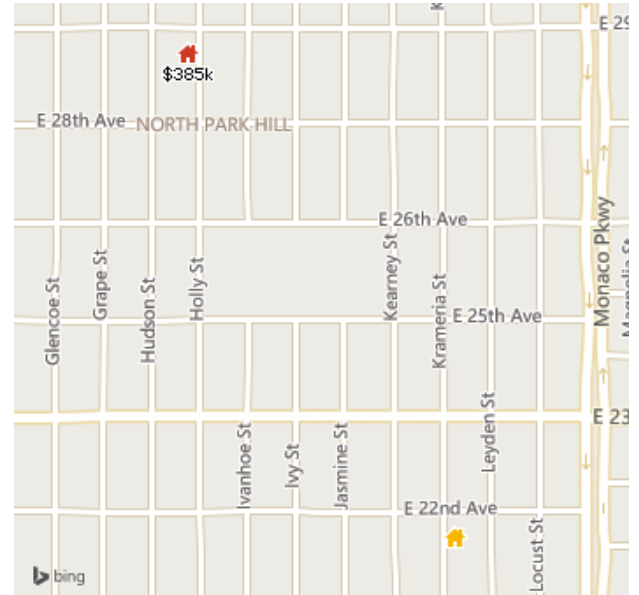
📈 RVM® Change
Last 1 Month: **\$17,340**

📈 RVM® Change
Last 12 Months: **20.65%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	—
Property Subtype	Single Family	—
Bedrooms	2	—
Total Baths	1	—
Full Baths	1	—
Living Area (sq ft)	1,176	—
Lot Size	4,720 sq ft	—
Lot Dimensions	4720 SF	—
Garage	Yes	—
Garage (spaces)	1	—
Year Built	1925	—
Total Rooms	7	—
Heating	Forced air unit	—
Fireplaces	1	—
Basement	B	—
Exterior Walls	Brick	—
Number of Buildings	0	—
Number of Stories	1 story with basement	—

2865 Holly St, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏠 This Property

OFF MARKET

- * Preforeclosure
- * Notice of Default

Current Estimated Value

\$385,280

Last RVM® Update: 11/1/2015

RVM® Est. Range:
\$339,047 – \$431,513

RVM® Confidence:
★★★★☆

📉 RVM® Change
Last 1 Month: **-\$1,770**

📈 RVM® Change
Last 12 Months: **10.28%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	-
Property Subtype	Single Family	-
Bedrooms	3	-
Total Baths	3	-
Full Baths	2	-
Partial Baths	1	-
Living Area (sq ft)	1,321	-
Lot Size	7,120 sq ft	-
Lot Dimensions	7120 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Year Built	1948	-
Total Rooms	6	-
Heating	Forced air unit	-
Fireplaces	2	-
Basement	B	-
Exterior Walls	Brick	-
Number of Buildings	0	-
Number of Stories	1.5+B	-

