



1702 W Dean
Boutique Hotel

PRIVATE PROPERTY
NO TRESPASSING

Property Description

1702 W Dean Ave

Moments from Downtown and just north of the vibrant offerings of Kendall Yards, sits Maple Leaf Manor. This boutique hotel with charming victorian appeal offers a selection of 1 - 3 bedroom extended-stay suites, conveniently arranged for efficient self check-in. Ample off-street parking and a fenced greenspace allows for added security of vehicles and traveling companions, both young and furry. Currently in operation, this property continues to perform extremely well under professional management. Financial reporting is available upon request.



Price: \$650,000

Property Summary

Address:	1702 W Dean Ave
Year Built	1894
Lot Size	6000 SQFT
Property Size	2944 SQFT
Unit 1	2 Bedroom 1 Bath
Unit 2	1 Bedroom 1 Bath
Unit 3	2 Bedroom 1 Bath
Unit 4	3 Bedroom 1 Bath



Additional Details

Heating	Electric Heat & Window AC
Laundry	In-Unit Washer & Dryer
Parking	Street Parking & Private Driveway
Remodeled	Interior Remodel 2012
Permit/Zoning	Multifamily/Hotel Permitted
Exterior	New Roof in 2017

Unit Breakdown

1702 W Dean Ave

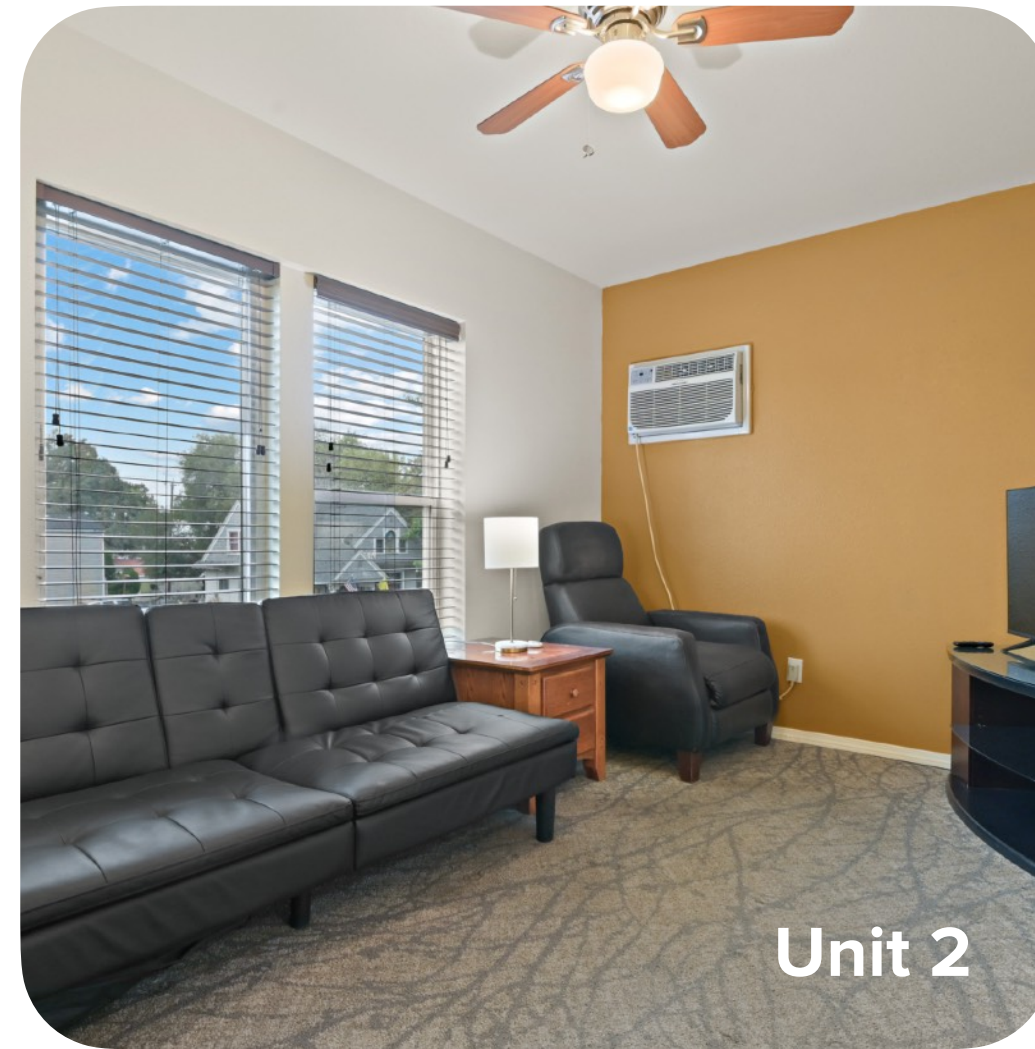


Unit 1

Maple Manor Central Retreat

4 Guests | 2 Bedrooms | 1 Bath

Non-Furnished Monthly Lease Rate	\$1550
Furnished Monthly Lease Rate	\$1950
Average Daily Rate	\$128
Occupancy Rate	63%



Unit 2

Maple Manor City Loft

2 Guests | 1 Bedrooms | 1 Bath

