

# OFFERING MEMORANDUM





# INVESTMENT ADVISORS



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COMMERCIAL ADVISORS

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# PROPERTY SUMMARY



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# EXECUTIVE SUMMARY

## PROPERTY DETAILS

Address	1856 S Garfield St. Denver, CO 80210
Price	\$1,250,000
# of Units	4
Building Size	3,268 SF
Lot Size	6,350 SF
Year Built	1956
Roof	Pitched
Building Type	Built-As
Heat	Furnaces
Zoning	G-MU-3
Off-Street Parking	4 Spaces

## PROPERTY HIGHLIGHTS

- Two-bedroom units with strong rental demand
- Available opportunity to increase rental income
- One off-street parking space per unit
- Individual furnaces and separately metered electricity
- Stable rental history with long-term ownership
- Convenient location near I-25, Cherry Creek, and the University of Denver

**1856 S Garfield Street** is a well-maintained 1950s fourplex situated in Denver's sought-after University Park neighborhood. Located just blocks from public transit, retail, and popular dining and nightlife, the property benefits from strong rental demand and enduring tenant appeal. The building has remained in the same family for generations and has been professionally managed throughout.

The building features four spacious 2-bedroom apartments, each featuring private front and rear entrances, hardwood flooring, in-unit washer/dryers, and dishwashers. Three units have been recently updated with modern finishes, including stainless steel appliances, upgraded bathroom fixtures, and new carpeting. One unit is currently occupied by a long-term tenant, providing an opportunity for an owner-occupant to house hack or for an investor to realize near-term upside through renovation and rent adjustments.









