

# OFFERING MEMORANDUM





# INVESTMENT ADVISOR



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# PROPERTY SUMMARY



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# EXECUTIVE SUMMARY

## PROPERTY DETAILS

Address	<b>636 S Quitman St.</b> Denver, CO 80219
Price	\$1,425,000
# of Units	12
Buildings	2
Building Size	3,700 SF
Lot Size	21,088 SF
Year Built	1952
Roof	Flat
Heat	Electric(11)/Furnace(1)
A/C	In-Wall Units
Electric	2 Meters
Gas Meter	2 Meters
Water	5 Tanks (2 Electric / 3 Gas)
Zoning	E-MX-3
Off-Street Parking	29 Spaces
Storage	2 Sheds

## PROPERTY HIGHLIGHTS

- Good location just off Morrison Road
- All units in a side-by-side layout
- Majority of the units fully renovated
- Various electrical improvements/upgrades
- 11/12 units heated with newer electric heaters
- On-site coin operated laundry
- Ample off-street parking (demand from various auto businesses nearby to store additional vehicles)

**636 S Quitman Street** is ideally situated just off Morrison Road in a rapidly developing area. The property consists of 12 side-by-side units, including 5 - Studios, 6 - 1Bd/1Ba units, and 1 - 2Bd/1Ba unit, with a total building size of 3,700 SF and a generous lot size of 21,088 SF. The two-building layout places units #1-6 in the North Building and units #7-12 in the South Building. As for common areas, there is a small office and shared laundry room with coin-operated machines in the South building.

There are two sheds and ample off-street parking of approximately 30 spaces. The property has undergone significant updates, including major electrical improvements such as the replacement of subpanels and new home runs to the main panels. Majority of the units have been fully renovated, while three have received basic updates. Heating systems have also been modernized, with the majority of units heated via electric, excluding one unit (2Bd/1Ba) that retains a gas furnace.