Non-Furnished Monthly Lease Rate	\$1350
Furnished Monthly Lease Rate	\$1750
Average Daily Rate	\$112
Occupancy Rate	63%



Unit 3

Maple Manor Urban Retreat

4 Guests | 2 Bedrooms | 1 Bath

Non-Furnished Monthly Lease Rate	\$1550
Furnished Monthly Lease Rate	\$1950
Average Daily Rate	\$128
Occupancy Rate	66%



Unit 4

Maple Manor City View

6 Guests | 3 Bedrooms | 1 Bath

Non-Furnished Monthly Lease Rate	\$1950
Furnished Monthly Lease Rate	\$2200
Average Daily Rate	\$145
Occupancy Rate	65%

Annual Income	Long Term Unfurnished	Mid Term Furnished	Short Term	Hybrid (Mid + STR)
Unit 1	\$18,600	\$23,400	\$29,434	\$23,400
Unit 2	\$16,200	\$21,000	\$25,754	\$21,000
Unit 3	\$18,600	\$23,400	\$30,835	\$30,835
Unit 4	\$23,400	\$26,400	\$34,401	\$34,401
				\$0
Gross Income	\$76,800	\$94,200	\$120,424	\$109,636
Annual Expenses				
Vacancy Loss	\$3,072	\$4,710	\$0	\$1,332
Property Management	\$7,680	\$14,130	\$24,085	\$19,707
Property Taxes	\$4,335	\$4,335	\$4,335	\$4,335
Maintenance	\$1,500	\$2,500	\$3,500	\$2,500
Insurance	\$2,472	\$2,472	\$2,472	\$2,472
Utilities - W/S/G	\$1,000	\$5,700	\$5,700	\$5,700
Utilities - Avista	\$1,000	\$3,900	\$3,900	\$3,900
Cleaning	\$1,500	\$4,500	\$14,500	\$8,000
Landscape	\$2,160	\$2,160	\$2,160	\$2,160
Internet/Cable	\$0	\$660	\$660	\$660
Total Expenses	\$24,719	\$45,067	\$61,312	\$50,766
Net Income	\$52,081	\$49,133	\$59,113	\$58,870
Investment Information				
Cap Rate @ \$650,000	8.01%	7.56%	9.09%	9.06%

