

# 7961 South Webster Way Littleton, CO 80128



## - 2 Story 4 bedroom 3 Bath Single-Family House - Great Location - **High Rental Demand = \$Cash Flow\$**

Located in spectacular Columbine Knolls South, you'll be near parks, schools and shopping. This gem was built in 1977. It has **2491 Sq.Ft** with an additional **750 Sq.ft** in the basement ( **a 5th room? An in-law apartment? More rent potential!!!**)

***The house is ready to go. There's nothing needed but your renters!\$!***

### ***Take a Look at the comparables...***

<b><u>SOLD COMPS:</u></b>	<b>BR/BA</b>	<b>Sq.Ft.</b>	<b>Sold Date</b>	<b>Original List Price</b>	<b>Sold Price</b>
7796 S PIERCE Way	4/4	2203	09/19/11	\$315,000	\$295,000
7090 S Newland Ct	4/4	2636	12/15/11	\$340,000	\$315,000
6285 W Coal Mine Pl	4/3	2542	12/15/11	\$359,000	\$349,000
6715 W Rowland Ave	5/3	2647	Listed	\$335,000	Listed
7008 W Nova Dr	5/3	2637	Listed	\$360,000	Listed
7219 W Fairview Dr	4/4	2637	Listed	\$339,000	Listed

Most of the houses in this neighborhood are in the \$300K's.

This one was originally listed for \$299,900.

We're only asking

**\$265,000 CASH**

With an ARV of \$320,000 that's over \$50,000 in equity!!!

Which doesn't include your monthly rental income.

check out the video tour **NOW**

[http://youtu.be/KC9jgC\\_1L6g](http://youtu.be/KC9jgC_1L6g)

CALL NOW 720.891.6569 [lukebarela@lovinglightinvestments.com](mailto:lukebarela@lovinglightinvestments.com)