

4400 S QUEBEC ST. UNIT T-104  
DENVER CO 80237

This report provides an in-depth comparison of **4400 S QUEBEC ST. UNIT T-104 DENVER CO 80237** and other properties in the area. Powered by RentRange®, this report gives you valuable insight for discerning investment property analysis.

### RENTRANGE ESTIMATE

\$ 1507

### CONFIDENCE SCORE

91.0 %

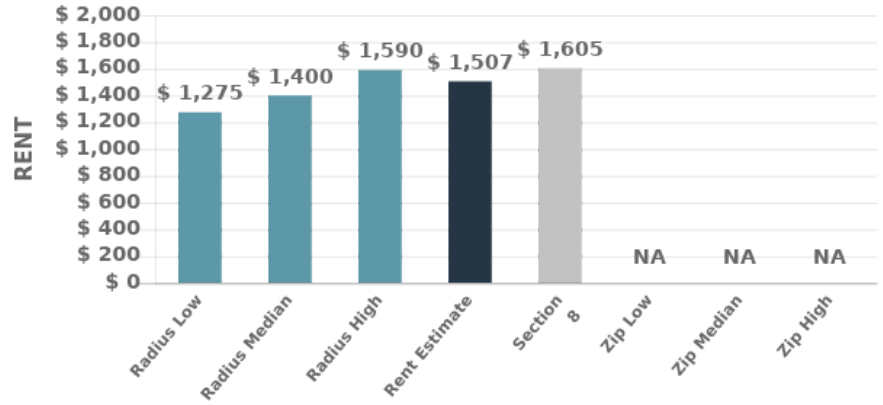
### EST PROPERTY VACANCY RATE

2.27 %

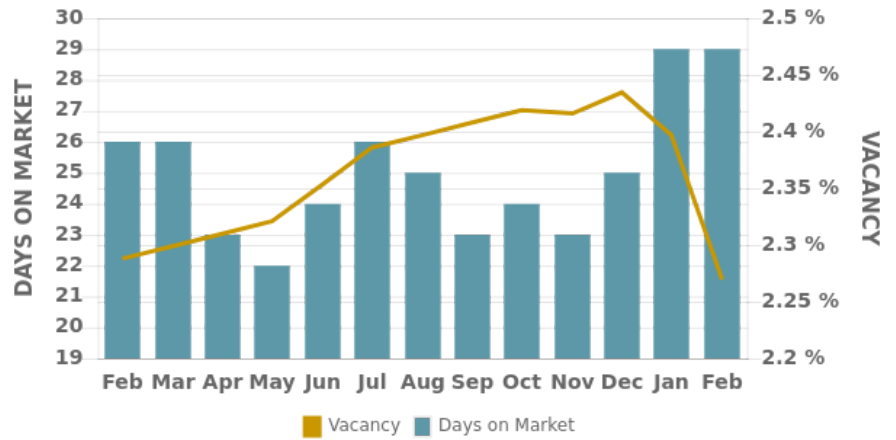
SUBJECT PROPERTY DETAILS		<b>TYPE</b> Condominium
		<b>YEAR BUILT</b> 1978
		<b>SQ/FT</b> 904
		<b>SQ/FT LOT</b> 0
		<b>BEDS</b> 2
		<b>BATHS</b> 2.0
	<b>RADIUS SEARCHED</b> 0.26 mi.	
	<b># OF COMPS</b> 32	
	<b>GLA SQ/FT VS COMPS</b> SMALLER THAN 16 %	

