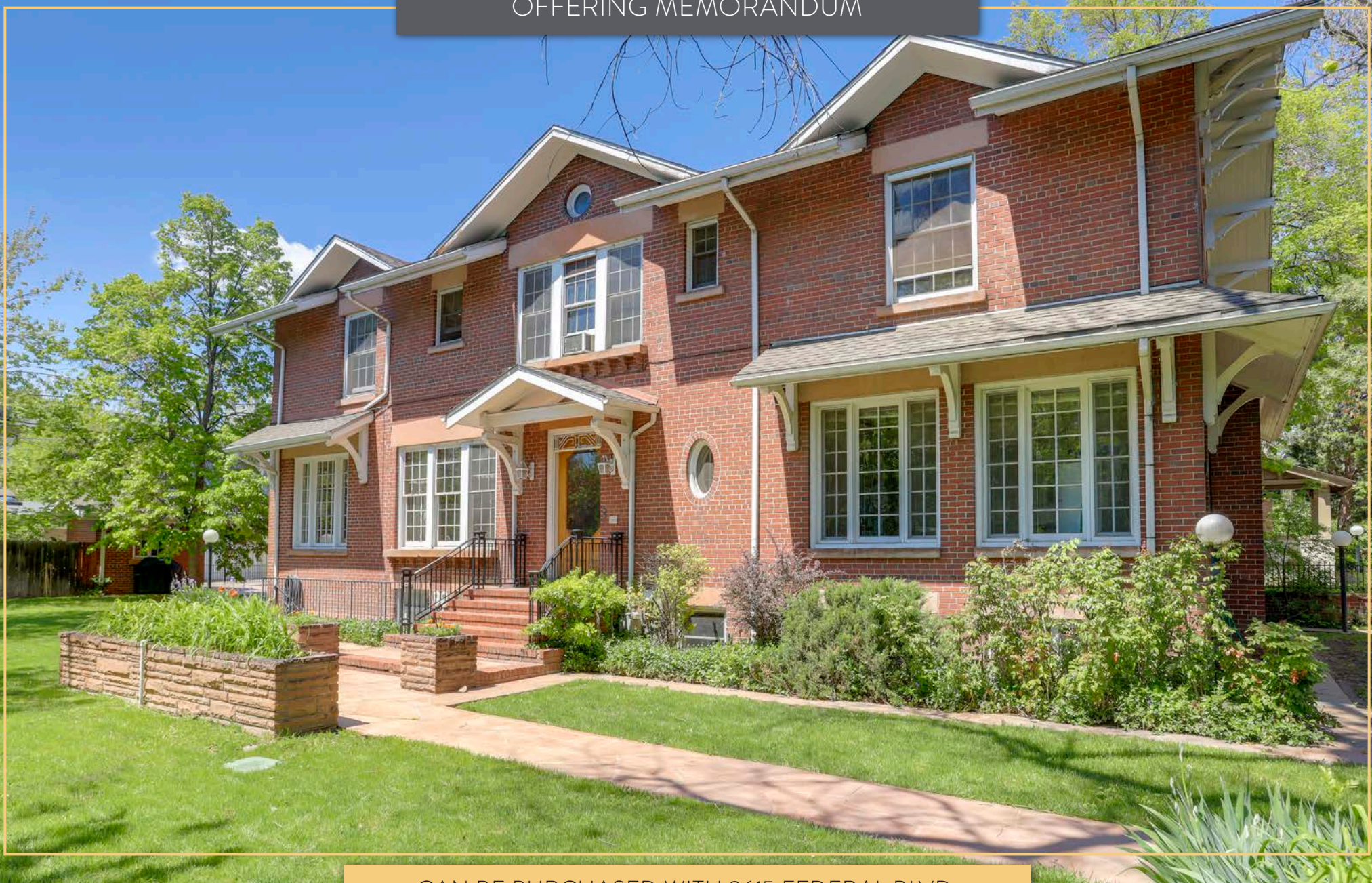


## OFFERING MEMORANDUM



CAN BE PURCHASED WITH 3615 FEDERAL BLVD.



