

OFFERING MEMORANDUM





# INVESTMENT ADVISORS



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# PROPERTY SUMMARY



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# EXECUTIVE SUMMARY

## PROPERTY DETAILS

Address	<b>2335 Stout St.</b> Denver, CO 80205
Price	\$1,175,000
# of Units	3
Building Size	3,870 SF
Lot Size	4,723 SF
Year Built	1890
Roof	Pitched
Building Type	Conversion
Heat	Boiler
Zoning	U-RH-2.5
Garage Parking	3 Spaces

## PROPERTY HIGHLIGHTS

- Designer quality renovations
- Large floor plans at/over 1,000 SF for each unit
- 3 car garage
- All units have in-unit laundry

**2335 Stout St.** is a truly stunning triplex in Curtis Park. All units have been fully remodeled with 2 of the 3 units receiving high-end designer quality finishes. This property is perfect for buyer's looking to live in a unit or an investor looking for a turn-key rental in a desirable location.

Units 1 and 2 have gorgeous hard wood floors, private decks/patios, marble countertops, custom cabinets, and beautiful historical charm including built-in's. Every unit has in-unit laundry as well as their own separate front and back entrances. These units rent extremely quickly if when a tenant decides to move. Currently all units are occupied but unit 1 (main floor) and unit 3 (basement) leases come up August 1st, 2025. The largest unit (unit 2 top two floors) has 11 months remaining on a lease but tenants have an agreement that they can move out anytime if a buyer wants to live there. There is a 3-car detached garage with separate garage remotes.

























# LOCATION OVERVIEW



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2335 STOUT ST.



## CURTIS PARK

Curtis Park is Denver's oldest residential neighborhood, rich in history, culture, and architectural charm. Located just northeast of downtown, it offers a unique blend of historic character and modern amenities, making it a vibrant community for residents and visitors alike.

At the heart of the neighborhood lies Mestizo-Curtis Park, Denver's first public park, established in 1868. The park offers a variety of recreational facilities, including an outdoor pool, tennis and basketball courts, playgrounds, and picnic areas. In 1987, the park was renamed to honor the cultural diversity of the Curtis Park community.

Curtis Park is home to a diverse mix of artists, young professionals, and long-time residents. The Curtis Park Neighbors organization actively engages the community through monthly gatherings and advocacy efforts, ensuring the neighborhood's historic character and vibrant culture are preserved for future generations.

Whether you're drawn to its historic charm, cultural heritage, or vibrant community, Curtis Park offers a unique living experience in the heart of Denver.







# INVESTMENT ANALYSIS



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# UNIT MIX & INVESTMENT ANALYSIS

UNIT #	UNIT TYPE	APPROX. SF	CURRENT RENT	PRO FORMA RENT	LEASE EXPIRATION
1	1Bd/1Ba + Office	1,196	\$2,000	\$2,200	8/1/2025
2	2Bd/1.5Ba + Office	1,486	\$2,500	\$2,800	5/1/2026*
3	1Bd/1Ba + Office	955	\$1,520	\$1,650	8/1/2025
		<b>3,637</b>			

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$72,240	\$79,800
Vacancy (3%)	(\$2,167)	(\$2,394)
Parking (\$100/space)	\$1,200	\$3,600
Utility Billback (\$50-100/unit)	\$1,200	\$2,400
<b>GROSS RENTAL INCOME</b>	<b>\$72,473</b>	<b>\$83,406</b>
EXPENSES	CURRENT	PRO FORMA
Property Tax (2025)	\$6,235	\$6,235
Insurance	\$4,922	\$4,922
Utilities	\$4,560	\$4,560
Repairs/Maint. (\$650/unit)	\$1,950	\$1,950
Misc.	\$500	\$500
<b>TOTAL EXPENSES</b>	<b>\$18,167</b>	<b>\$18,167</b>
<b>TOTAL EXPENSES / UNIT</b>	<b>\$6,056</b>	<b>\$6,056</b>
<b>NET OPERATING INCOME</b>	<b>\$54,306</b>	<b>\$65,239</b>

INVESTMENT SUMMARY	
List Price	\$1,175,000
Price/Unit	\$391,667
Price/SF	\$304

PROPOSED FINANCING	
Loan Amount	\$669,750
Down Payment	\$505,250
Interest Rate	6.15%
Amortization	30 Years

\*Flexible lease/tenant that can be changed to month-to-month lease with 30 day's notice.





# COMPARABLE SALES



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**SUBJECT PROPERTY**

2335 Stout St., Denver, CO 80205

List Price	\$1,175,000
Year Built	1890
Building Size	3,870 SF
# Units	3
Price/Unit	\$391,667
Price/SF	\$304

963 N Corona Street  
Denver, CO 80218

#1

Sale Price	\$1,335,000
Year Built	1909
Building Size	3,310 SF
# Units	3
Price/Unit	\$445,000
Price/SF	\$409

2921 Curtis Street  
Denver, CO 80205

#2

Sale Price	\$1,350,000
Year Built	1893
Building Size	3,984 SF
# Units	3
Price/Unit	\$450,000
Price/SF	\$339

3655 Tejon Street  
Denver, CO 80211

#3

Sale Price	\$1,237,000
Year Built	1938
Building Size	2,946 SF
# Units	3
Price/Unit	\$412,333
Price/SF	\$420

1757 N Vine Street  
Denver, CO 80206

#4

Sale Price	\$1,177,500
Year Built	1893
Building Size	3,713 SF
# Units	3
Price/Unit	\$392,500
Price/SF	\$317

2307 N Downing Street  
Denver, CO 80205

#5

Sale Price	\$855,000
Year Built	1892
Building Size	3,354 SF
# Units	2
Price/Unit	\$427,500
Price/SF	\$255

2641/2643 Stout Street  
Denver, CO 80205

#6

Sale Price	\$800,000
Year Built	1910
Building Size	2,944 SF
# Units	2
Price/Unit	\$400,000
Price/SF	\$272



# 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 2335 Stout St., Denver, CO 80205 (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.





THE NAGEL HOUSE

## INVESTMENT ADVISORS:

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