Report Date: 04/03/2021 Versions: R34.A3

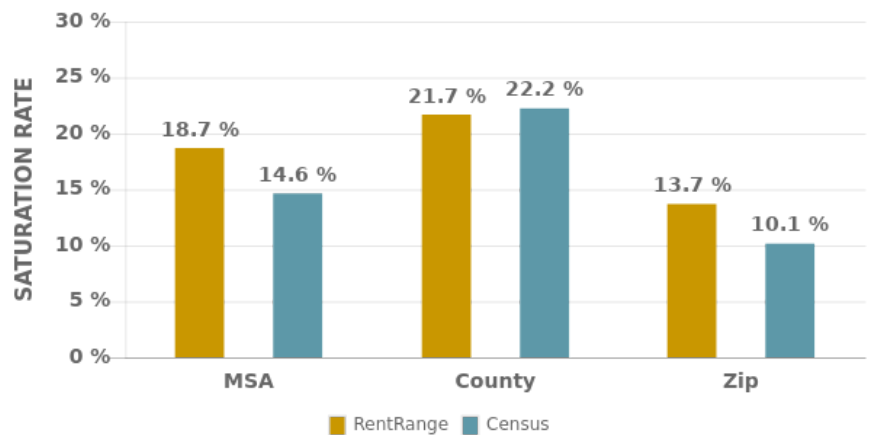
### RENTAL BENCHMARKS



### DAYS ON MARKET VS VACANCY IN COUNTY



### RENTAL SATURATION BENCHMARKS



RentRange® estimates are based upon the subject property being in average condition and with average amenities. Property condition, amenities/upgrades/incentives & furnishings offered, preparation/cleaning time between tenants, marketing channels used to find tenants, and time of year for lease all play significant factors in the vacancy term. RentRange provides rental data (including rental estimates) to you for your information purposes only. Such rental data is based on limited data sets that may change at any time in our sole discretion. We do not have any obligation to keep the rental data up to date, nor do we make any representation or warranty of any kind, express or implied, as to the completeness, accuracy, reliability, suitability or availability of such rental data or the underlying data sets. The rental data is not intended to constitute, and in fact does not constitute, financial, investment, tax or legal advice. Any reliance on or other use of such rental data by you is at your sole risk. Copyright 2009-2021 RentRange LLC, unauthorized use, duplication, redistribution or disclosure is prohibited by law.

**COMPARABLE FOR-RENT PROPERTIES**

4400 S QUEBEC ST. UNIT T-104  
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	SQ/FT	Bed	Bath	Year Built	Dist	Type	Rent
A: 4400 S QUEBEC ST DENVER CO 80237	904	2	2	1978	0.26 mi.	Condominium	\$ 1,470
B: 7375 E QUINCY AVE DENVER CO 80237	967	2	2	1971	0.12 mi.	Condominium	\$ 1,495
C: 7755 E QUINCY AVE DENVER CO 80237	952	2	2	1973	0.05 mi.	Condominium	\$ 1,395
D: 7625 E QUINCY AVE DENVER CO 80237	952	2	1	1970	0.09 mi.	Condominium	\$ 1,340
E: 7615 E QUINCY AVE DENVER CO 80237	1,000	2	1	1971	0.1 mi.	Condominium	\$ 1,400
F: 7665 E QUINCY AVE DENVER CO 80237	950	2	1	1971	0.12 mi.	Condominium	\$ 1,250
G: 6495 E HAPPY CANYON RD DENVER CO 80237	1,024	2	2	1969	0.66 mi.	Condominium	\$ 1,475
H: 3855 S MONACO PKWY DENVER CO 80237	1,316	2	3	1968	0.87 mi.	Condominium	\$ 1,900
I: 9255 E LEHIGH AVE DENVER CO 80237	900	2	1	1973	1.16 mi.	Townhouse	\$ 1,450
J: 7395 E QUINCY AVE DENVER CO 80237	952	2	1	1971	0.12 mi.	Condominium	\$ 1,195