**725 N CORONA STREET**  
Denver, CO 80218

**Price: \$1,450,000 | Units: 7**



# INVESTMENT ADVISORS



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# PROPERTY SUMMARY



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# EXECUTIVE SUMMARY

## PROPERTY DETAILS

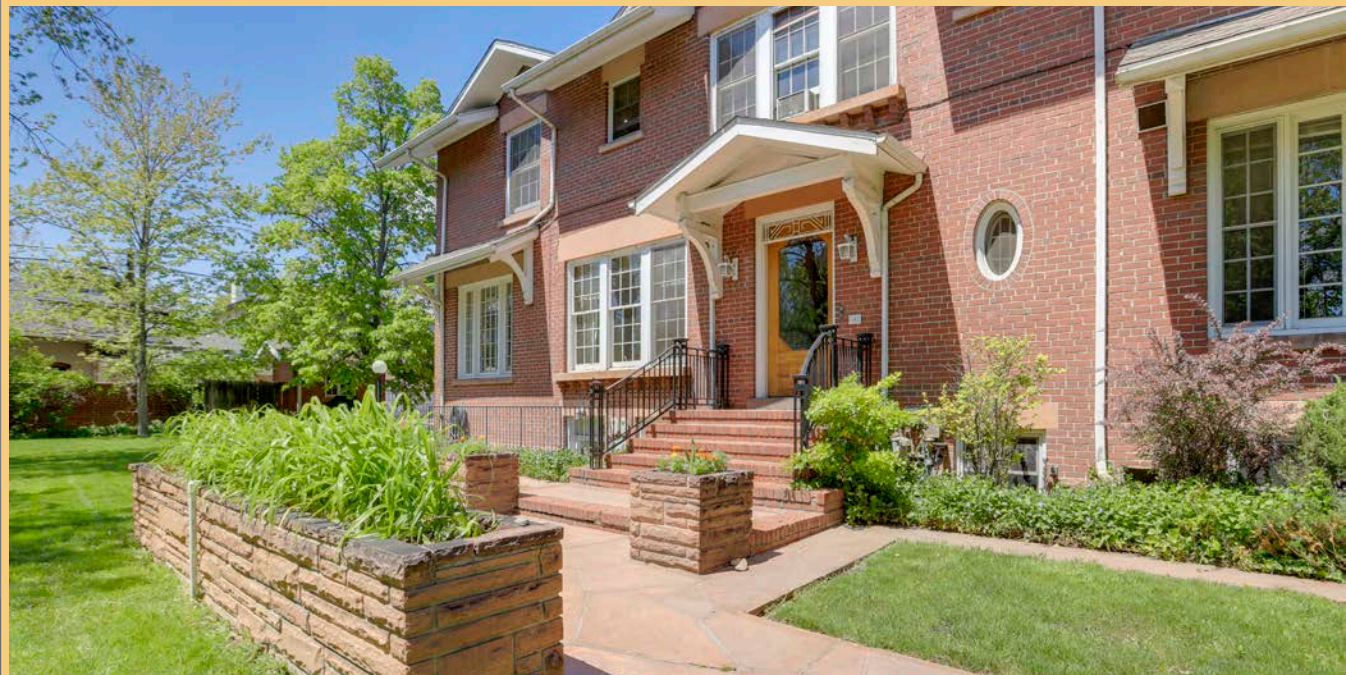
Address	<b>725 N Corona St.</b> Denver, CO 80218
Price	\$1,450,000
# of Units	7
Building Size	5,305 SF
Lot Size	10,938 SF
Year Built	1908/1939
Roof	Pitched
Building Type	Masonry
Heat	Boiler & Furnace