Long Term Strategy

Upward Management		Annual Property Operating Data	
Property Address:	1702 W Dean - Long Term		
Purchase Price/Value		\$	650,000
Acquisition Costs		\$	13,000
	First Mortgage loan-to-value	75%	\$ 487,500
	Rate	6.700%	Term 30
	Payment	\$3,145.73	
	Second Mortgage loan-to-value	0%	\$ -
	Rate		Term 30
	Payment	\$0.00	
Gross Scheduled Income	Monthly	\$ 6,400	\$ 76,800
Additional Income			
Gross Operating Income			\$ 76,800
Less Operating Expenses			
	Property Taxes	\$	4,335
	Insurance	\$	2,472
	Utilities	\$	2,750
	Vacancy Loss	\$	3,072
	Management 10%	\$	7,680
	Maintenance	\$	2,250
	Landscape	\$	2,160
	Total Operating Expenses	\$	24,719
Net Operating Income			\$ 52,081
Less Annual Debt Service		\$	37,748.76
Cash Flow Before Tax			\$ 14,332
Cap Rate	8.0%		
Cash on Cash			8.17%
Equity Build-up - year 1	\$5,245.40		2.99%
Total ROI			11.16%

All information is deemed reliable but not guaranteed.

Short Term Strategy

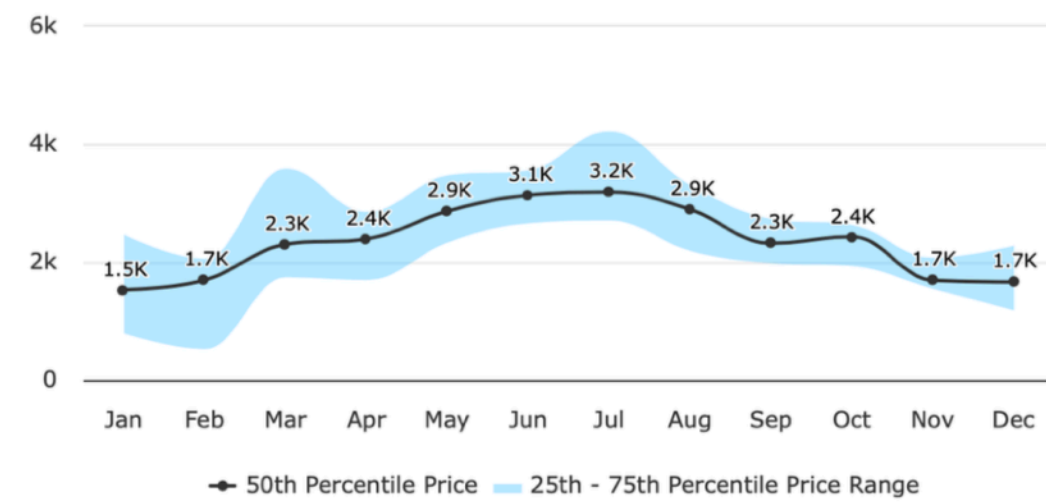
Upward Management		Annual Property Operating Data	
Property Address:	1702 W Dean - Short Term		
Purchase Price/Value		\$	650,000
Acquisition Costs		\$	13,000
	First Mortgage loan-to-value	75%	\$ 487,500
	Rate	6.700%	Term 30
	Payment	\$3,145.73	
	Second Mortgage loan-to-value	0%	\$ -
	Rate		Term 30
	Payment	\$0.00	
Gross Scheduled Income	Monthly	\$ 10,035	\$ 120,420
Additional Income			
Gross Operating Income			\$ 120,420
Less Operating Expenses			
	Property Taxes	\$	4,335
	Insurance	\$	2,472
	Utilities	\$	9,600
	Internet	\$	660
	Management 20%	\$	24,084
	Maintenance	\$	5,660
	Cleaning	\$	14,500
	Total Operating Expenses	\$	61,311
Net Operating Income			\$ 59,109
Less Annual Debt Service		\$	37,748.76
Cash Flow Before Tax			\$ 21,360
Cap Rate	9.1%		
Cash on Cash			12.17%
Equity Build-up - year 1	\$5,245.40		2.99%
Total ROI			15.16%