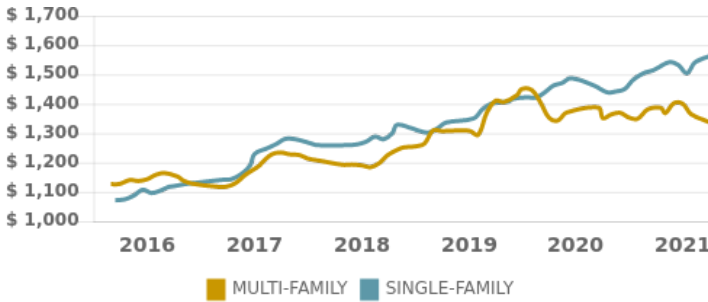


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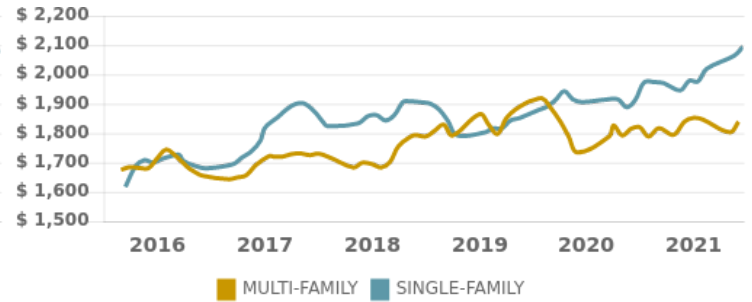
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**COUNTY RENT TRENDS BY BEDROOM & TYPE**

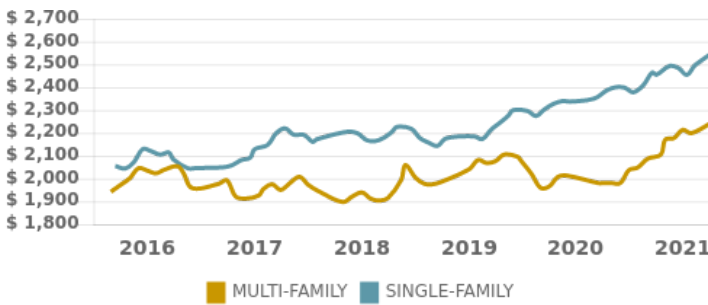
**1BD RENTAL TRENDS IN COUNTY**



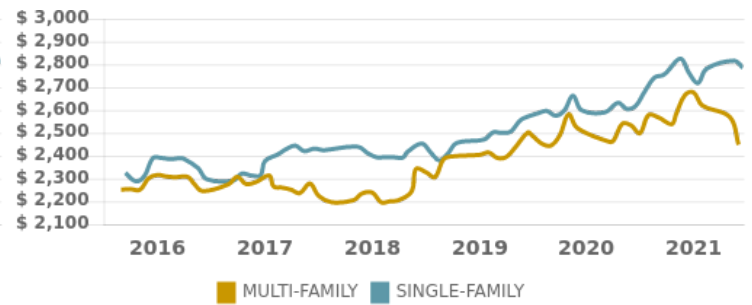
**2BD RENTAL TRENDS IN COUNTY**



**3BD RENTAL TRENDS IN COUNTY**



**4BD RENTAL TRENDS IN COUNTY**



**MEDIAN HOUSING RENTAL RATES IN DENVER, CO**

TYPE	MEDIAN RENT	SECTION 8	AVG SQFT	\$/SQFT
1BD SINGLE-FAMILY in DENVER	\$ 1,473	\$ 1304	666	\$ 1.54
1BD MULTI-FAMILY in DENVER	\$ 1,285	\$ 1304	652	\$ 1.73
2BD SINGLE-FAMILY in DENVER	\$ 1,882	\$ 1605	865	\$ 1.64
2BD MULTI-FAMILY in DENVER	\$ 1,693	\$ 1605	823	\$ 1.76
3BD SINGLE-FAMILY in DENVER	\$ 2,387	\$ 2186	1,296	\$ 1.38
3BD MULTI-FAMILY in DENVER	\$ 2,152	\$ 2186	1,075	\$ 1.56
4BD SINGLE-FAMILY in DENVER	\$ 2,643	\$ 2486	1,636	\$ 1.2
4BD MULTI-FAMILY in DENVER	\$ 2,571	\$ 2486	1,446	\$ 1.07

