

OFFERING MEMORANDUM



INVESTMENT ADVISORS



Kevin Calame

Principal

303-263-6260

Kevin@NorthPeakCRE.com



Matt Lewallen

Principal

303-210-1623

Matt@NorthPeakCRE.com



NORTHPEAK[®]
COMMERCIAL ADVISORS

NorthPeak Commercial Advisors
1720 S Bellaire St. Suite 701
Denver, CO 80222
720-738-1949 • NorthPeakCRE.com





PROPERTY SUMMARY



NORTHPEAK[®]
COMMERCIAL ADVISORS

EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1124 St. Paul St. Denver, CO 80206
Price	\$2,375,000
# of Units	6
Building Size	5,246 SF
Lot Size	7,810 SF
Year Built	1905
Roof	Pitched
Heat	Boiler
Zoning	U-TU-C

PROPERTY HIGHLIGHTS

- All units have seen major renovations
- Large unit layouts with front and back doors
- Laundry on-site
- Charming units with hardwood floors and open floor plans
- Located in highly desirable Congress Park

1124 St. Paul Street is a classic vintage multifamily property located in Denver's highly desirable Congress Park neighborhood. This elegant brick building comprises six apartment units, including four spacious two-bedroom units with large covered balconies and two charming one-bedroom units featuring private patios. Additionally, the property includes five garage spaces accessed via the alley.

The building retains much of its original architectural character—highlighted by fireplaces, hardwood floors, and French doors—all six units have undergone significant renovations. The property is currently managed by a professional third-party management company.

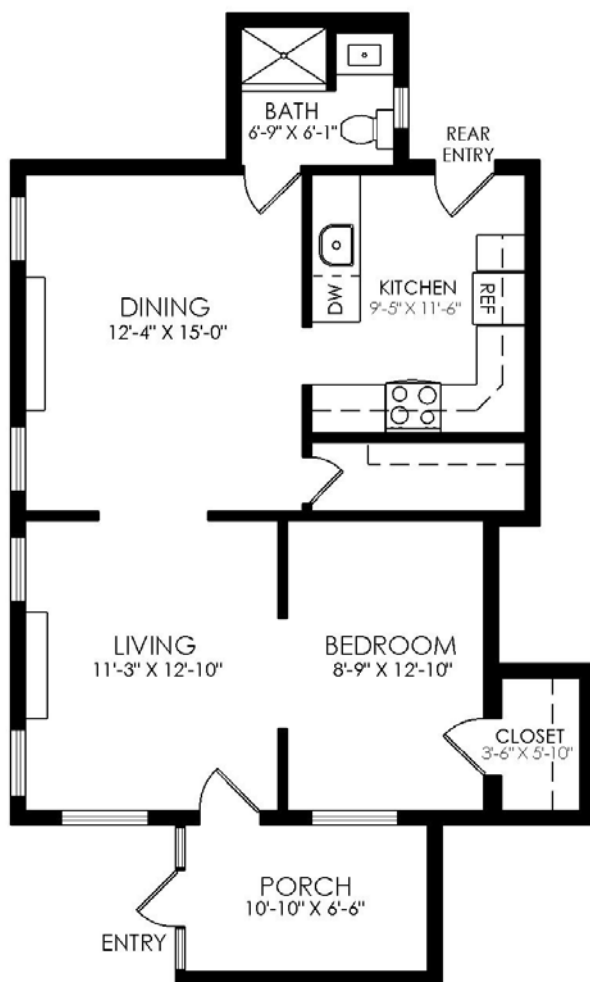
Despite the improvements and strong rental market, several units remain leased below market value due to existing lease terms. However, current conditions support achieving pro forma rents as leases turn over.

This is a rare opportunity to own a timeless asset in one of Denver's most sought-after neighborhoods.