EXPIRED LISTING

Expired

Address	2070 Krameria St Denver, CO 80207	2370 Ivy St Denver, CO 80207	3031 Birch St Denver, CO 80207	2995 Locust ST Denver, CO 80207	2565 Dexter St Denver, CO 80207
Status	Subject Property	Recently Expired	Recently Expired	Recently Expired	Recently Expired
Amount	—	\$739,900 List Amount	\$454,900 List Amount	\$290,000 List Amount	\$558,000 List Amount
Listing Date	—	8/21/2015	8/6/2015	9/28/2015	4/9/2015
Days in RPR	—	5	77	14	205
Price Per Sq. Ft.	\$520	\$243	\$211	\$192	\$211
Bedrooms	2	4	3	2	4
Total Baths	2	4	2	2	3
Partial Baths	—	1	1	1	1
Total Rooms	5	6	5	4	6
Living Area	1,170	3,043	2,158	1,508	2,642
Lot Size	6,100 sq ft	6,250 sq ft	5,690 sq ft	7,630 sq ft	4,460 sq ft
Year Built	1933	1925	1939	1947	1911
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family	Detached Single Family	Detached Single Family	Detached Single Family
MLS ID	—	3151185	5634900	6741299	1727856
Listing Broker	—	Courtesy of MB SOUTHWEST SABINA & COMPANY	Courtesy of Delwest Realty Inc.	Courtesy of PERCH REAL ESTATE	Courtesy of Keller Williams DIC
Description		Outstanding vintage custom rebuild in the heart of park hill. Huge custom kitchen, with large eating space, pantry, breakfast bar, stainless steele appliances, custom backsplash tile, slab granite, large bedrooms, full bath, living room with fireplace, formal dining, upper level boasts; separate entry to 5 piece master, his and hers walk-in closets, basement features; large family room with fireplace, secondary master, full bath, flex/office space, laundry room with sink, 2 sets of double vanities, new hot water heat system including boiler, evaporation, hand trailed texture, huge fenced in yard with patio, detached 2 car garage, shed, sprinkler system	Beautiful, brick, updated bungalow! 3 bed + 2 bath with additional flex room. Lots of character - lovely laminate wood flooring , new carpet + fresh designer paint, custom lighting, crisp white quartz counter tops, custom cabinets + stainless steel appliances polish the kitchen. Gorgeous white marble baths. 2 inviting wood fire places to keep cozy. Nice out door space with huge tree providing great afternoon shade and a large 2-car detached garage. This home is located in a prime location near i-70, downtown, park hill, city park + stapleton. Move in ready! it will go fast!	Complete fix-up. Not for the faint of heart. Everything needs to be done.	Beautiful brick bungalow with large front porch in the middle of desirable street in park hill. A lot of square feet for the money! beautifully remodeled kitchen w/ an amazing master bath in the added on master bedroom! very rare to have 3 bedrooms on the main floor, + 2 more in the bsmt (non-conforming used as office or den), + 3/4 bath in bsmt for a total of 3 baths! new everything: cherry cabinets, hardwood floors, granite slab counters and carpet! detached carport with functional garage door for security. Basement has new carpet, bar and pool table area, tuck away laundry area. Cute backyard with patio area and fenced yard. This home has 2 (1 wood/1 gas) fireplaces, newer furnace and...

Highlighted fields were changed by agent to reflect knowledge of this property.

