

# ExcellentHouses.com

Making Neighborhoods Beautiful Again

**PDF of the original site.**

**Website NOT Operational at this time.**

**Links are NOT functional.**

## HOME PAGE

**Excellent House LLC's** mission is to find, improve and market financially or physically depressed properties in nice neighborhoods. We work with investors, retail buyers, lenders, and other real estate services, to create and winning result for all. Our **Business Outline** :

- **Find**
  - Observation in preferred neighborhoods
  - Internet: Public sites and the MLS
  - Scouts: Casual and Contracted
  - Associates: Investment Groups, General Networking, Ads
- **Values**
  - After-Rehab Value (ARV) \$150K to \$10M
  - Purchase for less than 65% ARV less estimated rehab costs
  - Purchase for less than 80% ARV if finished and rented
- **Exit Strategies**
  - **Rehab by**
    - Excellent Houses
    - Investor
  - **Sell**
    - Wholesale to another Investor
    - Retail to an End Buyer
  - **Hold**
    - Only properties that have median rents in area greater than 0.8% of purchase price
    - Accounts for PITI on a 75%-80% loan and lenders' credit of 75% of rent
    - Use [Rentometer.com](http://Rentometer.com) and the formula: Price x 0.8% < median rents
    - Superior rental service available sometimes at no additional cost
- **Partner**
  - Private-Money Lenders
  - Co-Investors
  - Other Wholesalers
- **Types of Properties**
  - Single-Family Homes
  - Multi-Family: up to 6 (residential) or large enough for two on-site managers
  - Small Commercial: small footprint, high-rise OK, small parking lot
- **Buying Interests**
  - Bank Owned
  - During Construction
  - Expiring Lease Option
  - Foreclosure
  - Fast/Cash
  - No/Low Loan
  - Pre-Foreclosure
  - Short Sale (contractors available)
  - Subject-to
  - Wholesale (many properties available)
- **Preferred Areas**
  - **Metro Denver**
    - Downtown Denver
    - Denver near University and Colorado Blvds, south of 6th Avenue
    - Denver Park Hill
    - Douglas, Arapahoe, Jefferson, Broomfield and Boulder Counties
  - **Other**
    - Colorado Springs
    - Fort Collins
    - Grand Junction

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Making Neighborhoods Beautiful Again

## EXCELLENT PROPERTY LISTINGS

**Wholesale, Retail, Lease-to-Own, then Multi-Family.** See [Complete Spreadsheet](#) - sortable with additional columns. [Contact Us](#) for more details and to see properties.

Address (Click for pictures - if .zip file, copy pix to a new computer directory for easiest viewing)	Units	Map	Update Units Type	Size (BR x BA x Prkng)	Age	Total SqFt	Price (\$K) (Note 1)	Re-hab (\$K) (ital = rugs + paint)	ARV (After Rehab /Market Value- \$K)	P+R per SqFt	ITV: P+R / ARV (Note 2)	Notes	ARV Basis (Note 3)	Rent/unit (Note 4)	HOA Fee /mo	Lease-to-Own Fee Pymt (Note 5)	
For Sale - Wholesale / Rental										/Sort\							
546 E La Mirada Dr, Phoenix AZ 85042	1		New 7/21	4x2 x2cpt	49	1378	39	7	88	33	52%	AZ props going quickly! Needs rehab completion- carpet, paint, ceiling fans, landscaping, clean up, appliances; full rehab, may need roof on addition \$12K	CA	1100			
615 W Union Ave, Englewood 80110	1		NEW 5/14	3x2	85	2027	118	10	209	63	61%	High-end rehab, 35K; other comps \$223-250K	Cmps, low	1300			
10355 E Montview Blvd, Aurora 80010	1		NEW 7/30	4x3 x2	81	2768	77	13	130	32	69%	Huge lot, 13K; oversized garage! Needs: Stucco, ext paint, remodel kitch + baths, paint int, carpet bedrooms. Assessed value, \$161K. Full rehab, \$20K.	Seller Est	1200			
2847 S Olathe Way Aurora 80013	1			5x2 x2	35	1632	125	3	176	79	73%	Good rental, comps likely higher	Incme on:	1500			
1968 Eagle, Aurora 80011	1		NEW 7/30	Unit in 4-plex	2x1	27	962	49	0	61	50	80%	Grab it, rent it out! End-unit with large common yard almost all its own. On quiet cul-de-sac. Complete remodel - very nice. Income value, 88K; CyberHomes, \$56K.	CA	700-795		
For Sale - Retail										/Sort\							
3779 S Ceylon Way, Aurora 80013	1			3x2 x2	29	1760	130	10	152	80	92%	Comps likely higher	Incme on rent	1300			
3585 S Ouray, Aurora 80013	1			3x2 x2	31	1824	145.9	5	152	83	99%	Comps likely higher	Incme on rent	1300			
Lease-to-Own or Sale - Retail										/Sort\							