## PROPERTY HIGHLIGHTS

- Trophy asset well located in Capitol Hill – walk score of 88
- Fantastic units with oversized floorplans, large windows, and clean interiors
- 0% historical vacancy! Immediate upside via rents
- Tucked away and removed from heavy traffic creating a private feel
- Recent updates include new boiler 2024, partial roof replacement 2023, and updated electrical wiring 2025
- Great option for an owner occupant or owner operator

**725 Corona St.** is a charming 7 unit apartment building in the heart of Capitol Hill. This prime location has a walk score of 88. The property features a diverse unit mix of studios, 1 beds, and 2 beds with oversized floorplans, large windows, and attractive vintage feel. In addition, the property is tucked away behind a gate and mature trees that create a private atmosphere for tenants to enjoy. There has been 0% vacancy in recent years, and there is immediate income upside. There have been multiple recent updates to major systems including new boiler 2024, partial roof replacement 2023, and updated electrical wiring 2025.

For the right investor, 725 Corona offers a unique opportunity to buy a trophy asset in a premier location. This is also a great option for an owner occupant or owner operator.

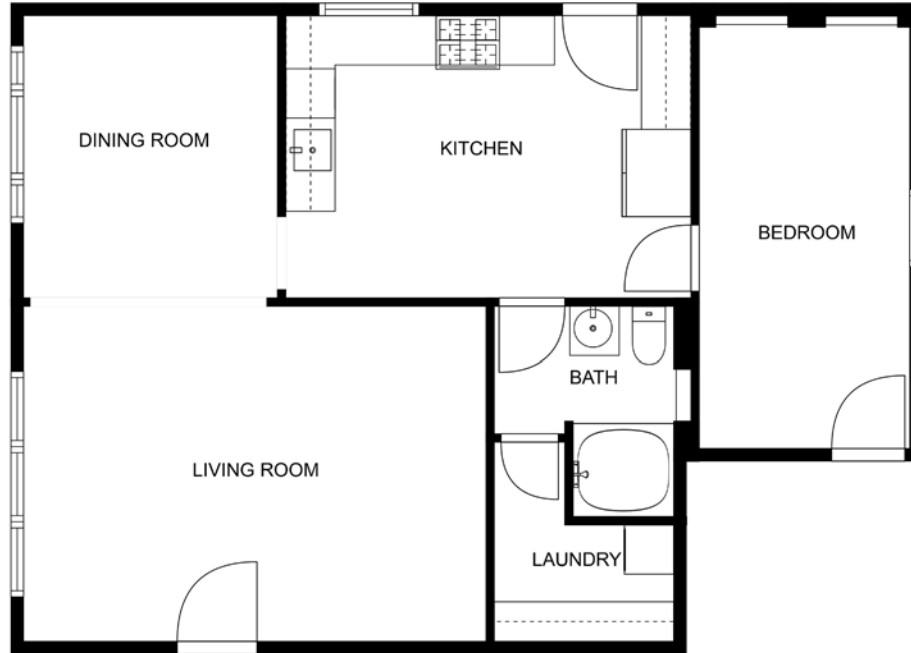






## UNIT 1

ESTIMATED SF: 850



