

LIST PRICE

\$579,000

VALUE-ADD DUPLEX · VACANT POSSESSION 1/15/27

North Park Hill Brick Duplex

3343-3345 N Krameria St · Denver, CO 80207

6 BEDS

3 BATHS

1,960 SF

2 UNITS

6,250 SF LOT

2BR/1BA side leased at \$1,600/mo with a **signed move-out dated 1/15/27** · 4BR/2BA side delivers vacant

The play: buy as one duplex, then **subdivide and sell each side separately**, the way the block already does it.

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As a whole duplex

SUBDIVIDED VALUE

\$980,000

Both sides sold separately

PROJECTED UPSIDE

\$329,700

After \$71,300 est. rehab

COMPARABLE SALES

ADDRESS	BD/BA	SF	PRICE	BASIS
3343-3345 N Krameria St Subject · whole duplex	6/3	1,960	\$579,000	LIST
3353 N Krameria St Whole duplex, same block	4/2	2,064	\$579,000	SOLD 6/24
3505 Holly St Half duplex, one side	2/1	850	\$430,000	SOLD 6/26
3323 Poplar St Half duplex, one side	4/2	2,160	\$620,000	LISTED

As a whole duplex it comps right at the list price. Sold side-by-side, the two units pencil near **\$980,000** combined. Figures to be verified against MLS.

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Acoma Capital Partners, Inc. represents the seller. Figures are estimates based on recent comparable sales and are not a guarantee of value, return, or subdivision feasibility. The leased unit has a signed move-out dated 1/15/2027. Unit details per seller; square footage per county records. Comps from public and MLS-aggregator sources (sold and active listings), subject to verification. Buyer to perform independent due diligence. Not an offer where prohibited.