



## Neighborhood Report



**Larry Hotz, CRS, BROKER**

**Kentwood Company**

**5690 DTC Blvd**

**Greenwood Village, CO 80111**

**Office: (877)378-8213**

**Mobile: (303)877-9344**

**Home: (303)773-3399**

**email: [Larry@LarryHotz.com](mailto:Larry@LarryHotz.com)**

**Web: [LARRYHOTZ.Homelog.com](http://LARRYHOTZ.Homelog.com)**



# Larry Hotz

## Affiliation

Kentwood Company  
5690 DTC Blvd  
Greenwood Village, CO 80111  
Office: (877)378-8213  
Mobile: (303)877-9344



## Experience

- \* 1978-1981 Top Salesman, Perry & Butler Realty, Central Office.
- \* 1981-1988 Managing Broker and Top Salesman, Perry & Butler, Central Office.
- \* 1989-Present Broker Associate, The Kentwood Company.

## Education

- \* New Trier Township High School, Winnetka, Illinois.
- \* University of Denver, Bachelor of Sciences, 1970.

### PERSONAL DATA

- \* Born in Chicago, Illinois, June 8, 1947. Raised in Skokie, Illinois; Dumpfreeze, Virginia and Wilmette, Illinois.
- \* Personal interests include traveling, skiing, golf, and tennis.
- \* Two daughters, Meredith attending Colorado State University and Elizabeth, who is his licensed Buyer's Broker.

## Professional Associations

### PROFESSIONAL QUALIFICATIONS

- \* Colorado Real Estate Broker's License.
- \* Active Member, National Association of REALTORS.
- \* Active Member, Colorado Association of REALTORS.
- \* Active Member, South Suburban Board of REALTORS.
- \* Designee, Certified Residential Specialist, National Association of REALTORS.
- \* Former Senior Faculty Member, Graduate REALTOR Institute and Colorado Association of Realtors, Real Estate School.
- \* Designee, "Who's Who in Residential Real Estate in North America".

### PROFESSIONAL ACHIEVEMENTS

- \* 1979-1988 Million Dollar Roundtable, Denver Board of REALTORS.
- \* 1982-1984 Education Director, Perry & Butler Realty.
- \* 1985 Manager of the Year, Perry & Butler Realty
- \* 1980 Director, Denver Board of REALTORS

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- \* 1989 Director, Denver Board of Realtors.
- \* 1991 National Award winner (Third Place) for Marketing and Promotion, Certified Residential Specialists.
- \* 1978-2003 More than \$162 million in closed residential sales

## Personal Information

Among The Top Kentwood Company Realtors  
Selling Denver Real Estate

Meet Larry Hotz of The Kentwood Company. He's a Denver real estate veteran with 26 years of experience selling homes throughout the Denver Metro Area. Larry has been recognized annually by The Denver Board of Realtors and The Kentwood President's Club for top sales.

Larry's depth of experience includes managing a major real estate firm for nine years. He also has taught continuing education for the Colorado Association of Realtors and the Colorado Real Estate Commission. He has also helped Denver and national companies such as Xerox, Pepsi Cola, Trend Exploration, The University of Colorado Health Sciences Center and Pfizer relocate their key personnel.

He is a Certified Residential Specialist ( the top 4% of Realtors nationally ) and is accredited by most national relocation companies. He is a former Director of the Denver Board of Realtors and former President of the Cherry Hills Heights Water and Sanitation Board. He is the proud father of two daughters who graduated from Cherry Creek Schools in Cherry Hills Village and Greenwood Village.

Larry does work personally with all buyers and sellers. Most of Larry's Out-Of-State Buyers are referrals from former clients.

65% of Larry's business comes from former, satisfied clients. As an accredited Denver relocation broker, Larry has sold homes in most areas of Denver and its suburbs. Because he is not a 'neighborhood specialist' for just one neighborhood, Larry knows the advantages and disadvantages of all neighborhoods. Larry is a Denver luxury real estate specialist having sold homes from \$500,000 to \$3.5 million in Cherry Hills Village, Greenwood Village, Castle Pines Village and downtown Denver. He is also a certified relocation broker selling homes in all price ranges throughout the metro area.

"My clients and I enjoy long term relationships", Larry says. "I have helped some of them relocate several times and even helped three generations in some families with their real estate needs. They aren't afraid to call me to ask questions long after a sale is completed. I enjoy helping people settle in and often introduce them to neighbors who are also my clients. They know I care about them and want to help."