EXPIRED LISTING

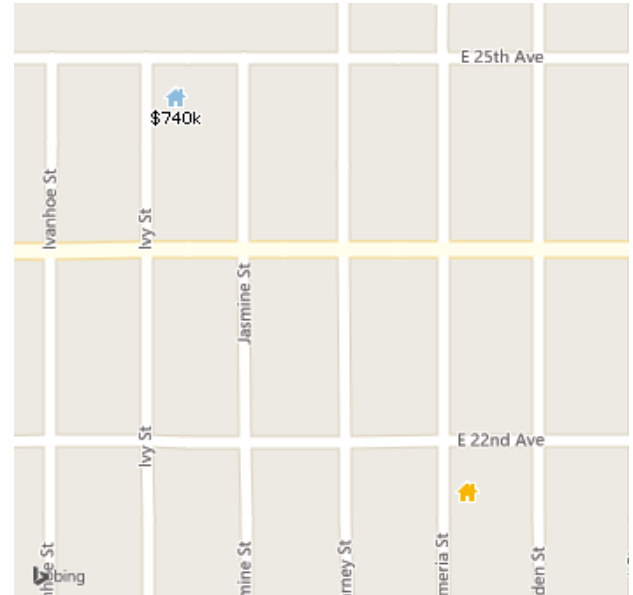
Expired



Address	2070 Krameria St Denver, CO 80207	3049 Krameria St Denver, CO 80207	3015 Holly St Denver, CO 80207	2901 Grape St Denver, CO 80207	2929 Clermont St Denver, CO 80207
Status	Subject Property	Recently Expired	Recently Expired	Recently Expired	Recently Expired
Amount	—	\$489,000 List Amount	\$309,900 List Amount	\$500,000 List Amount	\$430,000 List Amount
Listing Date	—	7/17/2015	8/13/2015	9/24/2015	7/29/2015
Days in RPR	—	53	39	28	41
Price Per Sq. Ft.	\$520	\$229	\$307	\$225	\$230
Bedrooms	2	4	3	3	4
Total Baths	2	3	2	3	2
Partial Baths	—	1	—	2	—
Total Rooms	5	5	4	6	5
Living Area	1,170	2,133	1,010	2,227	1,866
Lot Size	6,100 sq ft	7,630 sq ft	7,810 sq ft	6,560 sq ft	5,950 sq ft
Year Built	1933	1949	1947	1948	1906
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family	Detached Single Family	Detached Single Family	Detached Single Family
MLS ID	—	3543503	4433220	5190491	3843200
Listing Broker	—	Courtesy of CORNERSTONE REAL ESTATE SERV	Courtesy of Redefy	Courtesy of Keller Williams Integrity Real Estate LLC	Courtesy of TRELORA
Description		New price! spectacular complete remodel in park hill! fully permitted, this home features: new kitchen with 42" tall upper cabinets, new upgraded stainless steel appliances and custom glass pantry door. Main floor master en-suite with vaulted ceilings, master bath includes jetted tub and travertine tile floors with decorative detail. New furnace, new central a/c, newer low e dual glazed windows and doors, fully cased window trim in basement finish. New insulation package in basement, addition and master bedroom ceiling. New electrical, new plumbing. Wait there is more! fully restored hardwood floors on main floor, designer solid wood mission style front door, designer mission style interior...	Beautifully updated ranch style bungalow in the north park hill neighborhood of denver. This lovely home features 3 bedrooms, 2 bathrooms, open floorplan, beautiful laminate floors in the main living space, updated kitchen with tile floors, granite tile countertops, and stainless steel appliances, converted garage space with exposed brick, covered porches (front and back), and 2.5 car detached garage. This house has the perfect blend of 1940's charm with the modern updates you expect. Real estate is all about location and this home has a great one! just a block from mlk boulevard, a short drive to city park, and easy access to downtown denver and cherry creek. This home wont be around...	Gorgeous remodel in the popular park hill neighborhood! brand new kitchen with stainless steel appliances & granite countertops! pull up a bar stool & have a meal or a cup of coffee! beautiful re-finished hardwood floors throughout the majority of the house! separate dining area, master bedroom & bath, kids/guest room & an office grace the main floor! hanging out in the huge, open living room is practically like being outside with the big windows & sliding glass door! new carpet makes it all comfy & cozy! backyard has room for just about anything you want to do! kids, dogs, friends, bbq's, take a nap under the shade tree or work on your car in the new 2 car garage the sellers will bu...	Beautiful ranch home with finished basement offer 4 bedrooms and 2 bathrooms. Gorgeous original hardwood floors throughout main, and brand new carpet in the basement. Main floor offers family room with rare wood-burning fireplace, dining room which features window seat with storage, and kitchen with custom cabinetry and decorative-tile backsplash. Basement has lots of storage, master, and large living space-perfect for a media or theater area. Urban homesteading. Front and back yards are beautifully landscaped with established garden beds and vegetables to be harvested for this year. Large wood deck offers lots of entertaining space, brick patio for privacy, and a custom-built barbecue. Det...

Highlighted fields were changed by agent to reflect knowledge of this property.