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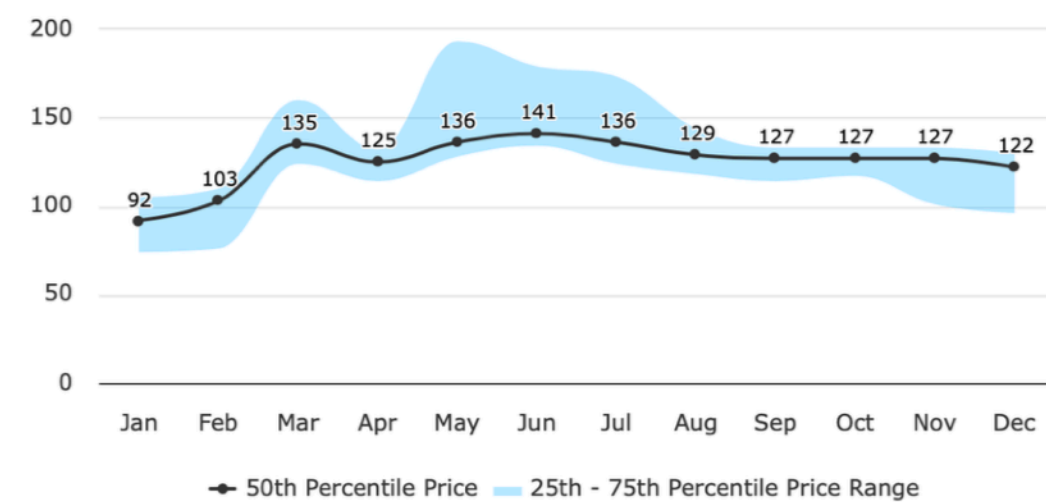
Revenue Estimate of 2 Bedroom | 1 Bath

Estimated Annual Revenue
\$28000 \$2341/mo

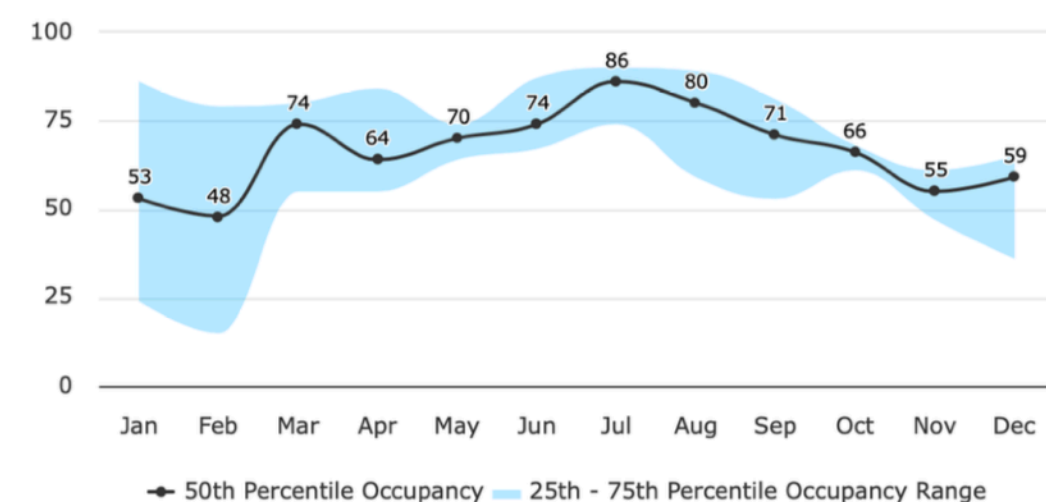
Estimated Range (25th to 75th percentile)
\$21200 - \$35100 \$1767/mo - \$2925/mo



