



Elementary: UNIVERSITY HILL
 Middle/Jr.: BASELINE
 High School: BOULDER
 School District: BLDR VALLEY DIST RE2

Lot Size: Approx Acreage:
 Elec: Water: BOULDER
 Gas: Taxes\Yr: 787/97
 PIN: 0108704 Zoning: PUD
 Waterfront: No Water Meter Inst: Yes
 Water Rights: No Well Permit #:
 HOA Fee: \$115.00/M Xfer: Yes Rsrv: Yes
 HOA Name:

Bedrooms: 1	Baths: 1		Rough Ins: 0			
BATHS	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	0	0	1
3/4	0	0	0	0	0	0
1/2	0	0	0	0	0	0

All Bedrooms Conform: Yes

ROOMS	Level	Length	Width	Floor
Master Bd	Main	10	10	Carpet
Bedroom 2	-	-	-	-
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	-	0	0	-
Family room	-	0	0	-
Great room	-	0	0	-
Kitchen	Main	7	7	Tile
Laundry	-	-	-	-
Living room	Main	11	10	Carpet
Rec room	-	0	0	-
Study/Office	-	-	-	-

MLS#: 197056 PRICE: \$139,900
 ADDR: 935 BROADWAY 215 , , 80302
 ATTACHED DWELLING SOLD
 Locale: Boulder County: Boulder
 Area/SubArea: 1/6 Map Book: B - 18 - G
 Subdivision: UNIVERSITY TERRACE CONDOS
 Legal: UNIVERSITY TERRACE CONDOS

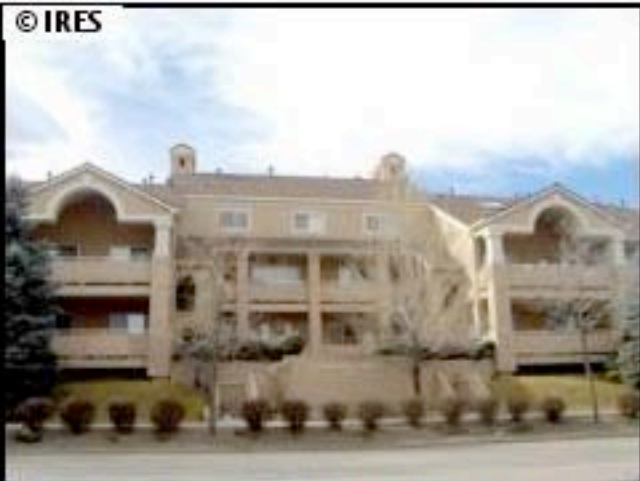
Total SqFt All Lvl: 660 Basement SqFt: 0
 Total Finished SqFt: 660 Lower Level SqFt: 0
 Finished SqFt w/o Bsmt: 660 Main Level SqFt: 418
 Upper Level SqFt: 242 Addl Upper Lvl: 0
 # Garage Spaces: 1 Garage Type: Underground
 Garage SqFt:
 Year Built: 1989 SqFt Source:
 New Const: No Est. Comp.:
 Builder: Model:
 New Const Notes:

Remarks: 1 BEDROOM WITH LOFT LOCATED ACROSS FROM CU. UNDERGROUND PARKING AND A SECURE BUILDING.

Sold Date: 08/16/1999 **Sold Price:** \$130,000
Terms: CONV FIX **DOM:** 21 **DTO:** 21
Points Paid/Seller: 0.00 **Points Paid/Buyer:** 0.00
Other Considerations: Misc. Sale Info:
SA: COOP Agent --
SO: COOP --

Property Features
Style - 2 Story, **Construction -** Wood/Frame, Stucco, **Roof -** Composition Roof, **Description -** 2nd Floor Condo, **Common Amenities -** Pool, **Association Fee Includes -** Trash, Snow Removal, Lawn Care, **Type -** Contemporary, **Outdoor Features -** Deck, **Basement/Foundation -** No Basement, **Heating -** Forced Air, **Inclusions -** Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Microwave, **Utilities -** Natural Gas, **Water/Sewer -** City Water, **Ownership -** Private Owner, **Possession -** Delivery of Deed, **Property Disclosures -** Seller's Property Disclosure, **Flood Plain -** Minimal Flood or C Rating, **Pets -** Pet Restrictions,