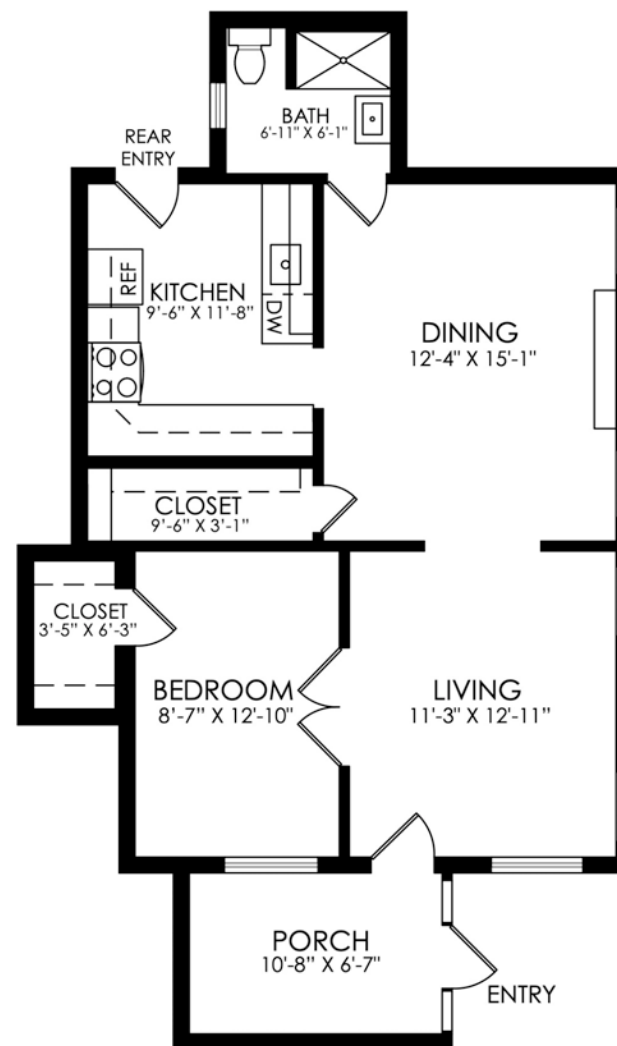




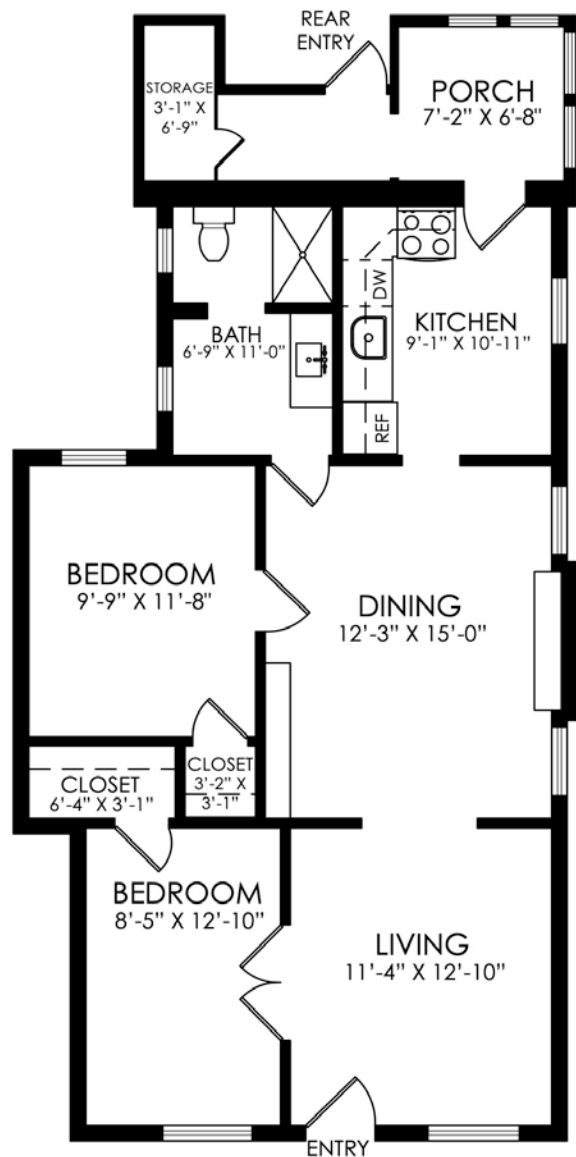
UNIT A | 675 SF



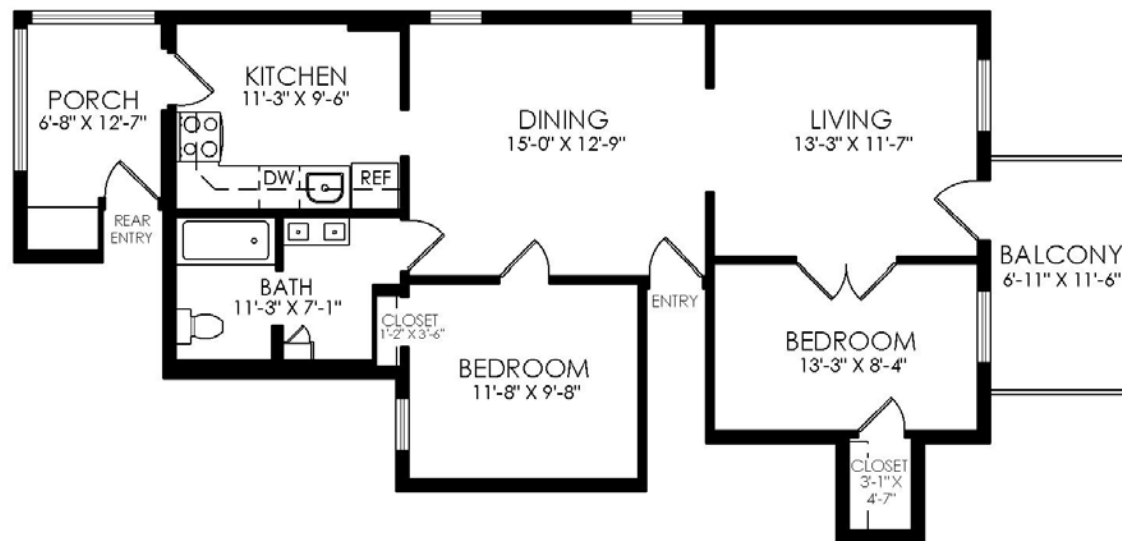
UNIT B | 680 SF



UNIT D | 795 SF



UNIT F | 800 SF





LOCATION OVERVIEW



NORTHPEAK[®]
COMMERCIAL ADVISORS



CONGRESS PARK

Urban gem Congress Park's leafy streets are populated with well-appointed, single-family Denver Squares, Queen Annes, and bungalows. Bike lanes along East 7th Avenue and 12th Avenue, plus numerous bus stops, make commuting easy (Congress Park sits about three miles west of downtown). Plus, Teller Elementary School—one of two schools in the neighborhood—earned top ratings from the district.

The compact, namesake green space is the main gathering place, but for a residential, family-friendly district, Congress Park also has plenty of local businesses to support, including the emerging offerings across Colorado Boulevard in the 9th and Colorado development.

There's plenty of fun to be had at Congress Park itself thanks to its multitude of tennis courts, an outdoor pool, and baseball and softball fields. For more greenery, head just beyond the neighborhood boundaries to Cheesman Park, City Park, or Denver Botanic Gardens. When the sun sets, catch a band at Lost Lake Lounge or a flick at Sie FilmCenter, home of the nonprofit Denver Film Society and hub for the terrific Denver Film Festival (held every November).



INVESTMENT ANALYSIS



NORTHPEAK[®]
COMMERCIAL ADVISORS

UNIT MIX & INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
1Bd/1Ba	2	678	\$1,423	\$2,846	\$1,495	\$2,990
2Bd/1Ba	4	874	\$2,345	\$9,380	\$2,495	\$9,980
TOTALS	6	4,850		\$12,226		\$12,970

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$146,700	\$155,640
Vacancy (3%)	(\$4,401)	(\$4,669)