2370 Ivy St, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY EXPIRED

* Expired
* MLS listing 3151185, 8/21/2015

Current Estimated Value

\$677,900

Last RVM® Update: 11/1/2015
Days in RPR: 5

RVM® Est. Range:
\$644,005 – \$711,795

RVM® Confidence:
★★★★★

📈 RVM® Change
Last 1 Month: **\$1,840**

📈 RVM® Change
Last 12 Months: **72.28%**

OUTSTANDING VINTAGE CUSTOM REBUILD IN THE HEART OF PARK HILL. HUGE CUSTOM KITCHEN, WITH LARGE EATING SPACE, PANTRY, BREAKFAST BAR, STAINLESS STEEL APPLIANCES, CUSTOM BACKSPASH TILE, SLAB GRANITE, LARGE BEDROOMS, FULL BATH, LIVING ROOM WITH FIREPLACE, FORMAL DINING, UPPER LEVEL BOASTS; SEPARATE E...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family
Bedrooms	2	4
Total Baths	2	4
Full Baths	2	3
Partial Baths	-	1
Living Area (sq ft)	871	3,043
Lot Size	6,250 sq ft	6,250 sq ft
Lot Dimensions	6250 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Year Built	1925	1925
Total Rooms	6	-
Style	-	Victorian
Roofing	-	Composition Shingle
Heating	Forced air unit	Baseboard
Cooling	-	A/C Central
Fireplaces	1	2
Basement	B	Yes
Construction	-	Frame
Exterior Walls	Brick	Brick
Number of Buildings	0	-
Number of Stories	1 story with basement	2 Story

Courtesy of MB SOUTHWEST SABINA & COMPANY

3031 Birch St, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY EXPIRED

* Expired
* MLS listing 5634900, 8/6/2015

Current Estimated Value

\$439,680

Last RVM® Update: 11/1/2015
Days in RPR: 77

RVM® Est. Range:
\$400,109 – \$479,251

RVM® Confidence:
★★★★★

📉 RVM® Change
Last 1 Month: **-\$3,530**

📉 RVM® Change
Last 12 Months: **-1.1%**

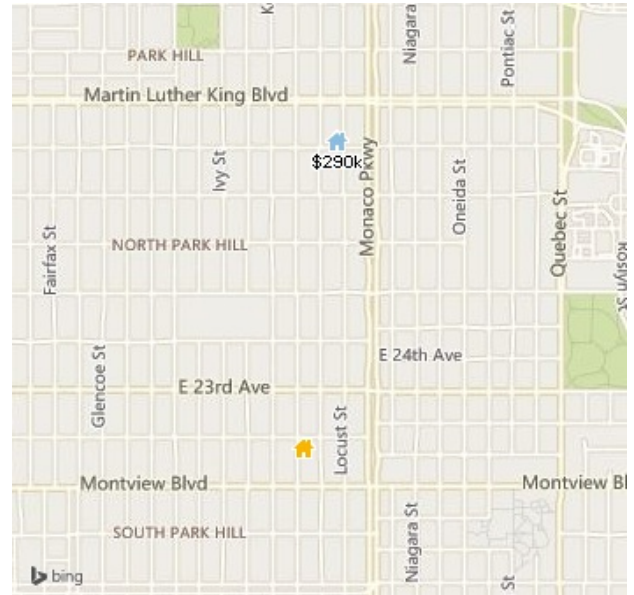
Beautiful, brick, updated bungalow! 3 bed + 2 bath with additional flex room. Lots of character - lovely laminate wood flooring, new carpet + fresh designer paint, custom lighting, crisp white quartz counter tops, custom cabinets + stainless steel appliances polish the kitchen. Gorgeous white ma...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family
Bedrooms	2	3
Total Baths	2	2
Full Baths	2	1
Partial Baths	-	1
Living Area (sq ft)	1,112	2,158
Lot Size	5,690 sq ft	5,690 sq ft
Lot Dimensions	5690 SF	-
Garage	Yes	-
Garage (spaces)	2	-
Year Built	1939	1939
Total Rooms	5	-
Style	-	Bungalow
Roofing	-	Composition Shingle
Heating	Forced air unit	Forced Air
Cooling	-	A/C Central, Ceiling Fan(S)
Fireplaces	2	2
Basement	B	Slab
Construction	-	Brick
Exterior Walls	Brick	Brick
Number of Buildings	0	-
Number of Stories	1 story with basement	Ranch (1 Story)

Courtesy of Delwest Realty Inc.

