

OFFERING MEMORANDUM

PRICE REDUCTION



3162 S DALE COURT

Englewood, CO 80110

Price: \$750,000 \$600,000 | **Units:** 2

INVESTMENT ADVISORS



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COMMERCIAL ADVISORS

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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	3162 S Dale Ct. Englewood, CO 80110
Price	\$600,000
# of Units	2
Building Size	3,396 SF
Lot Size	8,799 SF
Year Built	1964
Roof	Pitched
Building Type	Wood Siding
Heat	Boiler
Off-Street Parking	Ample

PROPERTY HIGHLIGHTS

- Spacious units each 1,400 SF+
- Both units have their own private yard & balcony/patio
- Oversized detached garage (480 SF)
- New retaining wall installed in 2023
- Top unit freshly re-painted + new carpet
- Ample off-street parking
- In-unit laundry hookups

3162 S Dale Court is a well-maintained duplex in the desirable Englewood, CO, market. The property features two expansive units, each offering over 1,400 square feet of living space. With layouts that feel like individual homes, both units provide a comfortable and spacious living experience.

Top Unit: 3Bd/1Ba (1,468 SF) with its own private fenced-in front yard and private balcony on the backside.

Bottom Unit: 2Bd/1Ba + extra room (1,448 SF), offering tenants a private fenced-in backyard and a ground-level patio.

The building is serviced by a boiler system with one gas meter and one electric meter. Additional amenities include off-street parking at the rear of the property and a generously sized garage (480 SF).

This duplex is a perfect opportunity for an owner-user to live in one of the units and rent out the other unit.













LOCATION OVERVIEW



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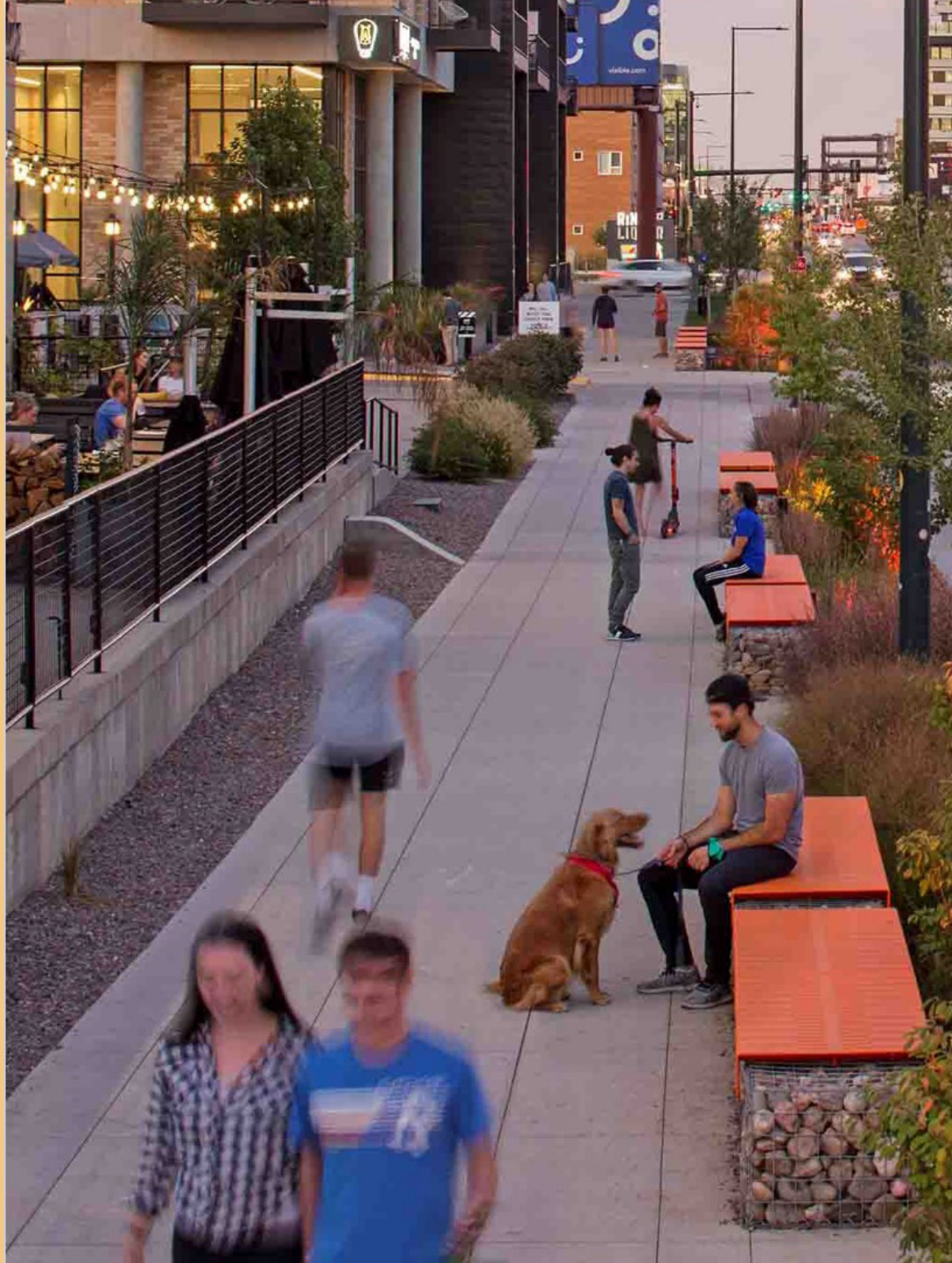


ENGLEWOOD

Englewood is home to 35,000 people in the heart of the Denver metropolitan region. Englewood is a proudly independent, full-service community with the third highest concentration of millennials in Colorado. Minutes from world class art and entertainment venues in downtown Denver and the Rocky Mountain foothills, Englewood is home to major medical and manufacturing facilities along with its own foodie, arts and startup communities centered in historic downtown Englewood and the Central Business District.