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**Larry Hotz, CRS, BROKER**

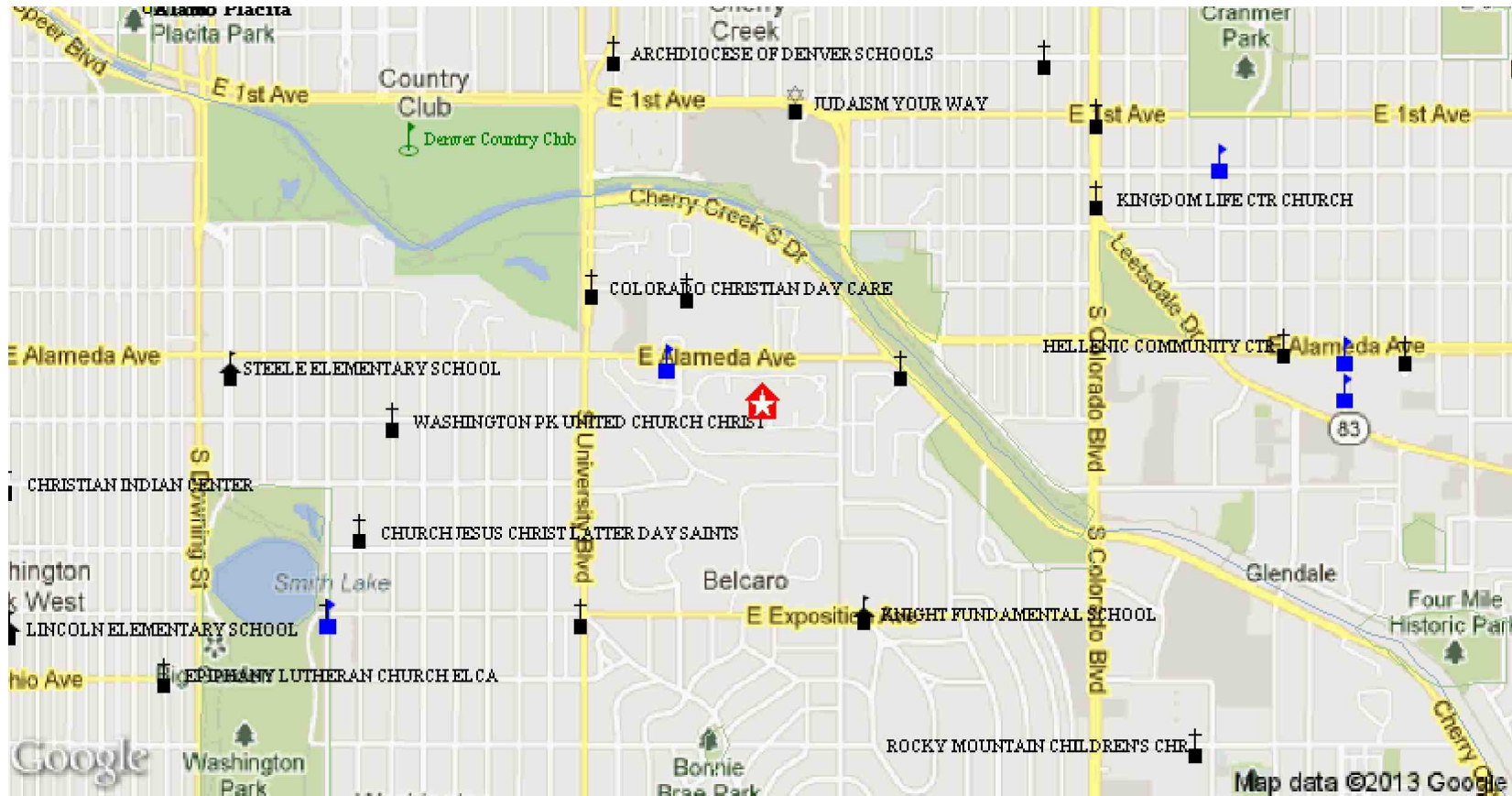
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## 2552 E ALAMEDA AVE., DENVER, CO





Larry Hotz, CRS, BROKER

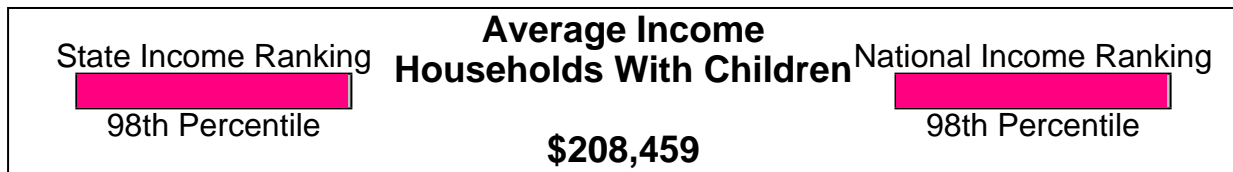
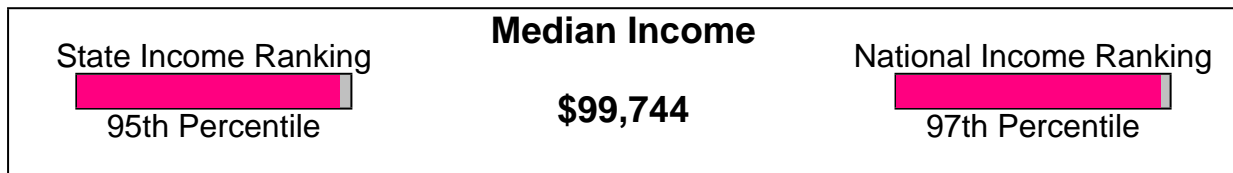
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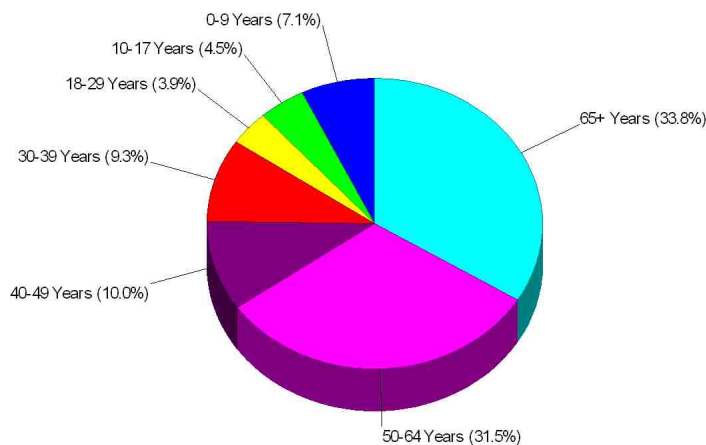
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## Income For Neighborhood Within City of Denver