13984 E Utah Cir, Aurora 80012	ma	1	Tnhm	3x3 x1cp	35	1568	129	-	127	82	101%	Lease Option Price-133.5K	Incme on rent-HOA	1300	215	6.5K 1200
777 Washington #1008, Denver 80203	ma	1	New 6/19 Cndo	2x2 x1g+ 1os	35	1100	185	-	205	168	90%	\$200/mo rent credits. All utilities paid except \$25 electric. All amenities, largest guest prkng in area. Avail 8/2	Cmps	1295	393	3.9K 1290
3940 S Hannibal, Aurora 80013	ma	1	New 6/19	4x3 x2	31	2010	227	-	232	113	98%	Mission Viejo. Large yd, many trees, cul-de-sac, on green belt, sprinkler system, easy access to I225 & C470 Avail 8/16	Cmps	1550		4K - 1590
Multi-Family										/Sort\					Aprx	
3518 S Bannock, Englewood 80110	ma	4	Apts 1 - 4	1x1	61	1680	81	55	269	81	51%	Cmps likely higher	Incme on rent	575		
4788 S Lincoln, Englewood 80113	ma	2	Main & Upper	2x1	79	1694	104	10	220	67	52%	Legal duplex; retail rehab incl 2-car garage, up to \$60K	Web, Cmps	900		
5105-07 E 34th Ave, Denver 80207	ma	2	Front & Rear NEW 7/7	2x1 +5x1	51	3834	165	10	304	46	58%	Larger unit could be divided & add kitchen + bath to make 3-plex, \$25K full rehab	Incme on rent	1300		
3244-46 Ash, Denver 80207	ma	2	Rear & Front NEW 7/16	2x1	57	3126	99.99	15	209	37	55%	Paint, floor refurb #46, bath upgrades, paint kitch cabs, reseed yd, security bar releases, garage doors & roof. Could need a roof. Really nice for \$25K (ITV = 60%).	Incme on rent	895		
3680-82 Grape, Denver 80207	ma	2	Front & Rear NEW 7/16	2x1	54	1800	115	5	209	67	57%	Carpet, paint, kitch cabs & appliance #80, security bar releases, bath updates. Really nice \$18K (ITV = 64%).	Incme on rent	895		
1665-75 Vance, Lakewood 80214	ma	6	2 Tri-plexes	2x1	57	2800	450	20	527	168	89%	Tri-plexes avail separately, \$250K each	Incme on rent	750		
Went Fast - Best to Jump On Them!										/Sort\					Aprx	
5941 W Cypress, Phoenix AZ 85035	ma	1		3x2 x2os	35	1662	39	7	88	28	52%	Sold Needs carpet, paint, clean up, replace basic necessities; full rehab \$13K	Cmps	1100		
901 S Irving, Denver 80219	ma	2	Main, Bsmnt	3x2, up, 2x1, dn	57	3597	135	10	222	40	65%	Sold \$125K; Rents 1100 + 800 lower; Cmps likely higher	Incme on rent	950		
1910 N 69th Ave, Phoenix AZ 85035	ma	1		2x1	32	840	29	5	55	41	62%	Sold Needs paint, clean up, cabinet doors; full rehab with pool update, \$10K	CA	700		
1788-90 Chester, Aurora 80010	ma	2	Main, Lower	3x1	59	2600	80	30	211	42	52%	Sold \$69K	Incme on rent	900		
2523 Meadowbrook Dr, Denver 80221	ma	1		3x2 x1	54	2168	95	10	140	48	75%	Temp Off Mrkt: BEST as RENTAL; Rehab: rental, \$10K; full, \$40K; Trulia ARV- \$107K	Incme on rent	1200		
589 Elmira, Aurora 80010	ma	1		5x2	54	2072	85	20	106	51	99%	Sold \$79K: ARV seller est was \$145K	Web	1300		
8651	ma	1		5x3	51	2132	100	10	170	52	65%	Sold \$95K: retail	BPO	1200		

