



## **Burgdorf of Capstone closes \$1.3 million sale of 7-unit multifamily property**

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Denver, CO Capstone has closed the sale of 3733 Decatur St, a 7-unit multifamily property for the sale price of \$1.3 million. Christian Burgdorf of Capstone brokered the transaction.

3733 Decatur St. has a mix of one and two bedroom units which have seen major improvements over the years. The units have new LVP flooring, updated kitchens with stainless steel appliances and double paned windows. Located in the Highland's neighborhood, tenants can walk to several restaurants, bar and entertainment options in the area.

With three vacant units and several month-to-month leases at the time of the sale, the buyer plans to raise all units to market rent and add in a utility bill back system. Additionally, the buyer will clean up the landscaping and add in a patio area for the tenants.

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