## Age Breakdown For Neighborhood Within City of Denver Average Age = 56.1 Years



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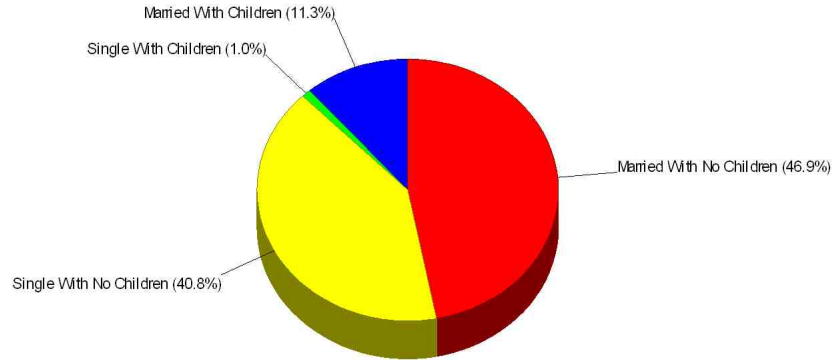
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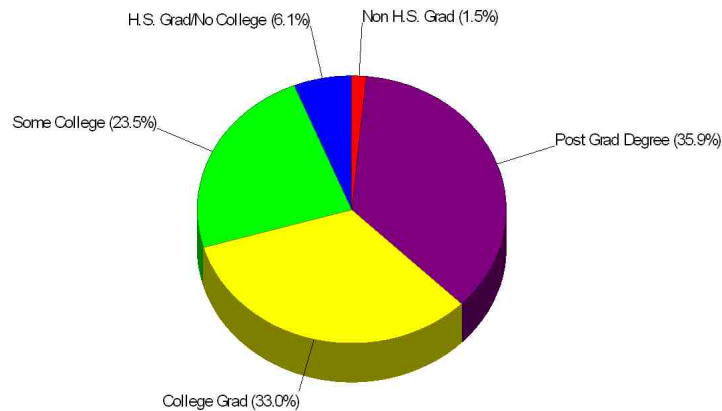
## Household Characteristics For Neighborhood Within City of Denver

**58.2% Married**  
**12.3% With Children**



## Adult Education Level For Neighborhood Within City of Denver

**98.5% High School Graduates**  
**68.9% College Graduates**



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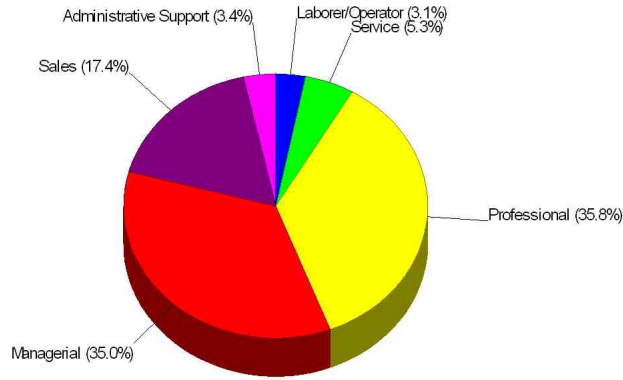
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**Employment  
For Neighborhood Within City of Denver  
Average Travel Time To Work = 20.8 Minutes**



**Occupation**

**General Facts  
FOR DENVER COUNTY 1**

**DENVER COUNTY 1  
900 GRANT STREET  
DENVER, CO 80203**

Type:	(720)423-3200	Independent Local District
Grade Range:		PK - 12
Schools:		148
Teacher:		3,970
Students:		72,312
Student/Teacher Ratio:		18.2 To 1
Student/Librarian Ratio:		869.1 To 1
Secondary Student/Guidance Ratio:		326.0 To 1

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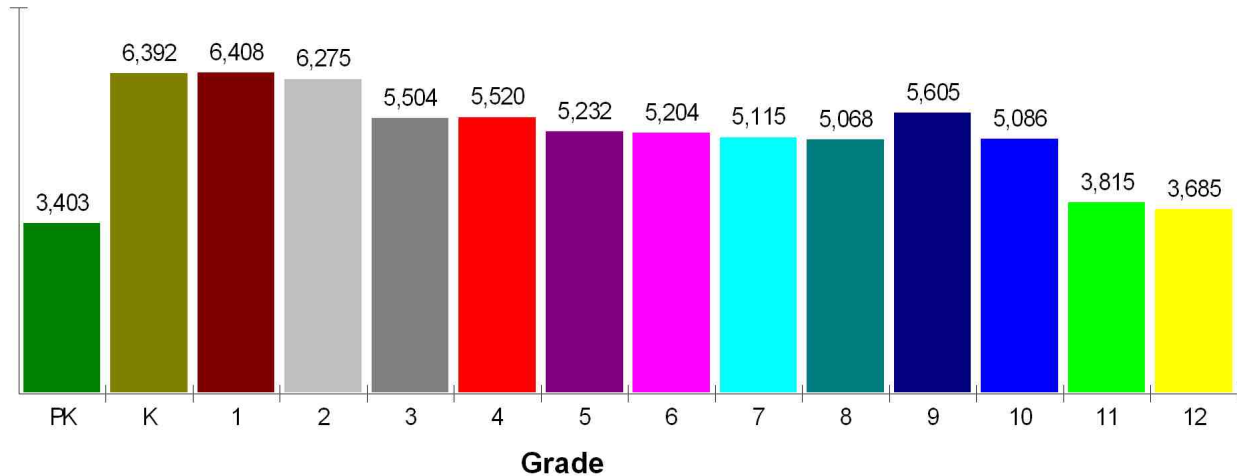
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## Student Enrollment By Grade FOR DENVER COUNTY 1

**Total Enrollment = 72,312**



National Enrollment Ranking: 48 of 15,679 (99th Percentile)

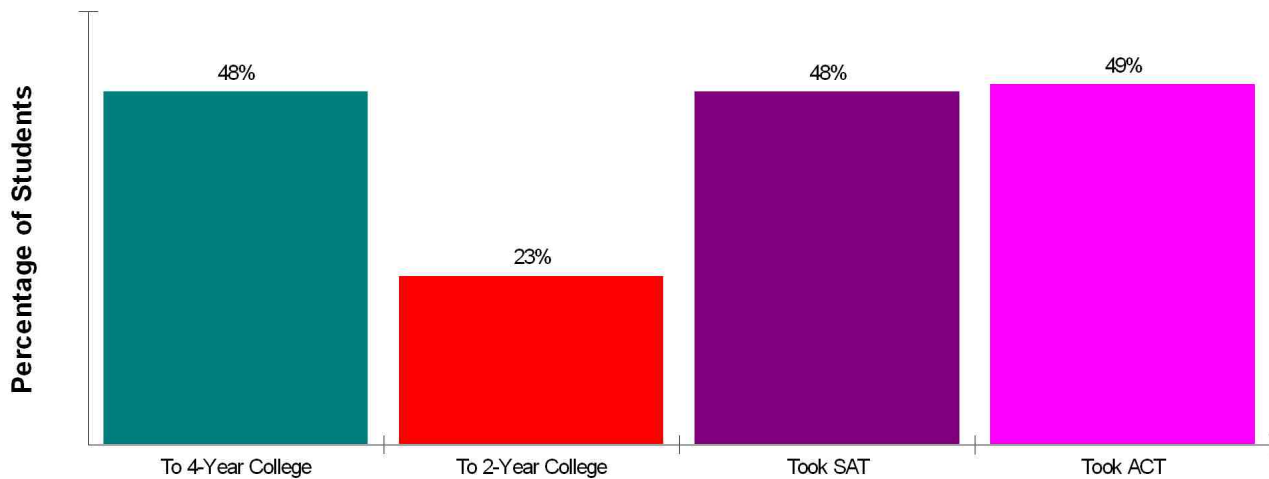
State Enrollment Ranking: 2 of 162 (99th Percentile)