Franklin, Denver 80229			x1								rehab, 30K			
4583 Granby Way, Denver 80239	ma	1	3x3 x2	30	2058	93	15	165	52	65%	<b>Contract \$85K:</b> Rental Rehab, to \$20K; Retail rehab, \$25-30K	Cmps	1200	
13637 E Evans Ave, Aurora 80014	ma	1	Tnhm 3x3 x1	29	1896	95.9	6	111	54	NA	<b>Contracted:</b> Similar to Worchester Ct	Incme on rent-HOA	1200	255
14633 E 13th Cir, Aurora 80011	ma	1	5x3 x2	39	2434	99	35	164	55	82%	<b>Sold \$82K:</b> 25% remodeled	Incme on rent	1400	
3843 S Evanston, Aurora 80014	ma	1	Tnhm 3x2 x2cp	34	1700	89	5	119	55	79%	<b>Taken:</b> Comps likely higher	Incme on:	1250	232
14618 E Baltic Pl, Aurora 80014	ma	1	6x3 x2	31	2397	125	10	176	56	77%	<b>Contracted</b>	Incme on rent	1500	
13950 E Oxford Pl #B203, Aurora 80014	ma	1	Cndo 3x2 x1	25	1470	80	6	120	59	72%	<b>Sold \$65K</b>	Incme on rent-HOA	1250	225
1440 Fenton A & B, Lakewood 80214	ma	2	Upper, Lower 3x1, up, 2x1, dn	56	2252	98	35	234	59	57%	<b>Contracted \$88K;</b> Remodel started, \$50K to finish nicely; <b>4R zoning</b>	Incme on rent	1000	
6640-42 King, Denver 80221	ma	2	Upper, Lower 2x1	29	1768	90	20	205	62	54%	<b>Sold \$85K</b>	Incme on rent	875	
735 S Sheridan, Lakewood 80226	ma	1	4x2 x2	74	1547	80	20	170	65	59%	<b>Contracted:</b> 1-acre horse property	Incme on rent	1450	
7679 Lincoln Way, Thornton 80221	ma	1	3x1	46	1800	111	10	175	67	69%	<b>Contracted:</b> Incme comp- \$117K, Retail rehab, 30K	BPO	1000	
4901 S Richfield Cir, Aurora 80015	ma	1	3x2 x1	27	1812	110	15	137	69	91%	<b>Sold \$104K:</b> ARV seller est was \$175K	Web	1300	
3736 Kalamath, Denver 80211	ma	1	3x2	119	2335	159	10	290	72	58%	<b>Sold \$129K;</b> Retail Rehab, \$25-35K incl: 2-car garage + master bath	Web	1200	
3757 S Danube Cir, Aurora 80013	ma	1	Tnhm 4x3 x1sp	29	1740	125	3	146	74	88%	<b>Leased;</b> \$200/mo rent credits	Incme on rent-HOA	1400	150 4K - 1200
1600 W Sheri Ln, Littleton 80120	ma	1	5x4 x1cp	48	2069	130	30	187	77	85%	<b>Sold 132K</b>	Incme on rent	1600	
3959 S Hannibal, Aurora 80013	ma	1	6x3 x2	31	2700	225	-	270	83	83%	<b>Rented:</b> \$100/mo rent credits, 2295 furnished	Cmps	1700	3.9K 1690
600 Del Norte, Thornton 80221	ma	1	3x2 x2\	54	1800	156	2	175	88	90%	<b>Taken:</b> \$150/mo rent credits	BPO	1000	3K - 1090
4743 Shoshone, Denver 80211	ma	1	2x1	68	1636	134	15	215	91	69%	<b>Sold \$116K;</b> Non-com 3rd bedrm in basement; High-end rehab, \$35-45K	Web+ Cmps	1150	
1517 Olive, Denver 80220	ma	1	5x2 x2	68	2121	182	25	244	97	85%	<b>Contracted \$175K:</b> Full rehab, \$35K: hw floor re-finish; bsmnt carpet; paint; windows; baths; kitchens; yard	Cmps, <i>adjust down 30% for prox to Colfax</i>	1500	
2856 S Ouray Way, Aurora 80014	ma	1	4x3 x2	35	2000	195	4	176	100	113%	<b>Leased</b>	Incme on rent	1500	3K - 1290
2830 S Helena Way, Aurora 80013	ma	1	4x2 x2	35	2000	205	1	176	103	NA	<b>Leased-Optioned:</b> comps likely higher	Incme on rent	1500	6K - 1500
16557 E Kentucky	ma	1	4x2	29	2106	213	5	170	104	NA	<b>Lease-Optioned</b>	Incme on	1450	3K -