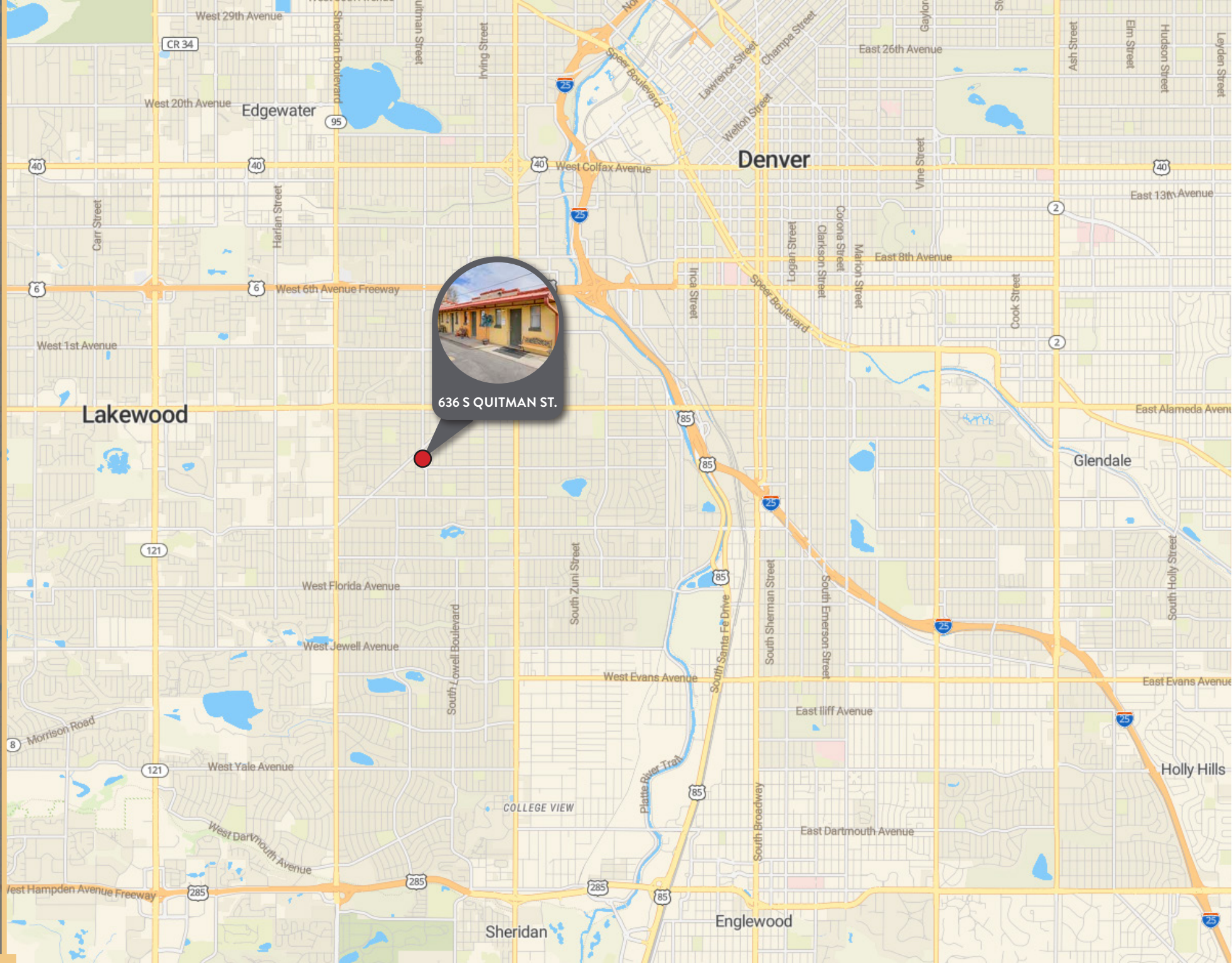


# LOCATION OVERVIEW



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636 S QUITMAN ST.



An aerial photograph of a suburban neighborhood. In the foreground, a large commercial property is outlined with a white line. This property includes a red-roofed building, a yellow building, and a large paved lot. Surrounding this area are various residential houses and smaller commercial buildings. In the background, a range of mountains is visible under a blue sky with some clouds.

# 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
Studio	5	265	\$888	\$4,440	\$995	\$4,975
1Bd/1Ba	6	315	\$940	\$5,640	\$1,105	\$6,630
2Bd/1Ba	1	435	\$1,200	\$1,200	\$1,200	\$1,200
<b>TOTALS</b>	<b>12</b>	<b>3,650</b>		<b>\$11,280</b>		<b>\$12,805</b>

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$135,360	\$153,660
Vacancy (3%)	(\$4,061)	(\$4,610)
Laundry	\$1,672	\$1,672
RUBS (\$55/Unit/Month)	\$-	\$7,920
Storage (\$100/Shed/Month)	\$-	\$2,400
Parking (12 Spots for \$275/Month)	\$-	\$3,300
Misc.	\$1,024	\$-
<b>GROSS RENTAL INCOME</b>	<b>\$133,996</b>	<b>\$164,342</b>

EXPENSES	CURRENT	PRO FORMA
Taxes	\$8,935	\$8,935
Insurance	\$6,596	\$6,596
Gas/Electric	\$13,088	\$13,088
Water/Sewer	\$9,841	\$9,841
Trash	\$5,282	\$5,282
Internet	\$1,927	\$1,927
Repairs/Maint. (\$650/Unit)	\$5,216	\$7,800
<b>TOTAL EXPENSES</b>	<b>\$50,886</b>	<b>\$53,470</b>
<b>TOTAL EXPENSES / UNIT</b>	<b>\$4,240</b>	<b>\$4,456</b>
<b>NET OPERATING INCOME</b>	<b>\$83,110</b>	<b>\$110,872</b>

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$83,110	\$110,872
Projected Debt Service	(\$66,546)	(\$66,546)
Before Tax Cash Flow	\$16,564	\$44,326
Cash-on-Cash Return	2.9%	7.8%
Principal Reduction	\$9,112	\$9,112
Total Return	\$25,676	\$53,438
<b>CAP RATE</b>	<b>5.83%</b>	<b>7.78%</b>

INVESTMENT SUMMARY	
List Price	\$1,425,000
Price/Unit	\$118,750
Price/SF	\$385

FINANCING	
Loan Amount	\$855,000
Down Payment	\$570,000
Interest Rate	6.75%
Amortization	30 Years



# DISCLOSURE AND CONFIDENTIALITY AGREEMENT

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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 636 S Quitman St., Denver, CO 80219 (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.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.





636 S QUITMAN ST. | DENVER, CO

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