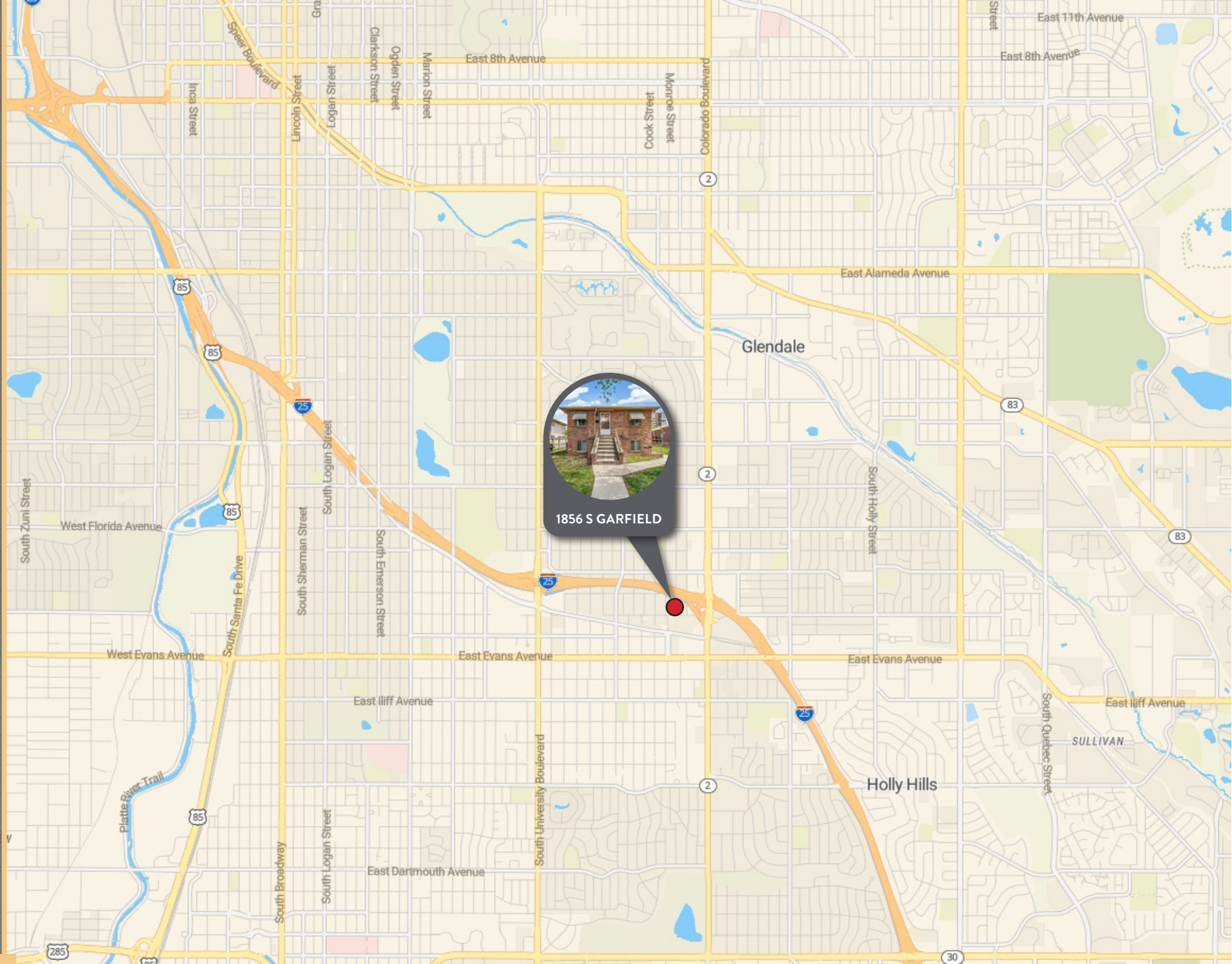


# LOCATION OVERVIEW



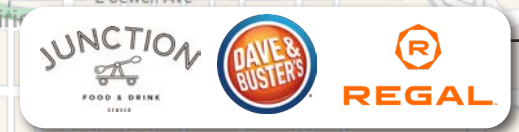
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1856 S GARFIELD







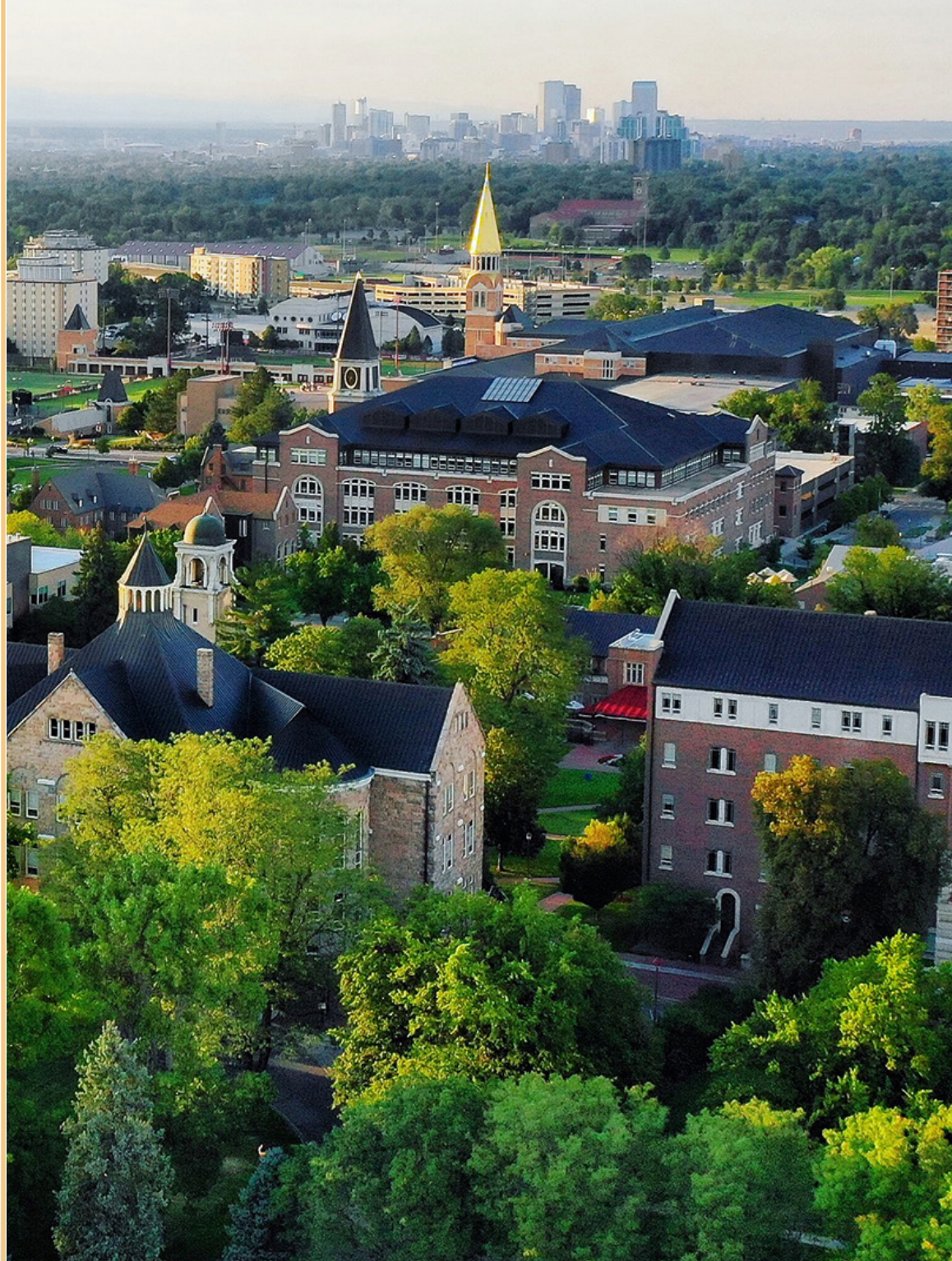
## UNIVERSITY PARK

University Park is located south of downtown and adjacent to the University of Denver. As with many college towns, the University Park neighborhood harmonizes with the neighboring school and its attendees. A collegiate spirit is in the atmosphere, and those looking to live in a college town will enjoy the proximity to all things university-related.