Average Daily Rate
\$124



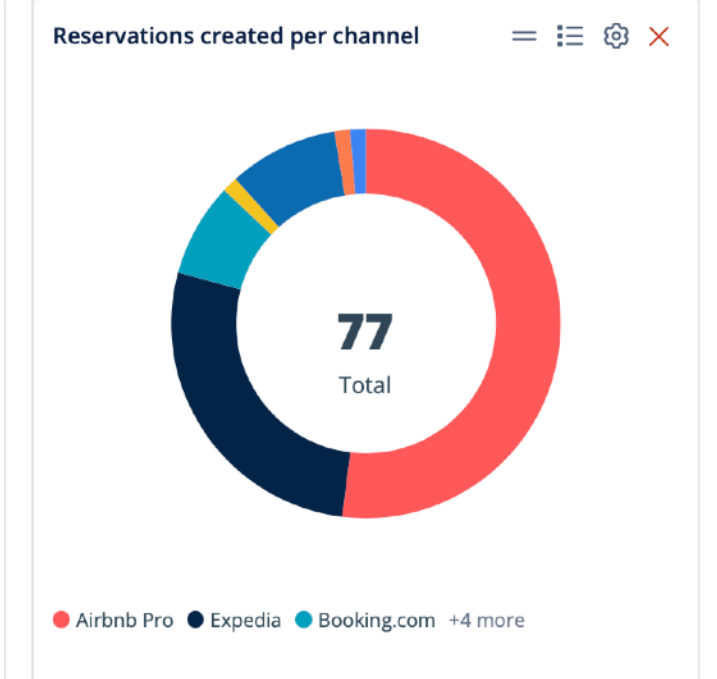
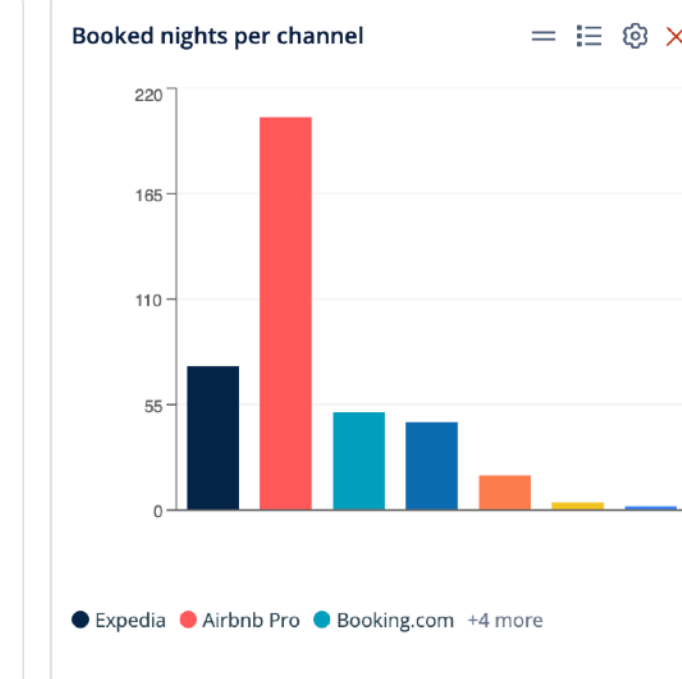