## High School Statistics FOR DENVER COUNTY 1

**Average SAT Scores: 1028 (Math 514 Verbal 514)**

**Average ACT Scores: 14.9**

**National Merit Finalists: 8**



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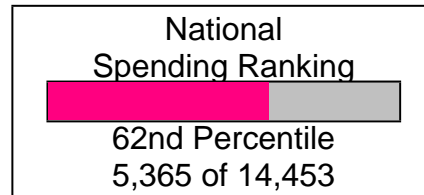
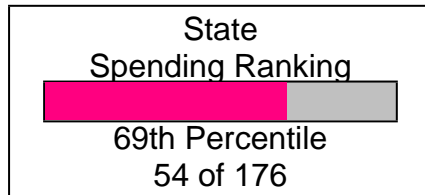
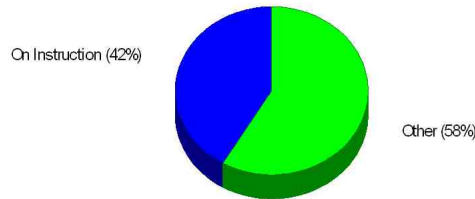
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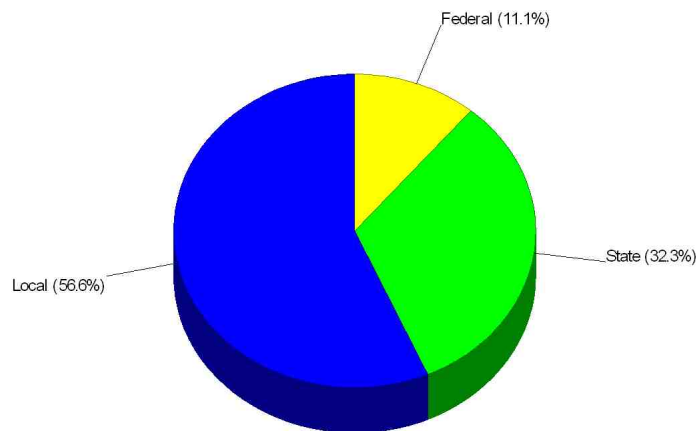


## School Expenditures FOR DENVER COUNTY 1

Expenditures Per Student  
\$10,921



## School Funding FOR DENVER COUNTY 1



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## Public Schools for District

### KNIGHT FUNDAMENTAL SCHOOL

3245 EAST EXPOSTION AVENUE, DENVER, CO 80209

**Phone:** (303)722-4681

**Grades:** K - 5

**Distance from Subject:** 0.5 Miles

**School Type:** Regular

**Student/Teacher Ratio:** 15.7 to 1

**Students/Teachers:** 283/18

**Mascot:** Knight Hawks

**School Colors :** Royal & Gold

### BROMWELL ELEMENTARY SCHOOL

2500 EAST 4TH AVENUE, DENVER, CO 80206

**Phone:** (303)388-5969

**Grades:** K - 5

**Distance from Subject:** 0.9 Miles

**School Type:** Regular

**Student/Teacher Ratio:** 16.1 to 1

**Students/Teachers:** 306/19

**Mascot:** Eagles

**School Colors :** Red & White

### STEELE ELEMENTARY SCHOOL

320 SOUTH MARION PARKWAY, DENVER, CO 80209

**Phone:** (303)744-1717

**Grades:** PK - 5

**Distance from Subject:** 1.0 Miles

**School Type:** Regular

**Student/Teacher Ratio:** 17.6 to 1

**Students/Teachers:** 335/19

**Mascot:** Stallions

**School Colors :** Royal & Gold

### STECK ELEMENTARY SCHOOL

425 ASH STREET, DENVER, CO 80220

**Phone:** (303)355-7314

**Grades:** PK - 5

**Distance from Subject:** 1.3 Miles

**School Type:** Regular

**Student/Teacher Ratio:** 17.4 to 1

**Students/Teachers:** 279/16

**School Colors :** Royal & Gray

### HILL MIDDLE SCHOOL

451 CLERMONT STREET, DENVER, CO 80220

**Phone:** (303)399-0254

**Grades:** 6 - 8

**Distance from Subject:** 1.4 Miles

**School Type:** Regular

**Student/Teacher Ratio:** 14.9 to 1

**Students/Teachers:** 595/40

**Mascot:** Sky Hawks

**School Colors :** Royal & White

### SOUTH HIGH SCHOOL

1700 EAST LOUISIANA AVENUE, DENVER, CO 80210

**Phone:** (303)698-6100

**Grades:** 9 - 12

**Distance from Subject:** 1.4 Miles

**School Type:** Regular

**Student/Teacher Ratio:** 19.9 to 1

**Students/Teachers:** 1,353/68

**Mascot:** Gargoyles

**School Colors :** Purple & White

**Average SAT:** 971 (Math 485 Verbal 486)

**Graduates To 2-Year College:** 42.0%

**Students Taking SAT:** 44.0%

**Graduates To 4-Year College:** 20.0%

**Average ACT:** 15

**National Merit Finalists:** 1

**Students Taking ACT:** 30%





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## Public Schools for District