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**AREA GROSS YIELD & RENTAL TRENDS**

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**GROSS YIELD PERCENTAGES OF 10 NEAREST ZIP CODES**

ZIP CODES	GROSS YIELD %	MEDIAN RENT
80237	5.12 %	\$ 2,535
80111	4.73 %	\$ 2,526
80113	5.17 %	\$ 2,254
80222	5.29 %	\$ 2,268
80231	5.59 %	\$ 2,395
80121	5.31 %	\$ 2,293
80224	5.31 %	\$ 2,285
80014	6.58 %	\$ 2,224
80247	6.39 %	\$ 2,276
80210	4.43 %	\$ 2,615

**RENTAL TREND SUMMARY**

TYPE	1 MONTH CHANGE	3 MONTH CHANGE	12 MONTH CHANGE
<b>No Data Available</b>			

**Data Sources**

Rental comparables are collected from a national network of strategic resources that include but are not limited to: rental data aggregators, residential property managers, real estate investment enterprises, real estate technology providers and MLSs. We do not deploy screen-scrapers or bots to acquire protected or copyrighted data from the web. Our information is acquired in accordance with the resources terms of use and/or through licensed data-usage agreements.

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## DATA DICTIONARY

<b>CENSUS COUNTRY SATURATION</b>	Estimated percentage of renter-occupied units versus owner-occupied units as reported by U.S. Census / American Community Survey within the geography searched. Census estimates rental saturation for 1-4 unit properties and rental saturation for 5+ unit properties. The most recent Census data is from at least 21 months ago.
<b>CONFIDENCE SCORE</b>	Predictor of the accuracy of the final RentRange Rental Estimate based on numerous factors, including location of the subject, its physical characteristics, neighborhood characteristics, market conditions, and the similarity of the comparable properties to the subject property
<b>CUSTOM COUNTY SATURATION</b>	Estimated percentage of renter-occupied units versus owner-occupied units as reported by RentRange within the geography searched. RentRange estimates rental saturation for single-family detached properties only.
<b>CUSTOM COUNTY VACANCY</b>	Estimated vacancy rate as reported by RentRange uses both public and proprietary information within the geography searched. Custom vacancy is for either single-family detached or multi-family depending on the report type.
<b>DAYS ON MARKET</b>	Days on market measures the average number of days the property has been listed for rent in that geography.
<b>DAYS ON MARKET VS. VACANCY CHART IN COUNTY</b>	Left Y axis shows days on market represented by bars, the right Y axis and curve line represent vacancy rate in the given county.
<b>ESTIMATED PROPERTY VACANCY</b>	RentRange's Estimated Property Vacancy is built from our proprietary aggregated analysis of geographic and property specific trends in each subject property's local area.
<b>GROSS LIVING AREA (GLA)</b>	Gross Living Area (GLA) is the total area of finished, above-grade residential space. It is calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. Finished basements and unfinished attic areas are not included in total gross living area.
<b>GROSS YIELD</b>	Gross yield is calculated by dividing the total annual projected gross income by the total property price. $Gross\ yield = \frac{gross\ income}{total\ property\ price}$
<b>HIGH/LOW RADIUS RENT</b>	Rent amount for the top and bottom tenth percentiles in the radius searched for either the single-family detached or multi-family properties.
<b>MEDIAN RADIUS RENT</b>	Median rent amount for all matching comparable rentals within the radius searched.