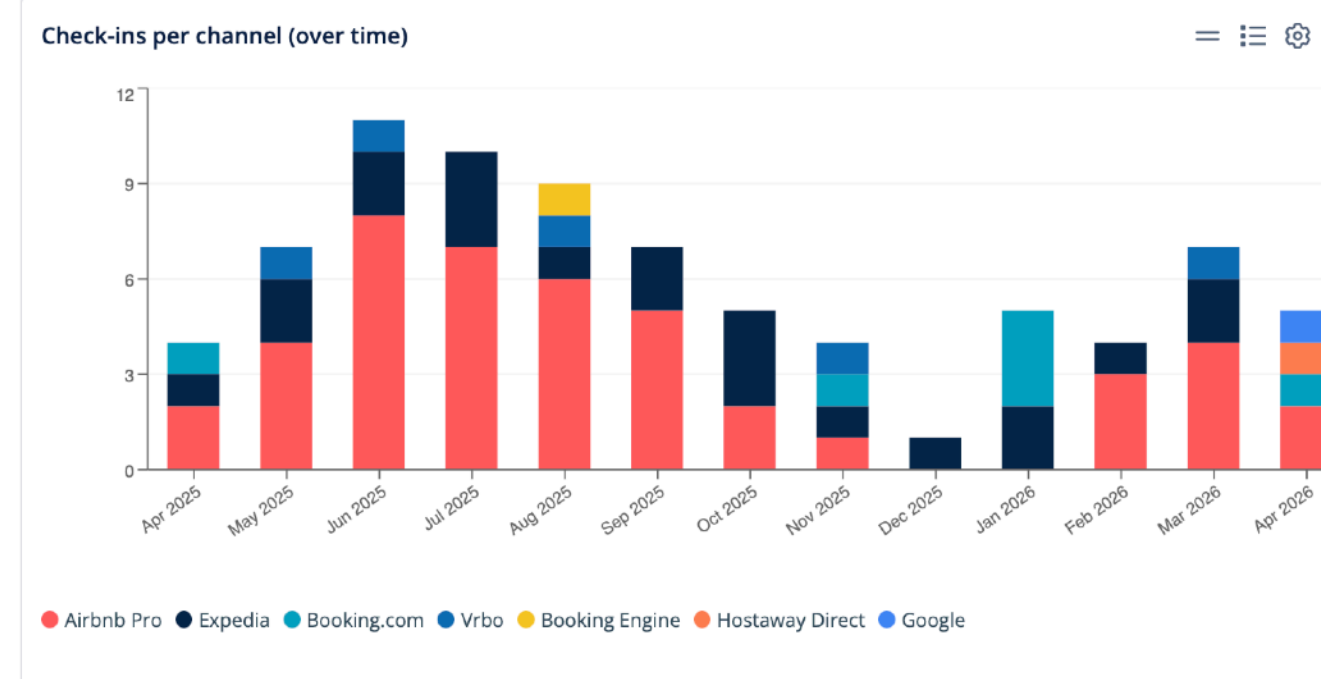
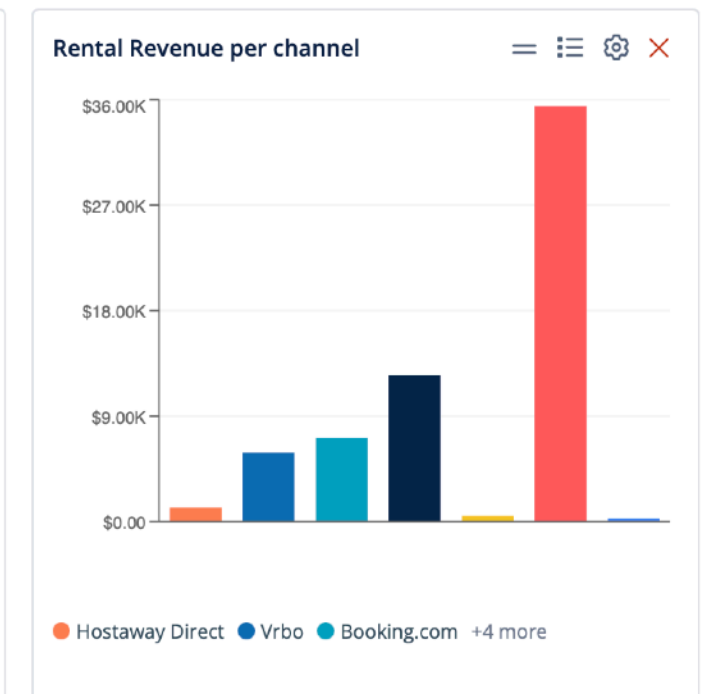
