

Address	Type	Bd/B a	Ask	Osman's Pick?	Comments
<a href="#">3035 Oneal 36</a>	Con/Twn	1/1	\$125		<b>Under Contract, GONE.</b>
<a href="#">1634 Yellow Pine</a>	Con/Twn	2/1	\$167		Boulder Affordable Housing and Co-Housing. If you qualify, worth checking out.
<a href="#">3671 Pinedale D</a>	Con/Twn	2/2	\$171		Boulder Affordable Housing, if you qualify worth considering.
<a href="#">1842 Canyon 110</a>	Con/Twn	1/1	\$175		Inexpensive downtown condo, reasonable HOA, dated interior and garden level though.
<a href="#">3431 Cripple Creek D16</a>	Con/Twn	2/1	\$180		Boulder Affordable Housing in Cripple Creek? Absolutely see it if you qualify.
<a href="#">1510 Zamia 101</a>	Office	-	\$189		Holiday Neighborhood Office, Cheap!
<a href="#">1111 Maxwell 240</a>	Con/Twn	2/1	\$237		Inexpensive condo close to downtown, needs a remodel, maybe a good option for young professionals who later convert it to a rental.
<a href="#">5058 Buckingham</a>	Con/Twn	2/2	\$245		Gunbarrel, close to transmission powerlines, and a distressed sale (foreclosure). Buy the one on Maxwell instead.
<a href="#">4555 13th G</a>	Con/Twn	1/1	\$320		Rapidly improving location, lock and leave, nice finishes.
<a href="#">4500 Baseline 3402</a>	Con/Twn	2/2	\$355		Relist. I'm not a big fan of Vistoso. Feels like an 80's Vegas hotel and financing has been a problem in the past for this development.
<a href="#">31 Benthaven</a>	Con/Twn	2/2	\$410		Devil's Thumb is a very desirable location. Dated interior and under lease until 6/2015. Make the tenant an offer he can't refuse.
<a href="#">730 30th</a>	Multi		\$415		About a 6.7% cap rate. Worth seeing for investors. Or stick your CU student in one and rent out the other side.
<a href="#">2875 Springdale</a>	Con/Twn	3/3	\$425		Gold run is right on the Boulder Creek Path and close to CU. Works for lots of potential buyers/renters. This one could use a few updates
<a href="#">1551 21st</a>	House	2/2	\$495		Marketed as an investment property, rents at \$2470/mo so roughly 5.3% capitalization rate. Easy student rental neighborhood.
<a href="#">3145 Replier</a>	House	3/2	\$499		<b>Already Under Contract, GONE.</b>
<a href="#">3065 Ash</a>	House	4/2	\$518		Large ranch in Martin Acres, busy street.
<a href="#">725 44th</a>	House	5/3	\$519		Nice remodel in Majestic Heights. Refreshed listing from last year.
<a href="#">3130 Folsom</a>	Multi	-	\$525		Duplex. 2bed, 1 bath each side. 6.1% cap rate.
<a href="#">590 Yuma</a>	House	4/2	\$620		Tasteful well designed home in Keewaydin on a large corner lot. Lots of updates.
<a href="#">2521 Broadway 201</a>	Con/Twn	3/2	\$629		<b>Under contract, GONE. Listing agent didn't even give the market a chance to opine. Sad for the seller.</b>

<a href="#">1415 Patton</a>	House	3/3	\$635		You don't see many houses in Boulder with a Cupola. Quirky, interesting, and could use a few updates. Even the word "Cupola" is fun.
<a href="#">1890 Tansy</a>	House	3/3	\$642		Newer construction, shows beautifully. What's that, I can't hear you. Check for traffic noise.
<a href="#">1655 Walnut 207</a>	Con/Twn	2/2	\$719		Impeccable with an excellent location, last on the market in 2010.
<a href="#">3255 Ouray</a>	Con/Twn	4/4	\$730		Hendricks built duplex (one side), most buyers like Northfield. I think the location is untested but the product is great.
<a href="#">1125 Utica</a>	House	3/2	\$730		Lots of updates, maybe too close to Broadway. The sellers dumped some cash into this one and now want it back.
<a href="#">2295+2297 Grove</a>	Multi	-	\$799		2 Units, rents at \$1850 (assuming each) for a cap rate of about 5.1%.
<a href="#">939 Cascade</a>	House	4/3	\$925		Good location up on the hill, layout not ideal and could use some updates.
<a href="#">2150 Pearl</a>	Office	-	\$945		Small lot for a potential mixed use redevelopment, assuming the City would allow it or keep it as the repurposed church now office.
<a href="#">722 7th</a>	House	4/4	\$1.0 5		Great location, not a great layout, could use some updates.
<a href="#">2058 Alpine</a>	House	3/2	\$1.0 7		If you're looking for a great perch, this is it. Buildout appears to be limited to about 3700 SF above grade by compatible development (buyer to verify). Go see it now, I have a hard time imagining this will last long in the current market.
<a href="#">9424 Mountain Ridge</a>	House	3/6	\$1.8		Relisted with a \$200K discount. Giant trophy house with views to drool over. Price now approaching reality.
<a href="#">1627 Columbine</a>	House	5/4	\$2.0		Buttoned up and beautiful, solid location (upper Chautauqua), small lot.
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