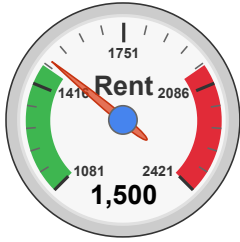
**DATA DICTIONARY**

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<b>METROPOLITAN STATISTICAL AREA (MSA)</b>	Metropolitan statistical areas are geographic entities delineated by the Office of Management and Budget (OMB) for use by Federal statistical agencies in collecting, tabulating, and publishing Federal statistics. A metro area contains a core urban area of 50,000 or more population. Each metro area consists of one or more counties and includes the counties containing the core urban area, as well as any adjacent counties that have a high degree of social and economic integration (as measured by commuting to work) with the urban core. Source: <a href="http://www.census.gov/population/metro">http://www.census.gov/population/metro</a> .
<b>MULTI-FAMILY</b>	Includes apartments, condominiums, townhomes, duplexes, triplexes, and quadruplexes.
<b>PRICE &amp; RENT TREND IN COUNTRY</b>	The left Y axis represents average asking home price in the county, the right Y axis represents asking rent amount, and the X axis details the year for the subject property type and number of bedrooms.
<b>PROPERTY TYPE</b>	If not specified, rental rates for single-family detached homes will be returned.
<b>RADIUS SEARCHED</b>	The distance in 0.5 mile increments of the search radius to return a statistically significant number of comparable rental properties.
<b>RENRANGE RENTAL ESTIMATE</b>	RentRange® Rental Estimate for the subject property using our proprietary algorithm. The Rental Estimate assumes that the property is in average condition compared to the condition of the properties in the radius searched.
<b>SECTION 8</b>	County-level Section 8 rental amount for the number of bedrooms, provided by Housing & Urban Development (HUD).
<b>SINGLE-FAMILY</b>	Stand alone single-family home.

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Your rent is reasonable for your area.



## 4400 S Quebec St Apt T204 Denver, CO 80237

Results based on 23, 2-bedroom, 1½ or more bath Apartment rentals seen within 12 months in a 0.75 mile radius.

