

OFFERING MEMORANDUM



INVESTMENT ADVISORS



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	7721 E 14th Ave. Denver, CO 80220
Price	\$1,275,000
# of Units	6
Building Size	3,425 SF
Lot Size	15,200 SF
Year Built	1948
Roof	Pitched
Building Type	Brick
Heat	Individual Furnaces
Zoning	E-TU-B
Garages	6

PROPERTY HIGHLIGHTS

- Updated in the last 5 years: roof, windows, landscaping, sewer line, boiler, unit renovations
- Opportunity zone
- Large 15,200SF lot on hard corner
- Side-by-side layout units
- Separately metered for electric
- 6 separate garages

7721 E 14th St is a 6 unit apartment building located just on the edge of the popular Montclair Neighborhood. With a walk score of 76, tenants enjoy easy access to shopping, dining, and transportation just steps away. All 6 units are renovated 1bed/1bath in a side by side layout which is always preferred by both tenants and investors alike. Investors have multiple options with this property which is situated in an opportunity zone on a hard corner 15,200 SF lot including cash flowing as-is, converting them to condos, or potentially selling to a developer in the future due to the large lot. Additionally, there are 6 garage spaces which are income producing and valuable in this high density neighborhood.

The property has received extensive renovations over the last 5 years including: a new roof, new windows, new paint & landscaping, new sewer lines, refurbished boiler, and adding laundry to some of the units. All the tenants are billed back for utilities in addition to the rent and they pay for electricity directly in their names due to having separate electric meters.