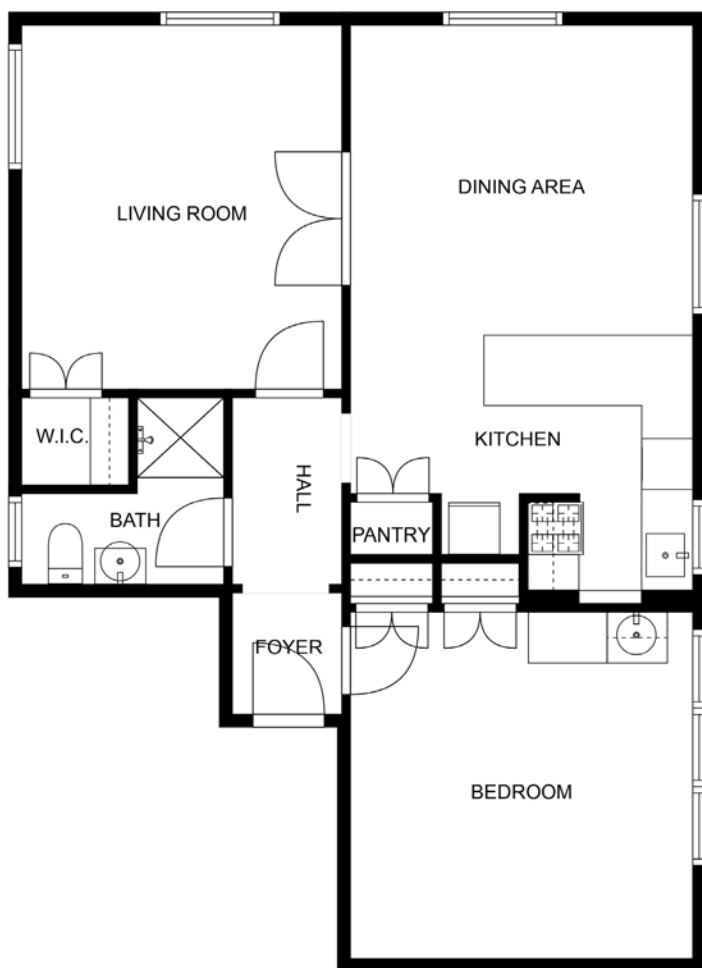
## UNIT 2

ESTIMATED SF: 600



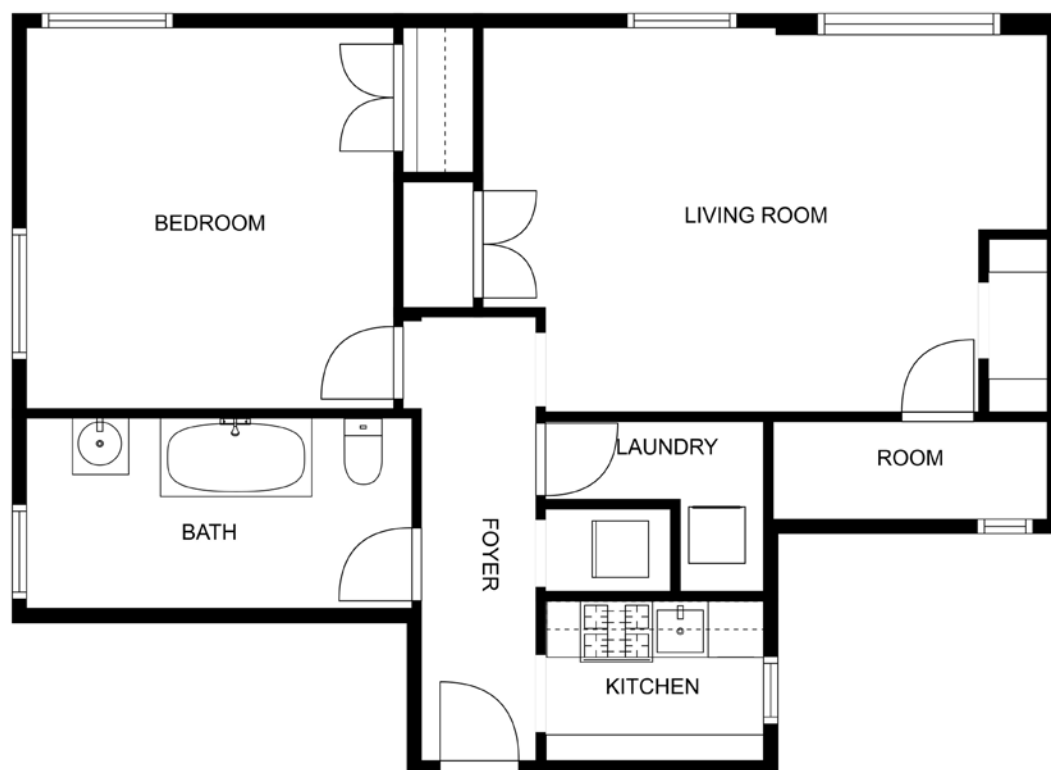
## UNIT 3

ESTIMATED SF: 800



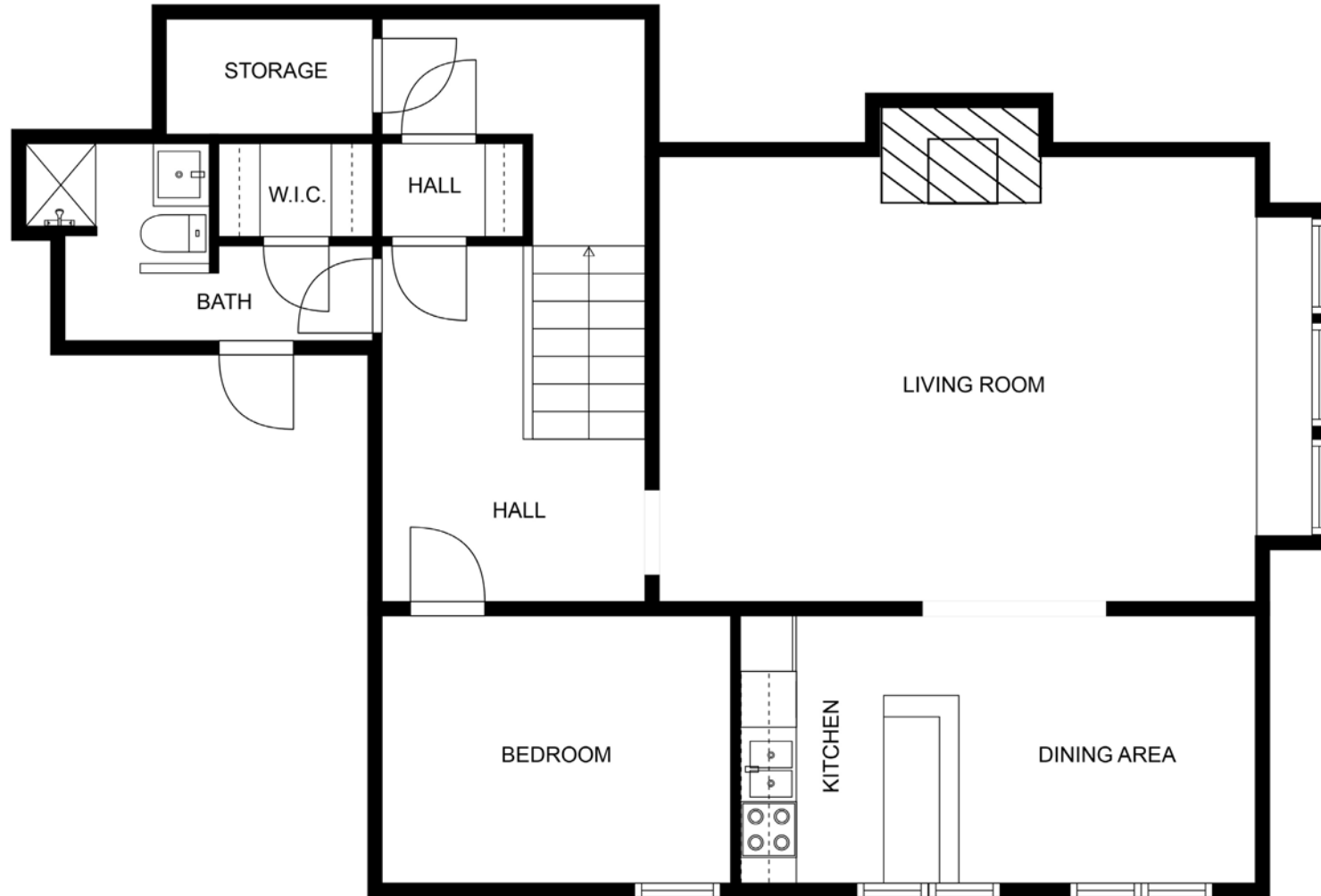
## UNIT 4

ESTIMATED SF: 800



# UNIT 5

ESTIMATED SF: 975





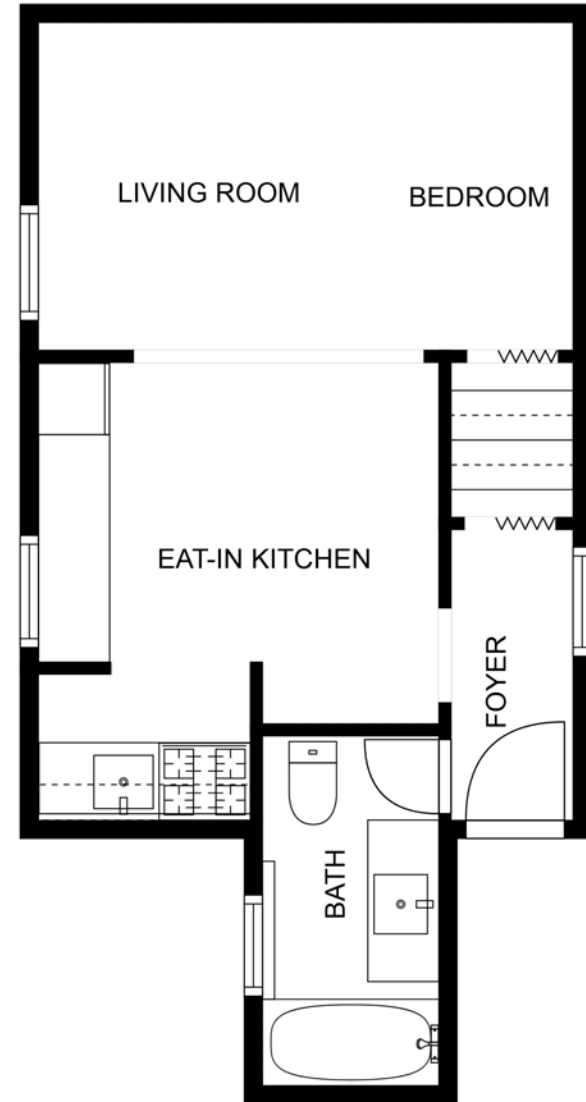
## UNIT 6

ESTIMATED SF: 350



## UNIT 7

ESTIMATED SF: 400





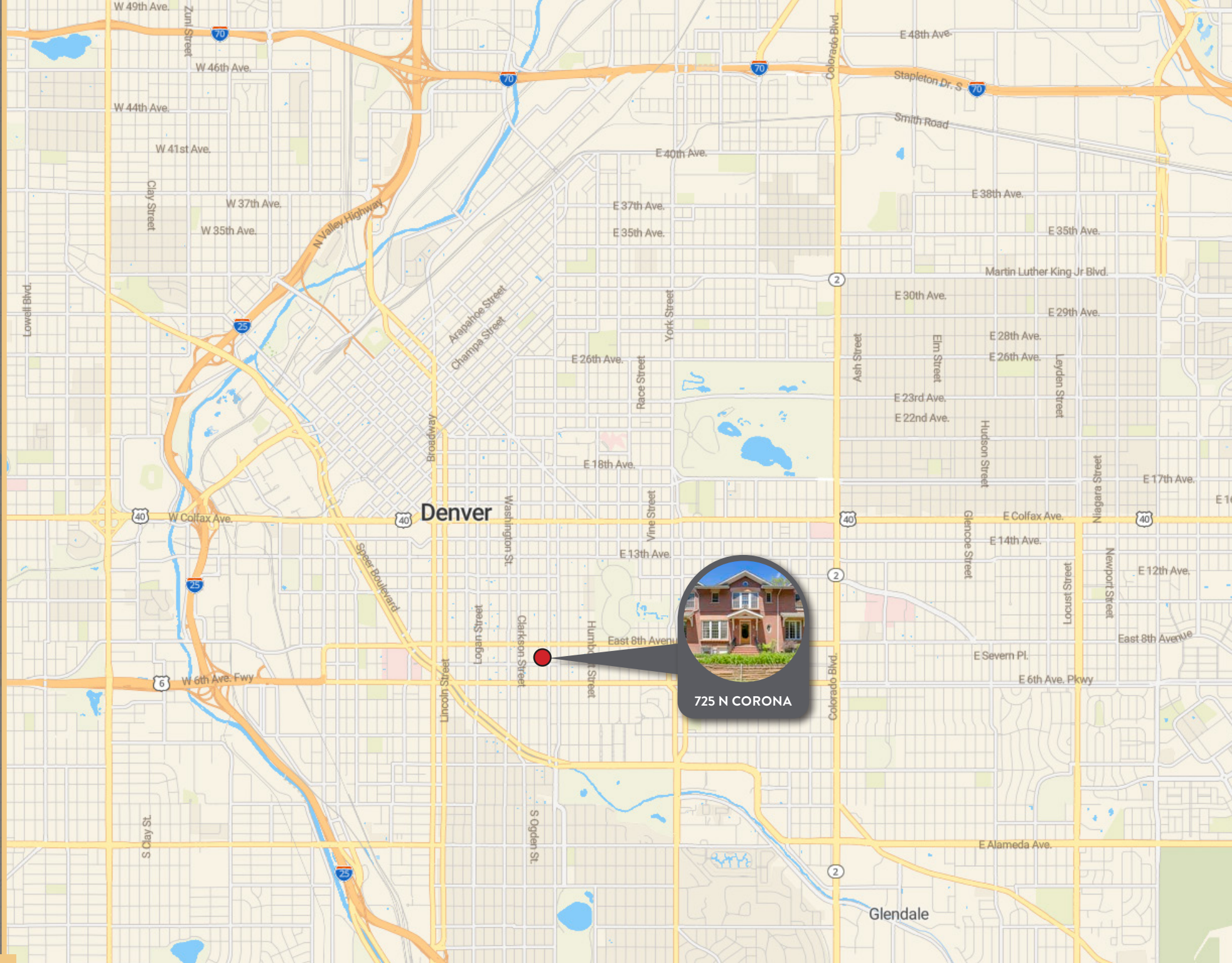


# LOCATION OVERVIEW



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# INVESTMENT ANALYSIS



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## UNIT MIX &amp; INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
Studio	1	350	\$775	\$775	\$895	\$895
Studio-Lg	1	600	\$1,400	\$1,400	\$1,445	\$1,445
1Bd/1Ba	1	400	\$1,050	\$1,050	\$1,095	\$1,095
1Bd/1Ba-Lg	3	875	\$1,568	\$4,704	\$1,745	\$5,235
2Bd/1Ba	1	800	\$1,800	\$1,800	\$1,845	\$1,845
<b>TOTALS</b>	<b>7</b>	<b>4,775</b>		<b>\$9,729</b>		<b>\$10,515</b>