### CORY ELEMENTARY SCHOOL

1550 SOUTH STEELE STREET, DENVER, CO 80210

**Distance from Subject:** 1.5 Miles  
**Student/Teacher Ratio:** 16.3 to 1  
**Mascot:** Cougars

**School Type:** Regular  
**Students/Teachers:** 342/21  
**School Colors :** Purple & White

**Phone:** (303)744-2726  
**Grades:** PK - 5

### LINCOLN ELEMENTARY SCHOOL

715 SOUTH PEARL STREET, DENVER, CO 80209

**Distance from Subject:** 1.5 Miles  
**Student/Teacher Ratio:** 14.1 to 1  
**Mascot:** Lynx

**School Type:** Regular  
**Students/Teachers:** 155/11  
**School Colors :** Gold & Purple

**Phone:** (303)744-1785  
**Grades:** PK - 5

### MERRILL MIDDLE SCHOOL

1551 SOUTH MONROE STREET, DENVER, CO 80210

**Distance from Subject:** 1.5 Miles  
**Student/Teacher Ratio:** 14.9 to 1  
**Mascot:** Jaguars

**School Type:** Regular  
**Students/Teachers:** 581/39  
**School Colors :** Red & Gray

**Phone:** (303)756-3621  
**Grades:** 6 - 8

### CARSON ELEMENTARY SCHOOL

5420 EAST 1ST AVENUE, DENVER, CO 80220

**Distance from Subject:** 1.6 Miles  
**Student/Teacher Ratio:** 10.8 to 1  
**Mascot:** Cougars

**School Type:** Regular  
**Students/Teachers:** 292/27  
**School Colors :** Royal & White

**Phone:** (303)355-7316  
**Grades:** PK - 5

### TELLER ELEMENTARY SCHOOL

1150 GARFIELD STREET, DENVER, CO 80206

**Distance from Subject:** 1.8 Miles  
**Student/Teacher Ratio:** 11.3 to 1  
**Mascot:** Tigers

**School Type:** Regular  
**Students/Teachers:** 226/20  
**School Colors :** Navy & Gold

**Phone:** (303)333-4285  
**Grades:** PK - 5

### MOORE ELEMENTARY SCHOOL

846 CORONA STREET, DENVER, CO 80218

**Distance from Subject:** 1.8 Miles  
**Student/Teacher Ratio:** 17.3 to 1  
**Mascot:** Eagles

**School Type:** Regular  
**Students/Teachers:** 397/23  
**School Colors :** Royal & White

**Phone:** (303)831-7044  
**Grades:** PK - 8





## Larry Hotz, CRS, BROKER

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### Public Schools for District