AVERAGE  
\$1,750 ±5%

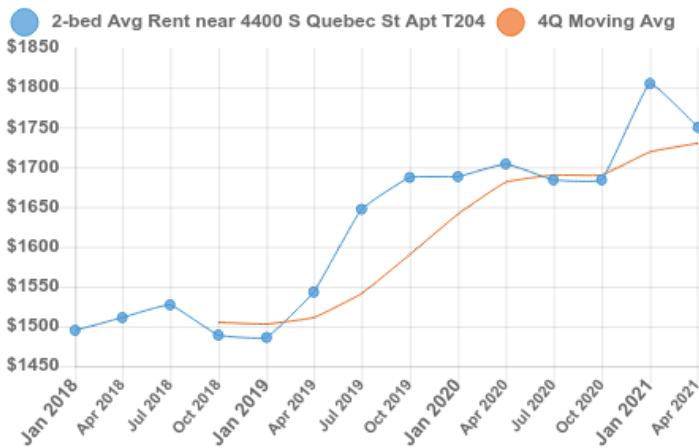
MEDIAN  
\$1,719

25TH PERCENTILE  
\$1,476

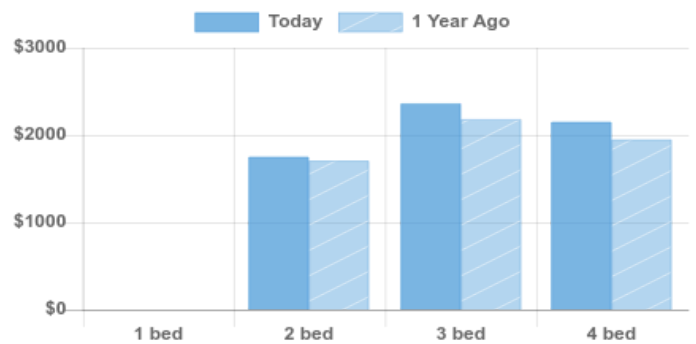
75TH PERCENTILE  
\$2,025

Report generated: 03 Apr 2021

### Historical Trend Line



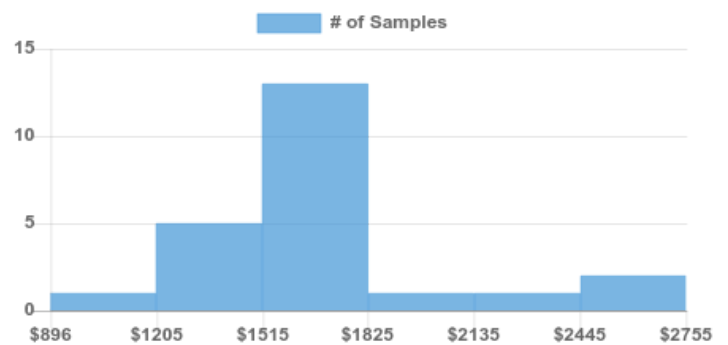
### Average Rent by Bedroom Type



### Summary Statistics

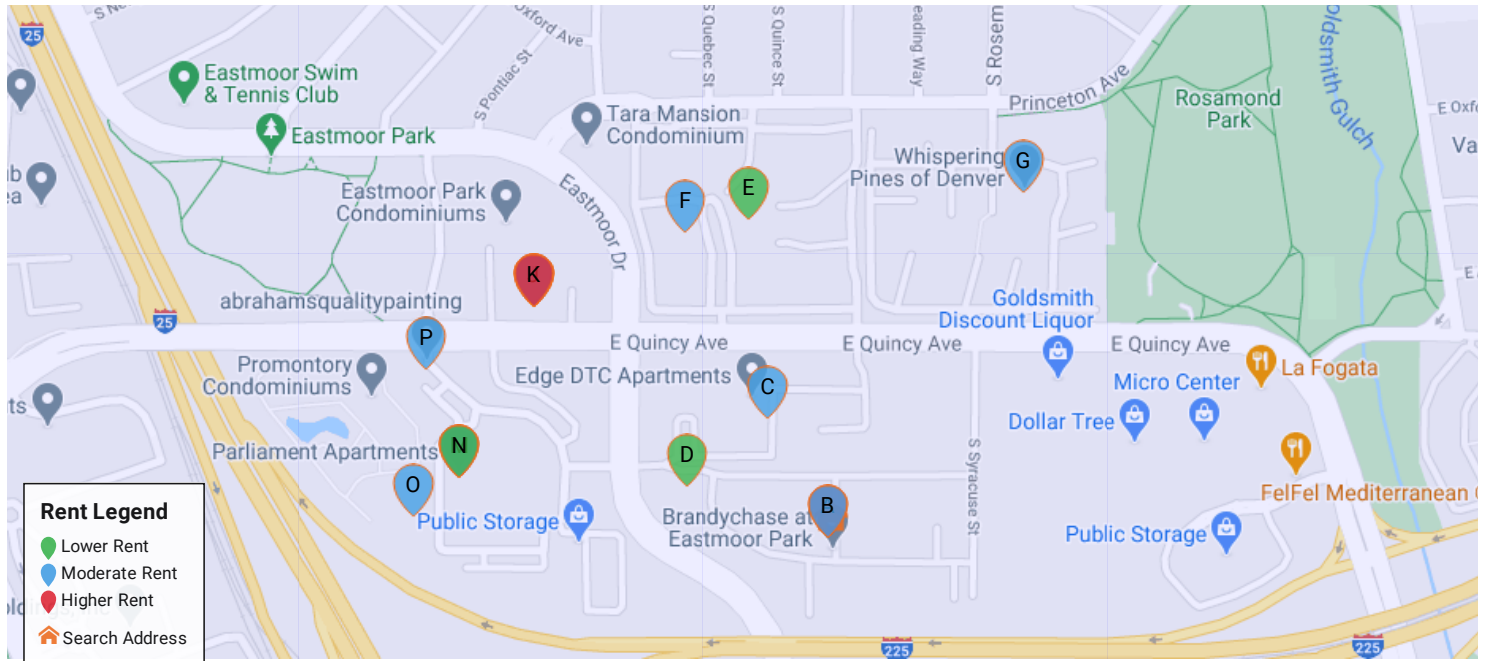
Sample Size	23
Sample Min	\$896
Sample Max	\$2,750
Sample Median	\$1,719
Sample Mean	\$1,750
Sample Standard Deviation	\$407
25th – 75th Percentile	\$1,476 – 2,025
10th – 90th Percentile	\$1,229 – 2,272
5th – 95th Percentile	\$1,081 – 2,420