<u>Kentucky Ave, Aurora 80013</u>				x2										rent		145
<u>3742 High, Denver 80212</u>	ma	1		3x1	123	1056	104.0	10	200	108	57%	<b>Contracted: Best As RENTAL; emerging neighborhood, high-end rehab, 35K; 2009 comps \$190-231K</b>	Cmps	1300		
<u>4770 Zuni, Denver 80221</u>	ma	1		3x2	61	948	94	12	145	112	73%	<b>Contracted \$93K: HUD repo, ARV Trulia est is \$204K</b>	Seller Est	1255		
<u>4137 Kalamath, Denver 80211</u>	ma	1		2x1	119	803	82	10	166	114	55%	<b>Contracted \$75K: Weak floors, prop recrds say 3 br, retail rehab, 40K; cmps \$222K</b>	Web	1000		
<u>17328 Paoli Way, Parker 80134</u>	ma	1		3x3 x2	15	1936	250	-	140	129	NA	<b>Contracted</b>	Incme on rent	1195		0K - 119
<u>4224 S Halifax Way, Aurora 80013</u>	ma	1		3x1 x2	24	1192	178	5	140	154	NA	<b>Leased</b>	Incme on rent	1200		3K - 110
<u>8520B S Gold Peak Dr, HR 80130</u>	ma	1	Cndo	2x2 x2	3	1427	245	-	260	172	94%	<b>Sold \$246K</b>	New sales	1550	222	2K - 155
<u>2958 S Forest, Denver 80220</u>	ma	1		4x1 x1	56	1341	250	-	184	186	NA	<b>Contracted</b>	Incme on rent	1575		0K - 129
<u>3556 S Cherokee, Englewood 80110</u>	ma	1	Upper Cndo	2x2 x1	1	1007	210	-	105	209	NA	<b>Leased; \$400/mo rent credits</b>	Incme on rent-HOA	1000	100	2K - 115
<u>4761 E Dartmouth Ave, Denver 80220</u>	ma	1		3x1 x1	56	1012	250	-	238	247	105%	<b>Lease-Optioned; no basement</b>	Appr	1500		2.6K - 150

#### Notes:

- 1- Price may include a small mark-up, currently 1% of the Price (split on lease-option then purchase)
- 2- Investment to Value ratio (ITV, versus the misnomer LTV) = (Price + Rehab) / ARV, best under 65% for Flips, 80% for Rentals, and 95% Retail
- 3- "Incme"- inverted from 75% rental Income less HOA fees yielding as the PITI on an 80% loan with 7% interest - excludes Property Mgt fees  
"CA" - County Assessor  
"Appr"- recent Appraisal; "BPO"- Broker's Price Opinion based on MLS research;  
"Cmps"- similar sold properties, generally from the MLS;  
"New Sales"- in the same development;  
"Seller Est"- from Seller using various sources (best to verify)  
"CH" - CyberHomes.com  
"Web"- combines truly-similar properties For Sale and Sold at Trulia.com, Zillow.com, RealEstate.Yahoo.com/Homevalues
- 4- Rent based on prevailing rents in the area - averaged for dissimilar multiple units
- 5- Lease-to-Own Fees up to \$2,500 are generally NOT applicable to Down Payment or Price; includes a mark-up in some cases.

# ExcellentHouses.com

Making Neighborhoods Beautiful Again

## SELL YOUR PROPERTY FAST

*Thank you for your inquiry .*  
Read on. learn about the plan

I'm a Private Party here; I will sell your property.  
Condo, townhome, house, estate; Divorce, relo or probate:

- You name an attractive price
- I find buyers from my list
- I create the sale and terms
- You move on with money and life

**What are benefits with me? :**

- Caring, thorough, clear and fast.
- I have buyers ready now,
- To buy your place and pay you soon

**OK, what do you do next?**  
*Complete this short Questionnaire :*

Full Name  Email  Phone

Closing deadline  Type  Bedrooms  Baths

Minimum value for similar property in neighborhood \$  Parking  Spaces

Basement (hold CTRL key to select Finish)  Yard

Address  City  ZIP

Can show property: Day ☐ Eve ☐ Weekend ☐ Carry the Down Payment Yes ☐ No ☐

Carry the Loan (have buyer pay you a good interest rate on your existing loan) Yes ☐ No ☐

Why Selling

Comment

How found us:

SUBMIT

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## BUY & LEASE-TO-OWN

Thank you for your inquiry.