**MC KINLEY-THATCHER ELEMENTARY SCHOOL**  
1230 SOUTH GRANT STREET, DENVER, CO 80210

**Phone:** (303)777-8816  
**Grades:** PK - 5

**Distance from Subject:** 1.9 Miles  
**Student/Teacher Ratio:** 15.5 to 1  
**Mascot:** Eagles

**School Type:** Regular  
**Students/Teachers:** 170/11  
**School Colors :** Gold & Kelly Green

**ELLIS ELEMENTARY SCHOOL**  
1651 SOUTH DAHLIA STREET, DENVER, CO 80222

**Phone:** (303)756-8363  
**Grades:** PK - 5

**Distance from Subject:** 2.0 Miles  
**Student/Teacher Ratio:** 19.1 to 1  
**Mascot:** Eagles

**School Type:** Regular  
**Students/Teachers:** 516/27  
**School Colors :** Gold & Black

**PALMER ELEMENTARY SCHOOL**  
995 GRAPE STREET, DENVER, CO 80220

**Phone:** (303)388-5929  
**Grades:** PK - 5

**Distance from Subject:** 2.1 Miles  
**Student/Teacher Ratio:** 14.3 to 1  
**Mascot:** Panthers

**School Type:** Regular  
**Students/Teachers:** 285/20  
**School Colors :** Yellow & Royal



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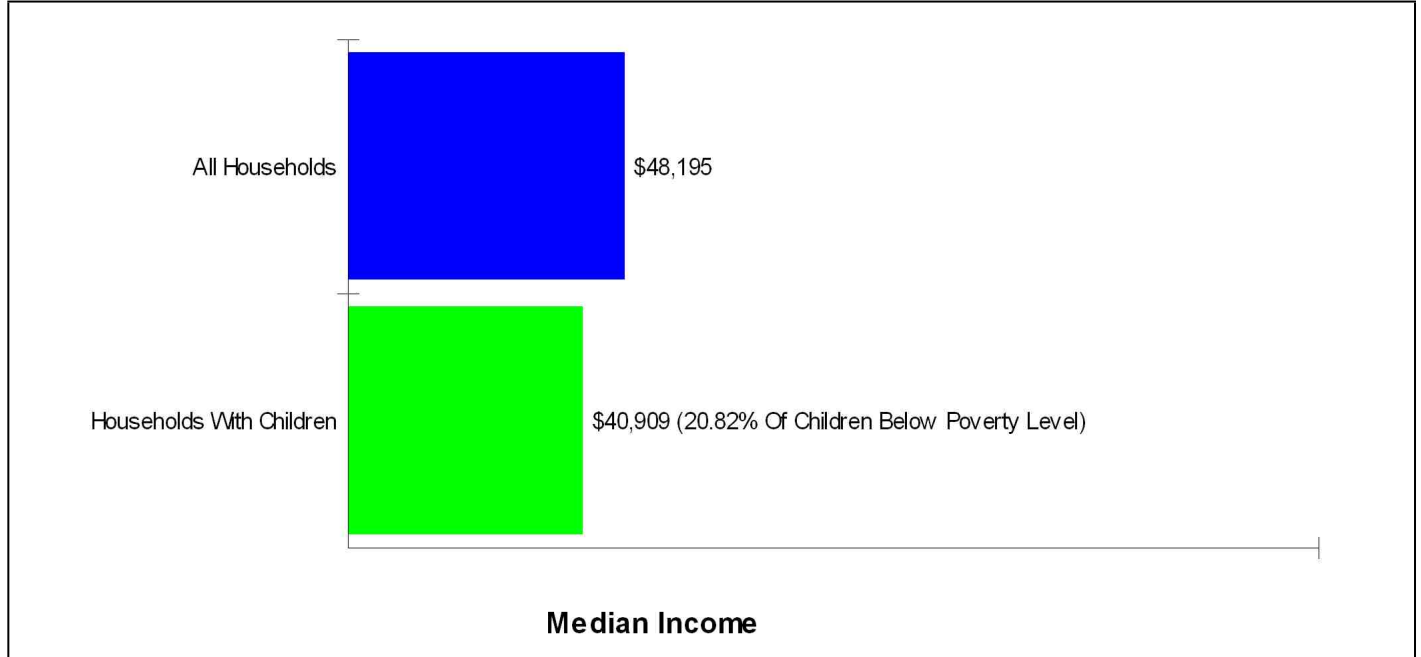
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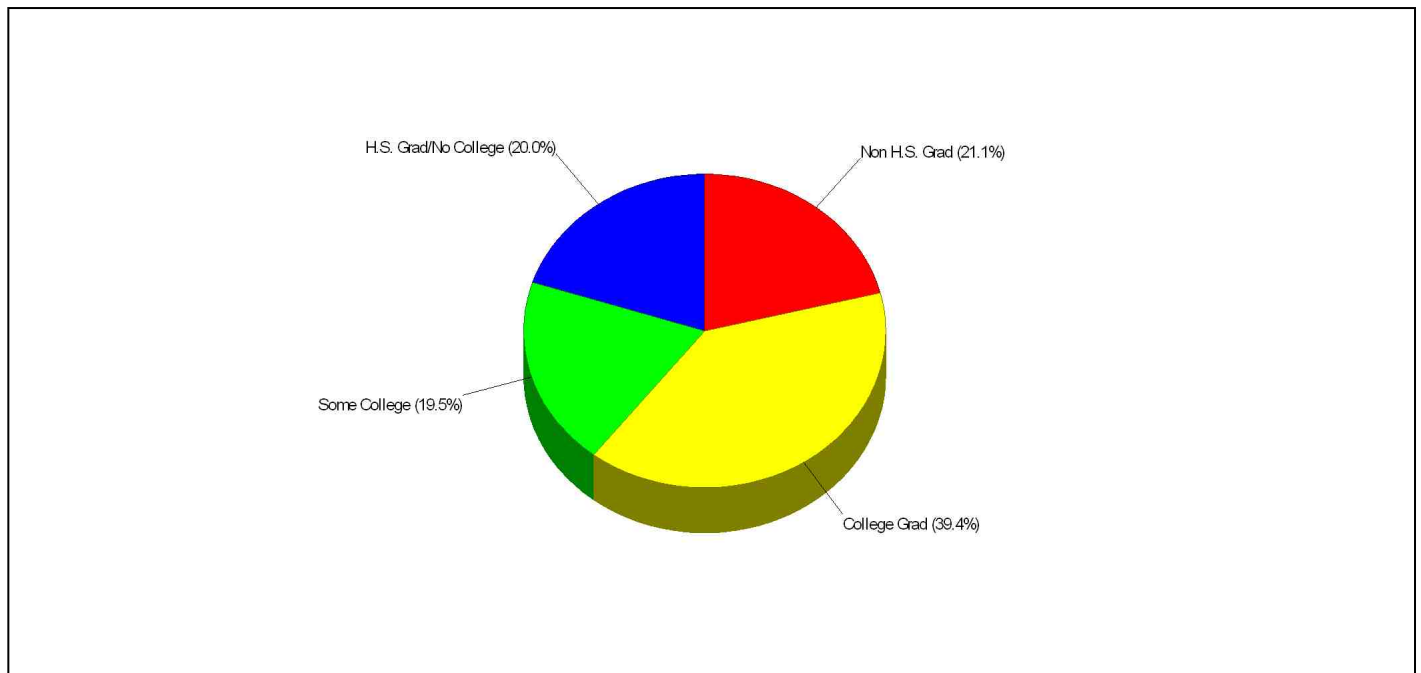
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## Income FOR DENVER COUNTY 1



## Parent Education Level FOR DENVER COUNTY 1



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## Private Schools

Private School Enrollment= 17.41% within School District

### CALVARY TEMPLE CHRISTIAN SCHOOL

2480 E Alameda Ave., DENVER, CO 80209

Distance from Subject: 0.2 Miles

Affiliation: Christian

Students: 222

Student/ Homeroom Ratio: 24.7

School Colors: Royal & White

Enrollment By Grade: PK-100 K-18 1-13 2-15 3-12 4-12 5-13 6-18 7-8  
8-4 9-5 10-4