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$116,160	\$126,180
Vacancy (0% / 5%)	\$-	(\$6,309)
Laundry (Est. 5 Units x \$15/Month)	\$900	\$900
Utility Billback (Est. \$50-\$70/Unit)	\$-	\$5,400
Garage (Actual \$200/Month)	\$2,400	\$3,000
<b>GROSS RENTAL INCOME</b>	<b>\$120,060</b>	<b>\$129,171</b>
EXPENSES	CURRENT	PRO FORMA
Property Tax (2025)	\$8,828	\$8,828
Insurance (Current)	\$7,547	\$7,547
Utilities (2024)	\$10,313	\$10,313
Lawn/Snow (Est. \$200/Month)	\$2,400	\$2,400
Repairs/Maint. (Est. \$850/Unit)	\$5,950	\$5,950
Management (6%)	\$7,204	\$7,750
<b>TOTAL EXPENSES</b>	<b>\$42,241</b>	<b>\$42,788</b>
<b>TOTAL EXPENSES / UNIT</b>	<b>\$6,034</b>	<b>\$6,113</b>
<b>NET OPERATING INCOME</b>	<b>\$77,819</b>	<b>\$86,383</b>

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$77,819	\$86,383
Projected Debt Service	(\$62,593)	(\$62,593)
Before Tax Cash Flow	\$15,225	\$23,790
Cash-on-Cash Return	2.6%	4.1%
Principal Reduction	\$10,684	\$10,684
Total Return	\$25,909	\$34,474
<b>CAP RATE</b>	<b>5.4%</b>	<b>6.0%</b>

INVESTMENT SUMMARY	
List Price	\$1,450,000
Price/Unit	\$207,143
Price/SF	\$273

FINANCING	
Loan Amount	\$870,000
Down Payment	\$580,000 (40%)
Interest Rate	6.0%
Amortization	30 Years





COMPARABLE  
SALES



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**SUBJECT PROPERTY**

725 N Corona St., Denver, CO

List Price	\$1,450,000
Year Built	1908/1939
Price/Unit	\$207,143
Price/SF	\$273
Cap Rate	5.4%
Unit Mix	2 - Studio (Lg) 4 - 1 Bd / 1 Ba (Lg) 1 - 2 Bd / 1 Ba

995 Corona St  
Denver, CO 80218

#1

Sale Price	\$2,260,000
Year Built	1922
Price/Unit	\$205,455
Price/SF	\$249
Cap Rate	4.96%
Unit Mix	11 - 1 Bd / 1 Ba

1233-1237 Marion St  
Denver, CO 80218

#2

Sale Price	\$1,000,000
Year Built	1900
Price/Unit	\$250,000
Price/SF	\$350
Cap Rate	4.38%
Unit Mix	4 - 1 Bd / 1 Ba

1025 N Clarkson St  
Denver, CO 80218

#3

Sale Price	\$1,150,000
Year Built	1896
Price/Unit	\$287,500
Price/SF	\$260
Cap Rate	5.45%
Unit Mix	2 - 1 Bd / 1 Ba 1 - 2 Bd / 1 Ba 1 - 3 Bd / 1 Ba

1632 Franklin St  
Denver, CO 80218

#4

Sale Price	\$1,350,000
Year Built	1890
Price/Unit	\$270,000
Price/SF	\$308
Cap Rate	5.50%
Unit Mix	5 - 2 Bd / 1 Ba

1638 Franklin St  
Denver, CO 80218

#5

Sale Price	\$1,495,000
Year Built	1890
Price/Unit	\$249,167
Price/SF	\$351
Cap Rate	6.28%
Unit Mix	2 - Studio 4 - 1 Bd / 1 Ba (Lg)

1432 Madison St  
Denver, CO 80206

#6

Sale Price	\$1,400,000
Year Built	1906
Price/Unit	\$233,333
Price/SF	\$299
Cap Rate	6.71%
Unit Mix	2 - Studio 2 - 1 Bd / 1 Ba 2 - 2 Bd / 1 Ba

1203-1217 E 23rd Ave  
Denver, CO 80205

#7

Sale Price	\$1,975,000
Year Built	1907
Price/Unit	\$246,875
Price/SF	\$373
Cap Rate	5.50%
Unit Mix	8 - 1 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 725 N Corona St., Denver, CO 80218 (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.





725 N CORONA ST. | DENVER, CO

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