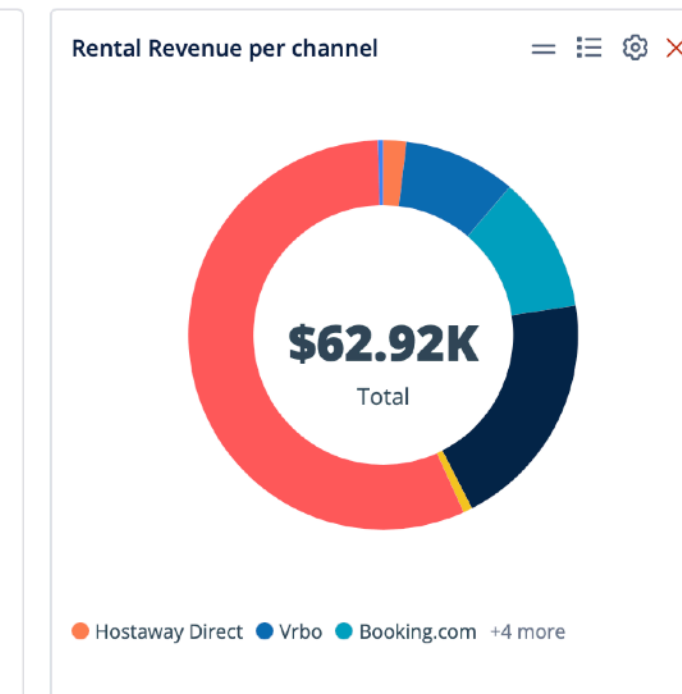
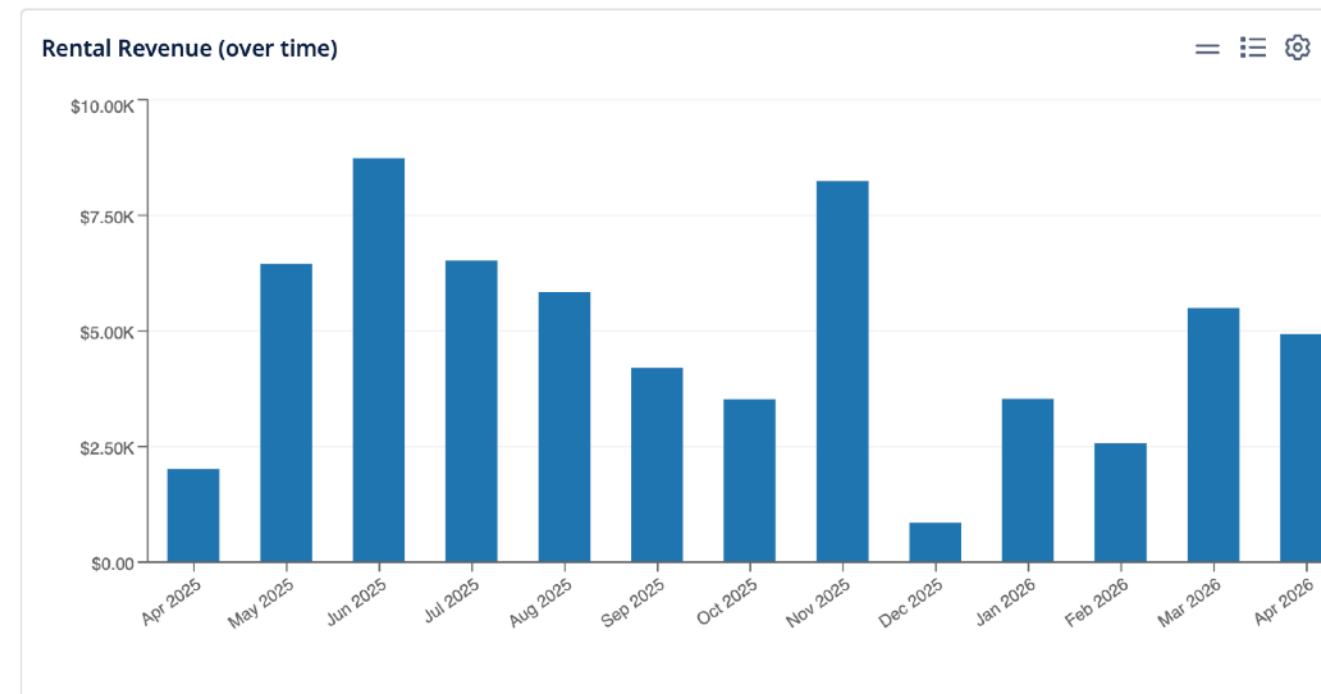
Adjusted Occupancy
66%