Phone: (303)777-7723

Grades: PK - 10

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 9.8 to 1

Mascot: Falcons

### CHILDREN'S GARDEN MONTESSORI SCHOOL

444 Detroit St., DENVER, CO 80206

Distance from Subject: 0.9 Miles

Affiliation: Nonsectarian

Students: 174

Enrollment By Grade: PK-80 K-94

Phone: (303)322-0972

Grades: PK - K

School Type: Montessori

Gender: Coed

Student/Teacher Ratio: 9.6 to 1

### ST. JOHN'S LUTHERAN SCHOOL

700 S Franklin St., DENVER, CO 80209

Distance from Subject: 0.9 Miles

Affiliation: Lutheran Church

Students: 202

Student/ Homeroom Ratio: 25.3

School Colors: Gold & Royal

Enrollment By Grade: PK-83 K-18 1-15 2-16 3-19 4-13 5-15 6-6 7-12  
8-5

Phone: (303)733-3777

Grades: PK - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 14.3 to 1

Mascot: Panthers

### GARLAND COUNTRY DAY SCHOOL

30 Birch St., DENVER, CO 80220

Distance from Subject: 1.0 Miles

Affiliation: Nonsectarian

Students: 623

Student/ Homeroom Ratio: 24.0

School Colors: Kelly Green & White

Enrollment By Grade: K-67 1-61 2-60 3-62 4-62 5-66 6-67 7-70 8-64  
9-44

Phone: (303)336-3719

Grades: K - 9

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 9.8 to 1

Mascot: Eagles

### ST. VINCENT DE PAUL ELEMENTARY SCHOOL

1164 S Josephine St., DENVER, CO 80210

Distance from Subject: 1.0 Miles

Affiliation: Roman Catholic

Students: 476

Student/ Homeroom Ratio: 47.6

School Colors: Red & White

Enrollment By Grade: PK-54 K-47 1-48 2-48 3-52 4-44 5-48 6-45 7-45  
8-45

Phone: (303)777-3812

Grades: PK - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 16.6 to 1

Mascot: Crusaders







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## Private Schools

Private School Enrollment= 17.41% within School District

### DENVER ACADEMY

1101 S Race St., DENVER, CO 80210

Distance from Subject: 1.1 Miles

Affiliation: Christian

Students: 389

Student/ Homeroom Ratio: 15.0

School Colors: Royal & Kelly Green

Enrollment By Grade: 2-2 3-12 4-12 5-22 6-26 7-40 8-52 9-55 10-62  
11-61 12-45

Phone: (303)777-5870

Grades: 2 - 12

School Type: Special Education

Gender: Coed

Student/Teacher Ratio: 9.3 to 1

Mascot: Mustangs

### JEWISH COMMUNITY CENTER EARLY

350 S Dahlia, DENVER, CO 80246

Distance from Subject: 1.1 Miles

Affiliation: Nonsectarian

Students: 51

Enrollment By Grade: PK-45 K-6

Phone: (303)316-6377

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 3.2 to 1

### ROCKY MOUNTAIN HEBREW ACADEMY

300 S Dahlia St., DENVER, CO 80246

Distance from Subject: 1.1 Miles

Affiliation: Jewish

Students: 128

Enrollment By Grade: 7-24 8-21 9-21 10-27 11-24 12-11

Phone: (303)355-7642

Grades: 7 - 12

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 6.2 to 1

### GOOD SHEPHERD ELEMENTARY MIDDLE SCHOOL

940 Fillmore St., DENVER, CO 80206

Distance from Subject: 1.5 Miles

Affiliation: Roman Catholic

Students: 325

Student/ Homeroom Ratio: 19.1

School Colors: Royal & White

Enrollment By Grade: PK-69 K-36 1-34 2-32 3-26 4-21 5-23 6-29 7-28  
8-27

Phone: (303)377-8018

Grades: PK - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 11.6 to 1

Mascot: Grizzlies

### HILLEL ACADEMY

450 S Hudson St., DENVER, CO 80246

Distance from Subject: 1.6 Miles

Affiliation: Jewish

Students: 197

Student/ Homeroom Ratio: 14.1

Enrollment By Grade: UG-7 PK-13 K-19 1-20 2-16 3-15 4-21 5-22  
6-25 7-21 8-18

Phone: (303)333-1511

Grades: PK - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 7.2 to 1





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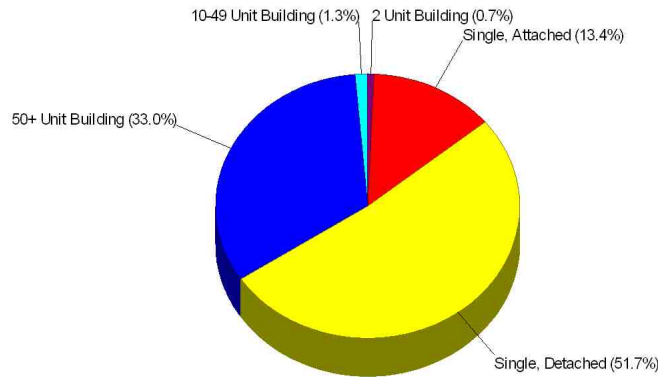
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## Housing Characteristics For Neighborhood Within City of Denver

**Average Age of Housing 31 years**



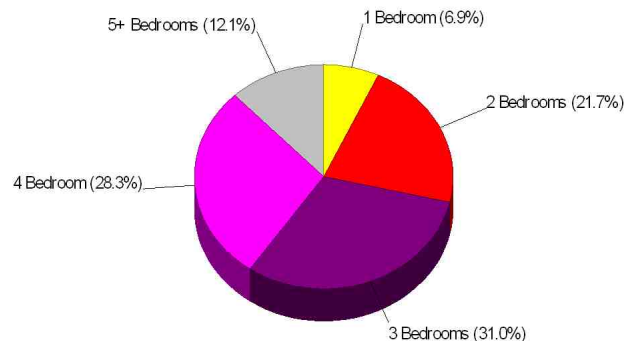
Type of Dwelling

## Home Ownership For Neighborhood Within City of Denver

**Owner Occupied Households = 92.3%**

**Median Housing Value = \$640,587**

**Median Number of Bedrooms = 3**



Home Size Breakdown

Prepared by Larry Hotz, CRS, BROKER



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# Recent Home Sales

Prepared by



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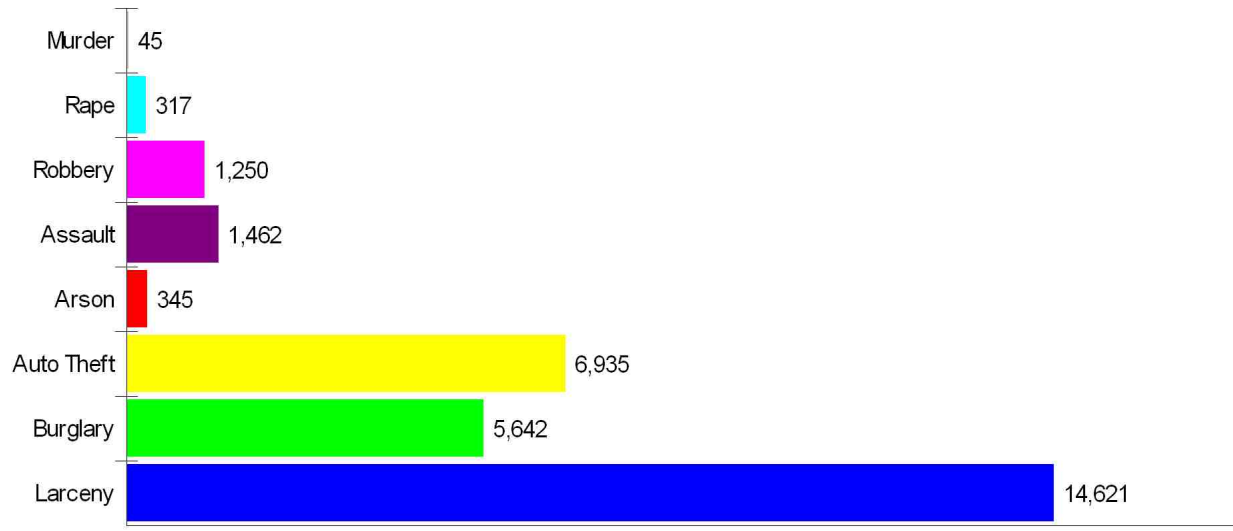
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## Home Sales Pricing Pattern (Within 5 Miles)