RUBS	\$11,136	\$11,136
Laundry	\$2,435	\$2,435
Cleaning & Move Out Fees	\$480	\$480
MTM Fees	\$967	\$967
Pet Rent	\$1,560	\$1,560
Parking (\$100/Garage)	\$2,700	\$6,000
Misc	\$954	\$954
GROSS RENTAL INCOME	\$162,531	\$174,503
EXPENSES	CURRENT	PRO FORMA
Property Tax (1)	\$9,237	\$9,237
Insurance (2)	\$5,568	\$5,568
Gas/Electric (2)	\$4,469	\$4,469
Water/Sewer (2)	\$3,393	\$3,393
Trash (2)	\$198	\$198
Landscaping/Snow Removal (3)	\$3,000	\$3,000
Management (4)	\$7,115	\$7,549
Repairs/Maint. (5)	\$7,317	\$5,100
Unit Turns (2)	\$3,528	\$3,528
Admin (2)	\$855	\$855
TOTAL EXPENSES	\$44,680	\$42,897
TOTAL EXPENSES / UNIT	\$7,447	\$7,149
NET OPERATING INCOME	\$117,851	\$131,606

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$117,851	\$131,606
Projected Debt Service	(\$93,672)	(\$93,672)
Before Tax Cash Flow	\$24,179	\$37,934
Cash-on-Cash Return	2.1%	3.3%
Principal Reduction	\$13,804	\$13,804
Total Return	\$37,982	\$51,738
CAP RATE	5.0%	5.5%

INVESTMENT SUMMARY		FINANCING	
List Price	\$2,375,000	Loan Amount	\$1,235,000
Price/Unit	\$395,833	Down Payment	\$1,140,000 (48%)
Price/SF	\$453	Interest Rate	6.50%
		Amortization	30 Years

1. Property Tax: Based on public records
2. April 2025 T12 - Capex adjusted
3. Estimated \$250/month
4. Estimated 5%
5. Estimated \$850/unit

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 1124 St. Paul St., Denver, CO 80206 (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.



1124 ST. PAUL ST. | DENVER, CO

INVESTMENT ADVISORS:

KEVIN CALAME

Principal

303-263-6260

Kevin@NorthPeakCRE.com

MATT LEWALLEN

Principal

303-210-1623

Matt@NorthPeakCRE.com



NORTHPEAK[®]
COMMERCIAL ADVISORS

1720 S Bellaire St. Suite 701 | Denver, CO 80222
720-738-1949 | www.NorthPeakCRE.com