2995 Locust ST, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏠 This Property

RECENTLY EXPIRED

* Expired
* MLS listing 6741299, 9/28/2015

Current Estimated Value

\$290,310

Last RVM® Update: 11/1/2015
Days in RPR: 14

RVM® Est. Range:
\$261,279 – \$319,341

RVM® Confidence:
★★★★★

📉 RVM® Change
Last 1 Month: **-\$15,300**

📈 RVM® Change
Last 12 Months: **1.88%**

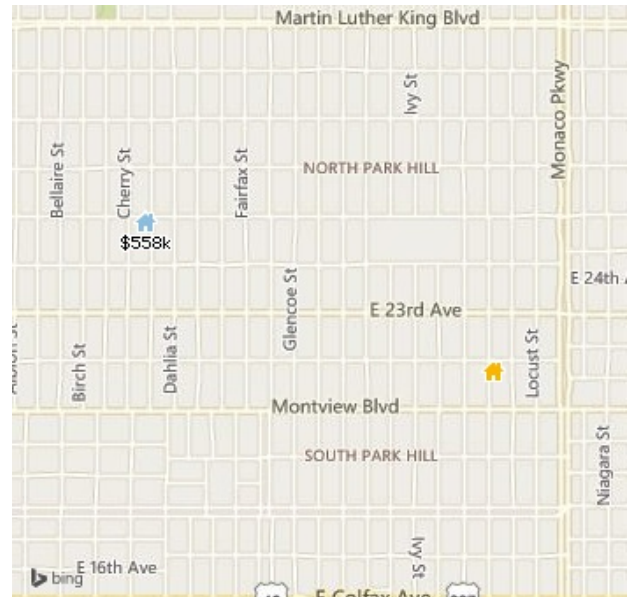
Complete fix-up. Not for the faint of heart. Everything needs to be done.

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	1
Partial Baths	-	1
Living Area (sq ft)	841	1,508
Lot Size	7,630 sq ft	7,630 sq ft
Lot Dimensions	7630 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Year Built	1947	1947
Total Rooms	4	-
Roofing	-	Composition Shingle
Heating	Forced air unit	Forced Air
Cooling	-	None
Fireplaces	-	Yes
Basement	B	Yes
Construction	-	Brick
Exterior Walls	Brick	Brick
Number of Buildings	0	-
Number of Stories	1 story with basement	Ranch (1 Story)

Courtesy of PERCH REAL ESTATE

2565 Dexter St, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY EXPIRED

* Expired
* MLS listing 1727856, 4/9/2015

Current Estimated Value

\$547,210

Last RVM® Update: 11/1/2015
Days in RPR: 205

RVM® Est. Range:
\$492,489 – \$601,931

RVM® Confidence:
★★★★★

📈 RVM® Change
Last 1 Month: **\$1,860**

📈 RVM® Change
Last 12 Months: **19.68%**

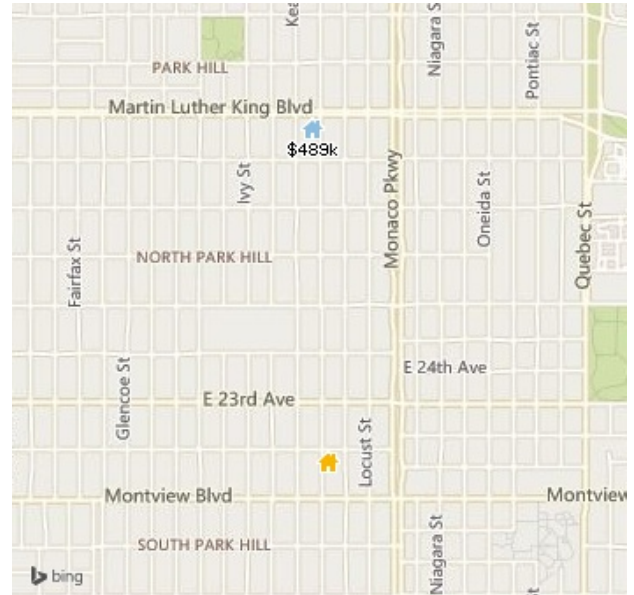
Beautiful brick bungalow with large front porch in the middle of desirable street in Park Hill. A lot of Square Feet for the money! Beautifully remodeled kitchen w/ an AMAZING master bath in the added on Master Bedroom! Very rare to have 3 bedrooms on the main floor, + 2 more in the bsmt (non-conf...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family
Bedrooms	3	4
Total Baths	2	3
Full Baths	2	2
Partial Baths	–	1
Living Area (sq ft)	1,096	2,642
Lot Size	4,460 sq ft	4,460 sq ft
Lot Dimensions	4460 SF	–
Garage	Carpport	–
Garage (spaces)	1	–
Year Built	1911	1911
Total Rooms	6	–
Style	–	Denver Square
Roofing	–	Composition Shingle
Heating	Forced air unit	Forced Air
Cooling	–	None
Fireplaces	2	2
Basement	B	Yes
Construction	–	Brick
Exterior Walls	Brick	Brick
Number of Buildings	0	–
Number of Stories	1 story with basement	Ranch (1 Story)