### Rent Distribution








# Sample of Listings Used



Address	Distance	Rent	Size	\$/ft <sup>2</sup>	Beds	Baths	Bldg Type	Last Seen
<b>A</b> 4400 S Quebec St Apt A207, Denver, CO 80237	0.02 mi	\$2,285	904 ft <sup>2</sup>	\$2.53/ft <sup>2</sup>	2 bed	1.5ba	Condo	Nov 2020
<b>B</b> 4400 S Quebec St Apt L105, Denver, CO 80237	0.02 mi	\$1,500	904 ft <sup>2</sup>	\$1.66/ft <sup>2</sup>	2 bed	2.0ba	Condo	Aug 2020
<b>C</b> 7500 E Quincy Ave, Denver, CO 80237	0.13 mi	\$1,719	960 ft <sup>2</sup>	\$1.79/ft <sup>2</sup>	2 bed	2.0ba	Apartment	Apr 2021
<b>D</b> 4400 S Quebec St, Denver, CO 80237	0.16 mi	\$1,400	1,400 ft <sup>2</sup>	\$1.00/ft <sup>2</sup>	2 bed	2.0ba	Condo	May 2020
<b>E</b> 7375 E Quincy Ave Apt 203, Denver, CO 80237	0.31 mi	\$1,345	967 ft <sup>2</sup>	\$1.39/ft <sup>2</sup>	2 bed	1.5ba	Condo	Mar 2021
<b>F</b> 7395 E Quincy Ave, Denver, CO 80237	0.32 mi	\$1,500	952 ft <sup>2</sup>	\$1.58/ft <sup>2</sup>	2 bed	1.5ba	Condo	Sep 2020
<b>G</b> 7755 E Quincy Ave, Denver, CO 80237	0.36 mi	\$1,600	936 ft <sup>2</sup>	\$1.71/ft <sup>2</sup>	2 bed	2.0ba	Apartment	Apr 2021
<b>H</b> 7255 E Quincy Ave, Denver, CO 80237	0.36 mi	\$1,750	1,500 ft <sup>2</sup>	\$1.17/ft <sup>2</sup>	2 bed	2.0ba	Condo	Nov 2020
<b>I</b> 7255 E Quincy Ave, Denver, CO 80237	0.36 mi	\$2,750	1,327 ft <sup>2</sup>	\$2.07/ft <sup>2</sup>	2 bed	2.0ba	Condo	Nov 2020
<b>J</b> 7255 E Quincy Ave, Denver, CO 80237	0.36 mi	\$1,600	1,300 ft <sup>2</sup>	\$1.23/ft <sup>2</sup>	2 bed	2.0ba	Condo	Apr 2020
<b>K</b> 7255 E Quincy Ave, Denver, CO 80237	0.36 mi	\$2,750	1,327 ft <sup>2</sup>	\$2.07/ft <sup>2</sup>	2 bed	1.5ba	Condo	Nov 2020
<b>L</b> 4363 S Quebec St, Denver, CO 80237	0.37 mi	\$6,118*	1,026 ft <sup>2</sup>	\$5.96/ft <sup>2</sup>	2 bed	2.0ba	Apartment	Mar 2021
<b>M</b> 4363 S Quebec St, Denver, CO 80237	0.37 mi	\$1,615	896 ft <sup>2</sup>	\$1.80/ft <sup>2</sup>	2 bed	2.0ba	Apartment	Mar 2021
<b>N</b> 4363 S Quebec St, Denver, CO 80237	0.37 mi	\$896	1,310 ft <sup>2</sup>	\$0.68/ft <sup>2</sup>	2 bed	2.0ba	Apartment	Sep 2020
<b>O</b> 4363 S Quebec St, Denver, CO 80237	0.41 mi	\$1,805	1,000 ft <sup>2</sup>	\$1.81/ft <sup>2</sup>	2 bed	2.0ba	Apartment	Mar 2021
<b>P</b> 4363 S Quebec St, Denver, CO 80237	0.42 mi	\$1,805	977 ft <sup>2</sup>	\$1.85/ft <sup>2</sup>	2 bed	2.0ba	Apartment	Jan 2021
<b>Q</b> 8055 E Tufts Ave, Denver, CO 80237	0.44 mi	\$1,595	1,084 ft <sup>2</sup>	\$1.47/ft <sup>2</sup>	2 bed	1.5ba	Apartment	Jan 2021
<b>R</b> 7571 Technology Way, Denver, CO 80237	0.45 mi	\$1,769	1,160 ft <sup>2</sup>	\$1.53/ft <sup>2</sup>	2 bed	2.0ba	Apartment	Apr 2020
<b>S</b> 7571 E Technology Way, Denver, CO 80237	0.61 mi	\$1,823	1,160 ft <sup>2</sup>	\$1.57/ft <sup>2</sup>	2 bed	2.0ba	Apartment	Apr 2020
<b>T</b> 4380 S Monaco St, Denver, CO 80237	0.72 mi	\$1,777	1,055 ft <sup>2</sup>	\$1.68/ft <sup>2</sup>	2 bed	2.0ba	Apartment	Sep 2020
<b>U</b> 4380 S Monaco St, Denver, CO 80237	0.72 mi	\$1,971	1,280 ft <sup>2</sup>	\$1.54/ft <sup>2</sup>	2 bed	2.0ba	Apartment	Sep 2020