Englewood is also a transportation hub with two light rail stops on the Denver regional passenger rail system and exceptional roadway access provided from all directions by US Highway 285 (Hampden Ave.) and US Highway 85 (Santa Fe Blvd.). Bus service is provided by RTD, including the most frequent bus route in the region the O, and the free Englewood Trolley that connects the Englewood light rail station to downtown Englewood, the medical district and civic center.

Englewood has also been ranked #26 on WalletHub's "Best Small Cities for Starting a Business".





INVESTMENT ANALYSIS



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UNIT MIX & INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
3Bd/1Ba	1	1,468	\$2,300	\$2,300	\$2,500	\$2,500
2Bd/1Ba	1	1,448	\$2,200	\$2,200	\$2,300	\$2,300
TOTALS	2	2,916		\$4,500		\$4,800

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$54,000	\$57,600
Vacancy (3%)	(\$1,620)	(\$1,728)
Garage (\$200/Month)	\$-	\$2,400
Utility Bill-Back (\$50/Unit/Month)	\$-	\$1,200
GROSS RENTAL INCOME	\$52,380	\$59,472

EXPENSES	CURRENT	PRO FORMA
Property Tax	\$2,936	\$2,936
Insurance	\$1,850	\$1,850
Gas/Electric	\$2,648	\$2,648
Water/Sewer	\$1,068	\$1,068
Trash	\$378	\$378
Repairs/Maint. (\$1,000/Unit)	\$840	\$2,000
TOTAL EXPENSES	\$9,720	\$10,881
TOTAL EXPENSES / UNIT	\$4,860	\$5,440
NET OPERATING INCOME	\$42,660	\$48,591

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$42,660	\$48,591
Projected Debt Service	(\$29,581)	(\$29,581)
Before Tax Cash Flow	\$13,079	\$19,011
Cash-on-Cash Return	6.2%	9.1%
Principal Reduction	\$4,359	\$4,359
Total Return	\$17,438	\$23,370
CAP RATE	7.11%	8.10%

INVESTMENT SUMMARY		FINANCING	
List Price	\$600,000	Loan Amount	\$390,000
Price/Unit	\$300,000	Down Payment	\$210,000 (35%)
Price/SF	\$177	Interest Rate	6.50%
		Amortization	30 Years



COMPARABLE SALES



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SUBJECT PROPERTY

3162 S Dale Ct., Englewood, CO

Year Built	1964
Sale Date	JUST LISTED
Sale Price	\$600,000
Price/Unit	\$300,000
Price/SF	\$177
Unit Mix	1 - 2Bd/1Ba + Extra Room (1,448 SF) 1 - 3Bd/1Ba (1,468 SF)


 3068 S Delaware St
Englewood, CO 80110

#1

Year Built	1977
Sale Date	9/26/2024
Sale Price	\$887,000
Price/Unit	\$443,500
Price/SF	\$385
Unit Mix	2 - 3Bd/2Ba (1,152 SF)


 2785 S Grant St
Englewood, CO 80113

#2

Year Built	1952
Sale Date	5/6/2024
Sale Price	\$879,000
Price/Unit	\$439,500
Price/SF	\$376
Unit Mix	1 - 1Bd/1Ba 1 - 3Bd/1Ba


 4300 S Delaware St
Englewood, CO 80110

#3

Year Built	1951
Sale Date	5/6/2024
Sale Price	\$770,000
Price/Unit	\$385,000
Price/SF	\$228
Unit Mix	1 - 1Bd/1Ba (1,476 SF) 1 - 3Bd/1Ba (1,908 SF)


 4630-4632 S Lowell Blvd
Englewood, CO 80110

#4

Year Built	1974
Sale Date	12/3/2024
Sale Price	\$700,000
Price/Unit	\$350,000
Price/SF	\$189
Unit Mix	1 - 2Bd/1Ba (800 SF) 1 - 3Bd/1Ba (1,050 SF)


 3185 S Sherman St
Englewood, CO 80113

#5

Year Built	1918
Sale Date	1/31/2025
Sale Price	\$650,000
Price/Unit	\$325,000
Price/SF	\$268
Unit Mix	1 - 3Bd/1Ba (1,080 SF) 1 - 3Bd/1Ba (1,344 SF)


 4455 S Delaware St
Englewood, CO 80110

#6

Year Built	1977
Sale Date	3/5/2025
Sale Price	\$645,000
Price/Unit	\$322,500
Price/SF	\$258
Unit Mix	1 - 2Bd/1Ba (1,008 SF) 1 - 4Bd/2Ba (1,512 SF)


 2905 S Delaware St
Englewood, CO 80110

#7

Year Built	1956
Sale Date	4/11/2025
Sale Price	\$605,000
Price/Unit	\$302,500
Price/SF	\$360
Unit Mix	1 - 2Bd/1Ba (720 SF) 1 - 3Bd/1Ba (960 SF)

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 3162 S Dale Ct., Englewood, CO 80110 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

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