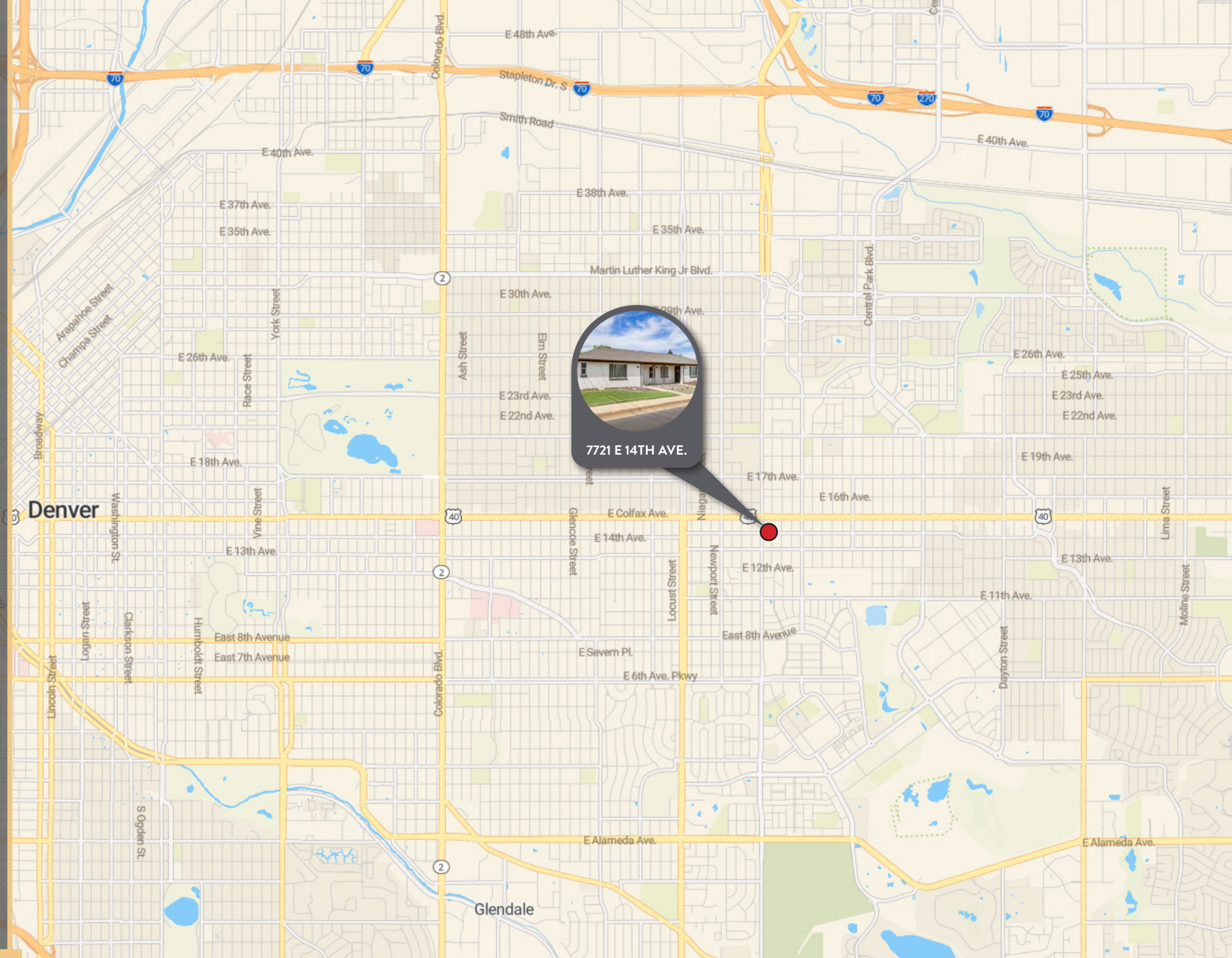






LOCATION OVERVIEW







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
1Bd/1Ba	6	515	\$1,258	\$7,548	\$1,350	\$8,100
TOTALS	6	3,090		\$7,548		\$8,100

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$90,588	\$97,200
Vacancy (4%)	(\$3,624)	(\$3,888)
Utility Bill Back (T12)	\$6,821	\$6,821
Laundry (Est.)	\$-	\$576
Garage Income (Current) (\$165/Month/Garage)	\$9,780	\$11,880
GROSS RENTAL INCOME	\$103,565	\$112,589
EXPENSES	CURRENT	PRO FORMA
Property Tax (2024)	\$6,231	\$6,231
Insurance (2024/\$750/unit)	\$3,083	\$4,500
Gas/Electric (T-12)	\$4,109	\$4,109
Water/Sewer (T-12)	\$1,941	\$1,941
Trash (T-12)	\$771	\$771
Management (7%)	\$7,250	\$7,881
Lawn/Snow (\$150/Month)	\$1,800	\$1,800
Repairs/Maint. (2024/\$950/unit)	\$3,000	\$5,700
TOTAL EXPENSES	\$28,185	\$32,933
TOTAL EXPENSES / UNIT	\$4,697	\$5,489
NET OPERATING INCOME	\$75,381	\$79,656

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$75,381	\$79,656
Projected Debt Service	(\$56,523)	(\$56,523)
Before Tax Cash Flow	\$18,858	\$23,133
Cash-on-Cash Return	3.7%	4.5%
Principal Reduction	\$8,964	\$8,964
Total Return	\$27,822	\$32,097
CAP RATE	5.9%	6.2%

INVESTMENT SUMMARY		EST. FINANCING	
List Price	\$1,275,000	Loan Amount	\$765,000
Price/Unit	\$212,500	Down Payment	\$510,000 (40%)
Price/SF	\$372	Interest Rate	6.25%
		Amortization	30 Years



COMPARABLE
SALES



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**SUBJECT PROPERTY**

7721 E 14th Ave., Denver, CO

Sale Date	JUST LISTED
List Price	\$1,275,000
Year Built	6
Price/Unit	\$212,500
Price/SF	\$372
Cap Rate	5.9%
Unit Mix	6 - 1 Bd / 1 Ba

2800-2814 Harrison St
Denver, CO 80205

#1

Sale Date	10/16/24
Sale Price	\$1,210,000
Year Built	1952
Price/Unit	\$201,667
Price/SF	\$213
Cap Rate	N/A
Unit Mix	4 - 1 Bd / 1 Ba 2 - 2 Bd / 1 Ba

6025 E 14th Ave
Denver, CO 80220

#2

Sale Date	5/20/24
Sale Price	\$1,650,000
Year Built	1951
Price/Unit	\$275,000
Price/SF	\$269
Cap Rate	3.15%
Unit Mix	4 - 2 Bd / 1 Ba 2 - 3 Bd / 1 Ba

3219 N Steele St
Denver, CO 80205

#3

Sale Date	2/20/25
Sale Price	\$1,000,000
Year Built	1951
Price/Unit	\$200,000
Price/SF	\$252
Cap Rate	N/A
Unit Mix	3 - 1 Bd / 1 Ba 2 - 2 Bd / 1 Ba

3200-3216 Elizabeth St
Denver, CO 80205

#4

Sale Date	1/8/25
Sale Price	\$950,000
Year Built	1952
Price/Unit	\$237,500
Price/SF	\$333
Cap Rate	N/A
Unit Mix	4 - 2 Bd / 1 Ba

4101-4115 MLK Blvd
Denver, CO 80207

#5

Sale Date	7/31/23
Sale Price	\$1,600,000
Year Built	1941
Price/Unit	\$228,571
Price/SF	\$259
Cap Rate	5.07%
Unit Mix	3 - 1 Bd / 1 Ba 4 - 2 Bd / 1 Ba

10702-10728 E 4th Way
Aurora, CO 80010

#6

Sale Date	5/2/23
Sale Price	\$1,025,000
Year Built	1962
Price/Unit	\$256,250
Price/SF	\$278
Cap Rate	6.30%
Unit Mix	4 - 2 Bd / 1 Ba

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 7721 E 14th Ave., Denver, CO 80220 (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.



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