I'm a *Private Party*, filling a gap in the rental market with unique qualification requirements designed for **CREDIT-CHALLENGED** and **OTHER** individuals:

- \* You specify what you need, then
- \* I find a home that meets your needs (after we both have seen it)
- \* You lease it with an option to buy or outright buy it with creative financing
- \* Based on your employment/background *instead of your current credit*.

### Benefits :

- \* Minimum credit check \* Minimum if any application fee
- \* **Lease to own:** rent credits towards purchase \* *build credit* \* may be able to remodel inside and out
- \* **Purchase:** *tax credits*- up to \$6,500 energy and \$8,000 if not owned a home in past 3 years \* *interest tax deduction* \* remodel all you want \* start with and/or *build equity*

### Requirements :

- \* Verifiable income \* Criminal check \* Checking account \* Pre-Qualification (for 6-24 months)
- \* **Lease to own:** Option Fee / Deposit \* Dedication to own
- \* **Purchase** (may be minimal costs): Down payment \* Closing Costs

OK ? ... Complete this short Preferences Questionnaire (**NOTE: MISSING INFORMATION WILL CAUSE DELAYS**):

First & Last Name  Email address  Phone

Move in Date  Minimum Bedrooms  Baths  Maximum rent \$

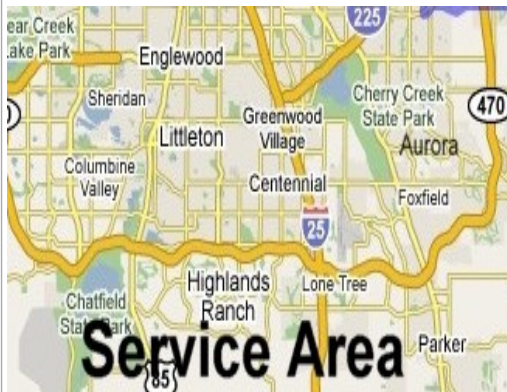
Condo ☐ Townhome ☐ House ☐

Basement  Yard  Parking

**CITY-AREA** (CHOOSE AT LEAST ONE - Median Rents shown for reference - so you can **MAKE SURE THE RENT FOR A CITY-AREA WILL FIT INTO YOUR BUDGET**, Maximum Rent (above); you can select more than one City-Area by holding the CTRL key while clicking):

\*\* Select at least one - hold CTRL key for more \*\*

Ken Caryl... 2br-\$1149, 3br-\$1449, 4br-\$1674  
 Littleton-Southwest... 2br-\$1149, 3br-\$1449, 4br-\$1674  
 Littleton... 2br-\$1049, 3br-\$1349, 4br-\$1574  
 Englewood... 2br-\$1049, 3br-\$1349, 4br-\$1574  
 Denver-South... 2br-\$974, 3br-\$1649, 4br-\$1849  
 Highlands Ranch... 2br-\$1149, 3br-\$1449, 4br-\$1674  
 Lone Tree... 2br-\$1149, 3br-\$1449, 4br-\$1674  
 Centennial-80112... 2br-\$1049, 3br-\$1349, 4br-\$1574  
 Parker... 2br-\$1049, 3br-\$1349, 4br-\$1574  
 Greenwood Village... 2br-\$1049, 3br-\$1349, 4br-\$1574  
 Denver-Southeast... 2br-\$924, 3br-\$1399, 4br-\$1624  
 Aurora-80016... 2br-\$1049, 3br-\$1349, 4br-\$1574  
 Aurora-80013-5,8... 2br-\$924, 3br-\$1249, 4br-\$1449



Number of Adults  Children  Pets and sizes (if any)

When view properties: Day ☐ Eve ☐ Weekend ☐

**Lease to Own:** Maximum Option Fee (may include deposit) \$

**Purchase:** Maximum Down Payment (including deposit if L2O) \$

**Maximum Price** \$  K

Credit Challenges (if applicable)

Foreclosure? Bankruptcy? Late Payments? Divorce? ...

Other Comment

How found us:



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## CONTACT US

Call Kenton Johnson, Principle Real Estate Investments Manager,  
Littleton CO, 303-770-4022

We welcome Buyers (Wholesale & Retail), Sellers (Wholesale & Owners), and Real Estate Resources  
(Lenders, Contractors, Title Companies, Appraisers & Services/Suppliers)

**First Name\***

**Last Name\***

Company

Address Street

Address Continued

City

State

 ▼

**Zip Code\***

(5 digits)

**Daytime Phone\***

Evening Phone

**Email Address\***

Comments:

Buying (what type properties? max loan/cash? fix? flip?)

Selling (what type properties?)

Where prefer (Denver, metro suburbs, elsewhere?)

**\*Minimum information, please**