Foodies and craft drink aficionados rejoice over the dining and drinking options this neighborhood offers. Restaurants and bars are vast and varied—ranging from high-end to hole-in-the-wall and everything in-between.

Bounded to the north by I-25 and to the east by Colorado Blvd, this area provides residents with easy access to Denver's metro area. Platt Park lies just northwest and boasts an increasingly popular weekend farmers market.

Locals love the sleepy residential side streets, contrasted by main boulevards with happening nightlife, packed restaurants, and busy sidewalks.







# 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
2 Br/1 Ba	4	738	\$1,612	\$6,448	\$1,775	\$7,100
<b>TOTALS</b>	<b>4</b>	<b>2,952</b>		<b>\$6,448</b>		<b>\$7,100</b>

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$77,352	\$85,200
Vacancy (3%)	(\$2,321)	(\$2,556)
Parking	\$-	\$1,440
RUBS	\$-	\$1,920
Misc:	\$390	\$390
<b>GROSS RENTAL INCOME</b>	<b>\$75,421</b>	<b>\$86,394</b>
EXPENSES	CURRENT	PRO FORMA
Property Tax	\$6,573	\$6,573
Insurance	\$4,741	\$4,741
Gas/Electric	\$46	\$46
Water/Sewer	\$1,921	\$1,921
Repairs/Maint.	\$9,651	\$3,000
<b>TOTAL EXPENSES</b>	<b>\$22,931</b>	<b>\$16,280</b>
<b>TOTAL EXPENSES / UNIT</b>	<b>\$5,733</b>	<b>\$4,070</b>
<b>NET OPERATING INCOME</b>	<b>\$52,490</b>	<b>\$70,114</b>

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$52,490	\$70,114
Projected Debt Service	(\$55,415)	(\$55,415)
Before Tax Cash Flow	\$(2,924)	\$14,699
Cash-on-Cash Return	-0.6%	2.9%
Principal Reduction	\$8,788	\$8,788
Total Return	\$5,864	\$23,488
<b>CAP RATE</b>	<b>4.2%</b>	<b>5.6%</b>

INVESTMENT SUMMARY	
List Price	\$1,250,000
Price/Unit	\$312,500
Price/SF	\$382

FINANCING	
Loan Amount	\$750,000 (60%)
Down Payment	\$500,000 (40%)
Interest Rate	6.25%
Amortization	30 Years



A photograph of a living room with a blue sofa, a wooden dining table, and a large window. The room has a high ceiling, a patterned rug, and a grey ottoman. A doorway in the background leads to another room. The text "COMPARABLE SALES" is overlaid in the bottom left corner.

COMPARABLE  
SALES



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**SUBJECT PROPERTY**

1856 S Garfield St., Denver, CO

Sale Date	JUST LISTED
List Price	\$1,250,000
# Units	4
Price/Unit	\$312,500
Price/SF	\$382
Unit Mix	4 - 2 Bd / 1 Ba

1888 S Garfield  
Denver, CO 80210

#1

Sale Date	3/26/2024
Sale Price	\$1,300,000
# Units	4
Price/Unit	\$325,000
Price/SF	\$395
Unit Mix	4 - 2 Bd / 1 Ba

1301 S Logan  
Denver, CO 80210

#2

Sale Date	5/5/2025
Sale Price	\$1,206,950
# Units	4
Price/Unit	\$301,738
Price/SF	\$426
Unit Mix	4 - 2 Bd / 1 Ba

2045 S Josephine  
Denver, CO 80210

#3

Sale Date	9/18/2024
Sale Price	\$1,200,000
# Units	4
Price/Unit	\$300,000
Price/SF	\$411
Unit Mix	2 - 1 Bd / 1 Ba 1 - 2 Bd / 1 Ba 1 - 3 Bd / 1 Ba

1880 S Garfield  
Denver, CO 80210

#4

Sale Date	1/12/2022
Sale Price	\$1,200,000
# Units	4
Price/Unit	\$300,000
Price/SF	\$365
Unit Mix	4 - 2 Bd / 1 Ba

1415 N Quitman  
Denver, CO 80204

#5

Sale Date	2/27/2024
Sale Price	\$1,410,000
# Units	4
Price/Unit	\$352,500
Price/SF	\$324
Unit Mix	4 - 2 Bd / 1 Ba



# 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 1856 S Garfield St., Denver, CO 80210 (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.





1856 S GARFIELD ST. | DENVER, CO

# INVESTMENT ADVISORS:

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