Past 12 Months: Units 3 & 4

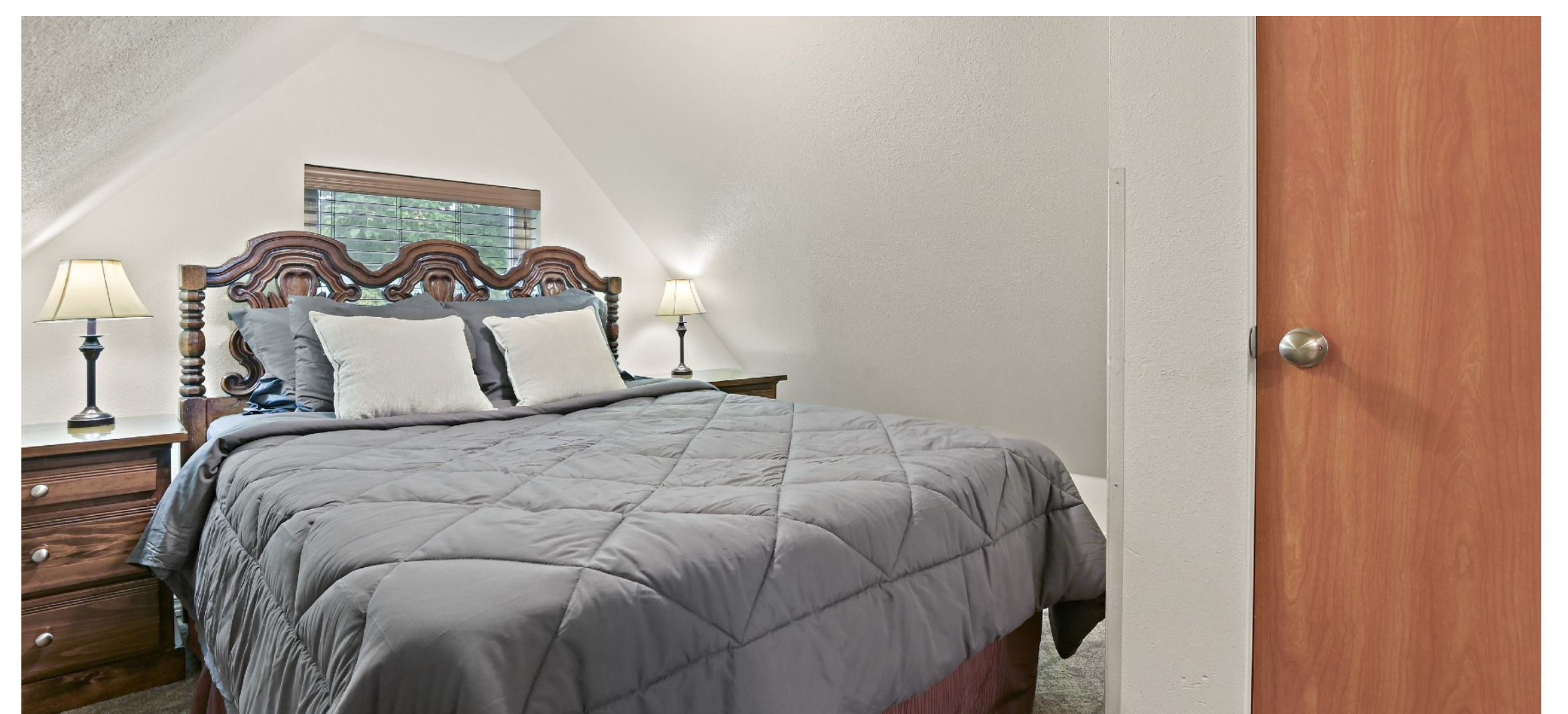
Rental Revenue \$62,922.90	Nights booked 401	Occupancy rate 54.52%	Average nightly price \$132.18	Average revenue per stay \$796.49
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Visualizations





Maple Manor Central Retreat - 2 Bedroom | 1 Bathroom



Maple Manor City Loft - 1 Bedroom | 1 Bathroom



Maple Manor Urban Retreat - 2 Bedroom | 1 Bathroom



Maple Manor City View - 3 Bedroom | 1 Bathroom