Courtesy of Keller Williams DTC

3049 Krameria St, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY EXPIRED

* Expired
* MLS listing 3543503, 7/17/2015

Current Estimated Value

\$457,050

Last RVM® Update: 11/1/2015
Days in RPR: 53

RVM® Est. Range:
\$415,916 – \$498,184

RVM® Confidence:
★★★★★

📈 RVM® Change
Last 1 Month: **\$1,070**

📈 RVM® Change
Last 12 Months: **41.96%**

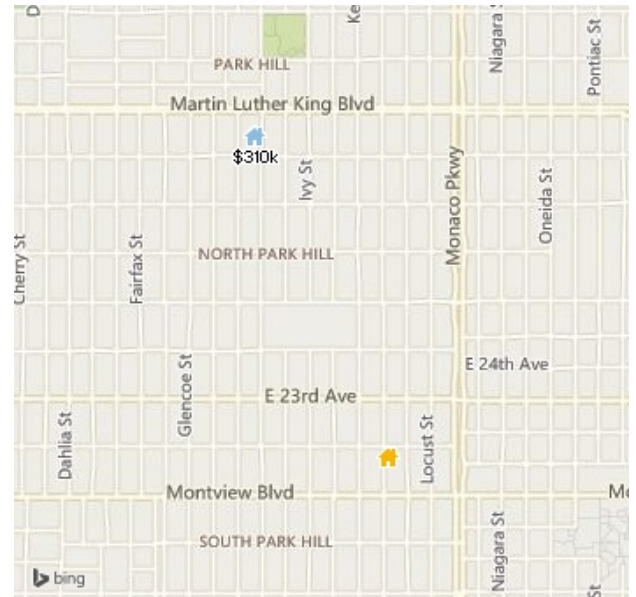
NEW PRICE! Spectacular complete Remodel in Park Hill! Fully permitted, this home features: New Kitchen with 42" tall upper cabinets, New upgraded stainless steel appliances and Custom glass pantry door. Main floor Master en-suite with vaulted ceilings, Master bath includes Jetted tub and Travertine...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family
Bedrooms	3	4
Total Baths	2	3
Full Baths	2	2
Partial Baths	-	1
Living Area (sq ft)	1,003	2,133
Lot Size	7,630 sq ft	7,630 sq ft
Lot Dimensions	7630 SF	-
Garage	Carport	-
Garage (spaces)	1	-
Year Built	1949	1949
Total Rooms	5	-
Roofing	-	Composition Shingle
Heating	Forced air unit	Forced Air
Cooling	-	A/C Central
Fireplaces	-	Yes
Basement	B	Yes
Construction	-	Brick
Exterior Walls	Brick	Brick
Number of Buildings	0	-
Number of Stories	1 story with basement	Ranch (1 Story)