Address	Distance	Rent	Size	\$/ft <sup>2</sup>	Beds	Baths	Bldg Type	Last Seen
 4500 S Monaco St, Denver, CO 80237	0.73 mi	\$1,501	1,004 ft <sup>2</sup>	\$1.50/ft <sup>2</sup>	2 bed	2.0ba	Apartment	Mar 2021
 4500 S Monaco St, Denver, CO 80237	0.73 mi	\$1,706	1,073 ft <sup>2</sup>	\$1.59/ft <sup>2</sup>	2 bed	2.0ba	Apartment	Mar 2021
 4500 S Monaco St, Denver, CO 80237	0.73 mi	\$1,783	1,213 ft <sup>2</sup>	\$1.47/ft <sup>2</sup>	2 bed	2.0ba	Apartment	Mar 2021

*\*This price appears to be an outlier and was excluded*

# Subject Property Details

4400 S Quebec St Apt T204, Denver, CO 80237

## Vitals

Bedrooms	2
Baths	2
Year Built	1978
Property Use Group	Residential

## Tax Information

Year Assessed	2020
Assessed Value	\$14,350
Tax Fiscal Year	2019
Tax Rate Area	
Tax Billed Amount	\$1,034.00

## Sale Information

Assessor Last Sale Date	2004-08-09
Assessor Last Sale Amount	\$106,000
Deed Last Sale Date	2004-08-09
Deed Last Sale Amount	\$106,000

## Property Size

Building Area	904 ft <sup>2</sup>
Lot Area	0.0441 acres
Lot Dimensions	0.0×0.0

## Deed Information

Mortgage Amount	\$
Mortgage Date	
Lender Name	

## Other Information

Roof Material	Unknown
HVAC Cooling Detail	Unknown
HVAC Heating Detail	Forced Air
HVAC Heating Fuel	Type Unknown

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