No Home Sales Pricing Available For This Area

## Crime Incidents For City of Denver



Crimes Committed Last Year

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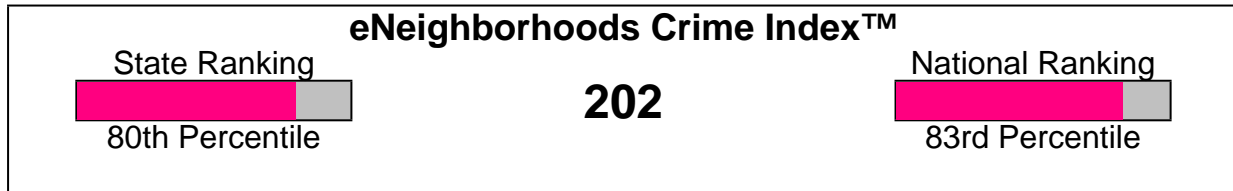
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## Crime Index For City of Denver



**5.37% Chance Of Being The Victim Of A Crime**

**0.54% Chance Of Being The Victim Of A Bodily Crime**

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## Houses of Worship

---

**CALVERY TEMPLE**

2630 E CEDAR AVE, DENVER, CO 80209

**Denomination:** Churches, Denomination Unknown

**Phone:** (720)570-0852

**Distance from Subject:** 0.30 miles

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**DIAL A PRAYER**

3690 CHERRY CREEK SOUTH DR, DENVER, CO 80209

**Denomination:** Christian & Reformed Churches

**Phone:** (303)722-2713

**Distance from Subject:** 0.30 miles

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**COLORADO CHRISTIAN DAY CARE**

200 S UNIVERSITY BLVD, DENVER, CO 80209

**Denomination:** Churches, Non-Denominational

**Phone:** (303)744-7213

**Distance from Subject:** 0.40 miles

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**BONNIE BRAE BAPTIST CHURCH**

700 BONNIE BRAE BLVD, DENVER, CO 80209

**Denomination:** Baptist Churches

**Phone:** (303)722-7611

**Distance from Subject:** 0.50 miles

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**JUDAISM YOUR WAY**

3030 E 1ST AVE, DENVER, CO 80206

**Denomination:** Jewish Synagogues

**Phone:** (303)320-6185

**Distance from Subject:** 0.60 miles

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**WASHINGTON PK UNITED CHURCH CHRIST**

400 S WILLIAMS ST, DENVER, CO 80209

**Denomination:** Churches of Christ

**Phone:** (303)777-5304

**Distance from Subject:** 0.70 miles

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**ARCHDIOCESE OF DENVER SCHOOLS**

200 JOSEPHINE ST, DENVER, CO 80206

**Denomination:** Catholic Churches

**Phone:** (303)388-4411

**Distance from Subject:** 0.70 miles

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**WORD UP CHRISTIAN CTR**

50 S COLORADO BLVD, DENVER, CO 80246

**Denomination:** Churches of Christ

**Phone:** (303)832-1811

**Distance from Subject:** 0.80 miles

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**KINGDOM LIFE CTR CHURCH**

50 S COLORADO BLVD, DENVER, CO 80246

**Denomination:** Churches, Denomination Unknown

**Phone:** (303)388-5433

**Distance from Subject:** 0.80 miles

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**CHURCH JESUS CHRIST LATTER DAY SAINTS**

9801 PO BOX, DENVER, CO 80209

**Denomination:** Church of Jesus Christ of Latter Day Saints

**Phone:** (303)937-9370

**Distance from Subject:** 0.80 miles

Prepared by Larry Hotz, CRS, BROKER





**Larry Hotz, CRS, BROKER**

Office: (877)378-8213  
email: Larry@LarryHotz.com  
Web: LARRYHOTZ.HomeLog.com



## Houses of Worship

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**MENORAH MENORAH MINISTRIES**

100 COLORADO BLVD, DENVER, CO 80206

**Denomination:** Churches, Denomination Unknown

**Phone:** (303)355-2009

**Distance from Subject:** 0.90 miles

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**JEHOVAH'S WITNESSES**

203 JACKSON ST, DENVER, CO 80206

**Denomination:** Christian & Reformed Churches

**Phone:** (303)377-6830

**Distance from Subject:** 0.90 miles

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**TEMPLE OF INNER TRUTH**

3131 E 4TH AVE, DENVER, CO 80206

**Denomination:** Churches, Denomination Unknown

**Phone:** (303)388-8533

**Distance from Subject:** 0.90 miles

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**SAINT JOHN'S LUTHERAN CHURCH PRESCH**

700 S FRANKLIN ST, DENVER, CO 80209

**Denomination:** Lutheran Churches

**Phone:** (303)733-3777

**Distance from Subject:** 0.90 miles

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**IMMANUEL BAPTIST CHURCH**

366 GARFIELD ST, DENVER, CO 80206

**Denomination:** Baptist Churches

**Phone:** (303)321-3904

**Distance from Subject:** 1.00 miles

Prepared by Larry Hotz, CRS, BROKER