Courtesy of CORNERSTONE REAL ESTATE SERV

3015 Holly St, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY EXPIRED

- * Expired
- * MLS listing 4433220, 8/13/2015

Current Estimated Value

\$300,280

Last RVM® Update: 11/1/2015
Days in RPR: 39

RVM® Est. Range:
\$285,266 – \$315,294

RVM® Confidence:
★★★★★

🏡 RVM® Change
Last 1 Month: **\$90**

➡ RVM® Change
Last 12 Months: –

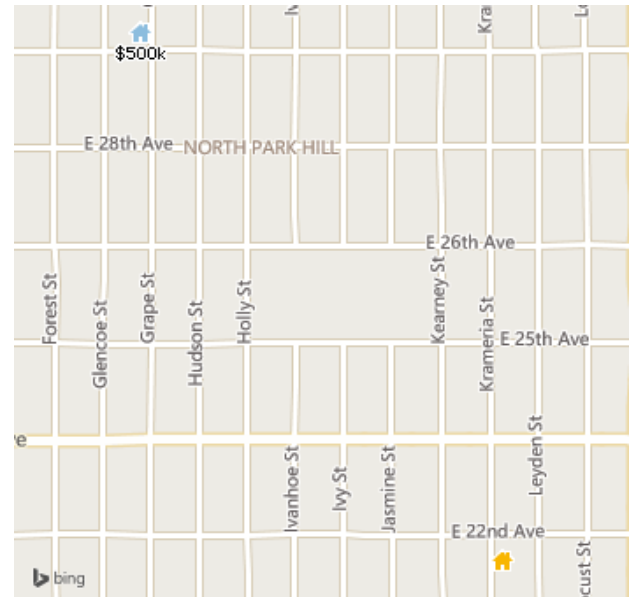
Beautifully updated ranch style bungalow in the North Park Hill neighborhood of Denver. This lovely home features 3 bedrooms, 2 bathrooms, open floorplan, beautiful laminate floors in the main living space, updated kitchen with tile floors, granite tile countertops, and stainless steel appliances,...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family
Bedrooms	2	3
Total Baths	1	2
Full Baths	1	2
Living Area (sq ft)	1,010	1,010
Lot Size	7,810 sq ft	7,810 sq ft
Lot Dimensions	7810 SF	–
Garage	Yes	–
Garage (spaces)	2	–
Year Built	1947	1947
Total Rooms	4	–
Style	–	Bungalow
Roofing	–	Composition Shingle
Heating	Forced air unit	Forced Air
Cooling	–	Evaporative Cooler
Fireplaces	–	Yes
Basement	No Basement	Crawl Space
Construction	–	Brick, Frame
Exterior Walls	Brick	Brick
Number of Buildings	0	–
Number of Stories	1	Ranch (1 Story)