Contact: Tom Kalinski **Phone:** 303-449-7000 **Cell:** -- **Email:** tomkalinski@mindspring.com
Office: RE/MAX of Boulder, Inc **Phone:** 303-449-7000
 LO: Coldwell Banker Res-Canyon Blvd Phone: 303-449-5000 LA: Robin Richmond



Elementary: UNIVERSITY HILL
 Middle/Jr.: BASELINE
 High School: BOULDER
 School District: BLDR VALLEY DIST RE2

Lot Size: Approx Acreage:
 Elec: Xcel Water: City of Boulder
 Gas: Xcel Taxes\Yr: \$1058/2004
 PIN: 0108703 Zoning: Res
 Waterfront: No Water Meter Inst: Yes
 Water Rights: No Well Permit #:
 HOA Fee: \$450.00/Q Xfer: No Rsrv: No
 HOA Name:

Bedrooms: 1	Baths: 1		Rough Ins: 0			Total
	Bsmt	Lwr	Main	Upr	Addl	
BATHS						
Full	0	0	1	0	0	1
3/4	0	0	0	0	0	0
1/2	0	0	0	0	0	0

All Bedrooms Conform: No

ROOMS	Level	Length	Width	Floor
Master Bd	Main	10	10	Wood
Bedroom 2	-	-	-	-
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	7	7	Tile
Laundry	-	-	-	-
Living room	Main	11	10	Wood
Rec room	-	-	-	-
Study/Office	-	-	-	-

MLS#: 473091 PRICE: \$224,900
 ADDR: 935 Broadway #214, Boulder, 80302
 ATTACHED DWELLING/INC SOLD
 Locale: Boulder County: Boulder
 Area/SubArea: 1/6 Map Book: N - 18 - G
 Subdivision: University Terrace Condo
 Legal: Unit 214 & 3.14% Interest In General Common
 Elements University Terrace Condos

Total SqFt All Lvl: 660 Basement SqFt: 0
 Total Finished SqFt: 660 Lower Level SqFT: 0
 Finished SqFt w/o Bsmt: 660 Main Level SqFt: 660
 Upper Level SqFT: 0 Addl Upper Lvl: 0
 # Garage Spaces: 1 Garage Type: Underground
 Garage SqFt:
 Year Built: 1989 SqFt Source: Assessor records
 New Const: No Est. Comp.:
 Builder: Model:
 New Const Notes:

Remarks: PERFECT LOCATION for student rental investment, directly across from CU. One bedroom condo with upper level currently used as 2nd bedroom. Vaulted ceiling, wood floors, additional study/loft, large porch and underground parking. Recently remodeled. All kitchen appliances and washer/dryer included. Leased through June 16, 2006; \$1200/month; call listing agent for details. SELLER IS MOTIVATED and offering \$800 incentive for closing costs/carpet with full price offer!

Sold Date: 04/04/2006 **Sold Price:** \$217,000
Terms: CONV FIX **DOM:** 132 **DTO:** 98
D.Pymt.Assist? N
Points Paid/Seller: 0.00 **Points Paid/Buyer:** 0.00
Other Considerations: **Misc. Sale Info:**
SA: Mark Reuter 720-564-6016
SO: Wright Kingdom, Inc. 303-443-2240

Property Features

Style - 2 Story, **Construction** - Stucco, **Roof** - Composition Roof, **Description** - 2nd Floor Condo, **Common Amenities** - Security Building, **Association Fee Includes** - Trash, Snow Removal, Lawn Care, Management, **Type** - Contemporary, **Outdoor Features** - Balcony, **Views** - City View, **Basement/Foundation** - No Basement, **Heating** - Forced Air, **Inclusions** - Window Coverings, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, **Design Features** - Cathedral/Vaulted Ceilings, Loft, Washer/Dryer Hookups, Skylights, Wood Floors, **Utilities** - Natural Gas, Electric, **Water/Sewer** - City Water, City Sewer, **Ownership** - Private Owner, **Possession** - Delivery of Deed, **Tenant Pays** - Deposit, Gas, Electric, **Property Disclosures** - Seller's Property Disclosure, **Flood Plain** - Minimal Flood or C Rating, **Existing Lease** - 6 Month Lease, **New Financing** - Cash, Conventional,