Courtesy of Redefy

2901 Grape St, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏠 This Property

RECENTLY EXPIRED

* Expired
* MLS listing 5190491, 9/24/2015

Current Estimated Value

\$492,940

Last RVM® Update: 11/1/2015
Days in RPR: 28

RVM® Est. Range:
\$468,293 – \$517,587

RVM® Confidence:
★★★★★

📉 RVM® Change
Last 1 Month: **-\$7,700**

📈 RVM® Change
Last 12 Months: **21.57%**

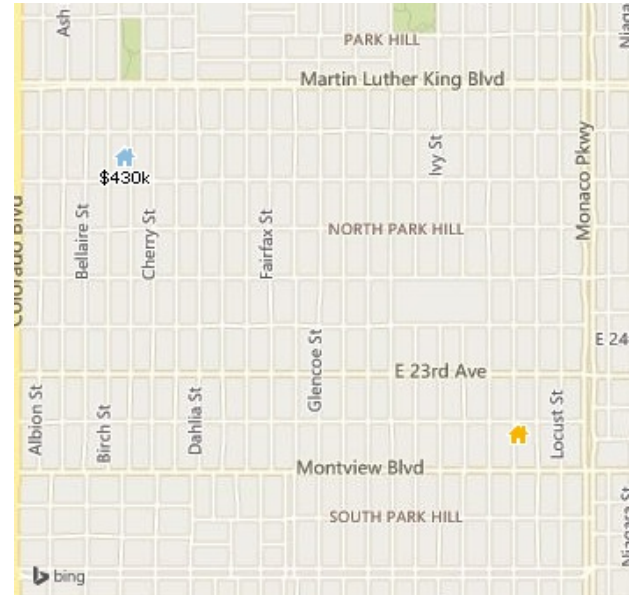
GORGEOUS REMODEL IN THE POPULAR PARK HILL NEIGHBORHOOD! BRAND NEW KITCHEN WITH STAINLESS STEEL APPLIANCES & GRANITE COUNTERTOPS! PULL UP A BAR STOOL & HAVE A MEAL OR A CUP OF COFFEE! BEAUTIFUL REFINISHED HARDWOOD FLOORS THROUGHOUT THE MAJORITY OF THE HOUSE! SEPARATE DINING AREA, MASTER BEDROOM...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family
Bedrooms	2	3
Total Baths	1	3
Full Baths	1	1
Partial Baths	-	2
Living Area (sq ft)	1,485	2,227
Lot Size	6,560 sq ft	6,560 sq ft
Lot Dimensions	6560 SF	-
Year Built	1948	1948
Total Rooms	6	-
Style	-	Traditional
Roofing	-	Composition Shingle
Heating	Forced air unit	Forced Air
Cooling	-	A/C Central
Fireplaces	-	Yes
Basement	B	Yes
Construction	-	Brick
Exterior Walls	Brick	Brick
Number of Buildings	0	-
Number of Stories	1 story with basement	Ranch (1 Story)

Courtesy of Keller Williams Integrity Real Estate LLC

2929 Clermont St, Denver, CO 80207



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY EXPIRED

* Expired
* MLS listing 3843200, 7/29/2015

Current Estimated Value

\$418,850

Last RVM® Update: 11/1/2015
Days in RPR: 41

RVM® Est. Range:
\$385,342 – \$452,358

RVM® Confidence:
★★★★★

📉 RVM® Change
Last 1 Month: **-\$2,120**

📈 RVM® Change
Last 12 Months: **19.56%**

Beautiful ranch home with finished basement offer 4 bedrooms and 2 bathrooms. Gorgeous original hardwood floors throughout main, and brand new carpet in the basement. Main floor offers family room with rare wood-burning fireplace, dining room which features window seat with storage, and kitchen wit...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family
Bedrooms	3	4
Total Baths	2	2
Full Baths	2	2
Living Area (sq ft)	1,003	1,866
Lot Size	5,950 sq ft	5,950 sq ft
Lot Dimensions	5950 SF	—
Garage	Yes	—
Year Built	1906	1906
Total Rooms	5	—
Roofing	—	Composition Shingle
Heating	Hot Water	—
Cooling	—	None
Fireplaces	1	1
Basement	B	Yes
Construction	—	Brick
Exterior Walls	Brick	Brick, Wood Siding
Number of Buildings	0	—
Number of Stories	1 story with basement	Ranch (1 Story)

Courtesy of TRELORA

Seller's Proceeds

	Low	High
Price	<input type="text"/>	<input type="text"/>
Encumbrances		
First Loan	<input type="text"/>	<input type="text"/>
Second Loan	<input type="text"/>	<input type="text"/>
Est. Closing Costs		
Commissions	<input type="text"/>	<input type="text"/>
Escrow Items	<input type="text"/>	<input type="text"/>
Escrow Fees	<input type="text"/>	<input type="text"/>
Home Warranty	<input type="text"/>	<input type="text"/>
Other Work	<input type="text"/>	<input type="text"/>
Pest Inspection	<input type="text"/>	<input type="text"/>
Tax Stamp	<input type="text"/>	<input type="text"/>
Termite Work	<input type="text"/>	<input type="text"/>
Title Insurance	<input type="text"/>	<input type="text"/>
Total Encumbrances	<input type="text"/>	<input type="text"/>
Estimated Closing Costs	<input type="text"/>	<input type="text"/>
Net Cash to Seller	<input type="text"/>	<input type="text"/>

I understand that the above is an estimate only and not the actual costs which would be incurred if an actual sale is consummated. The estimated amounts above are not guaranteed in any way.

Seller

date