



THE NAGEL HOUSE

2335 Stout St. | Denver, CO 80205

Price: \$1,175,000 | **Units:** 3

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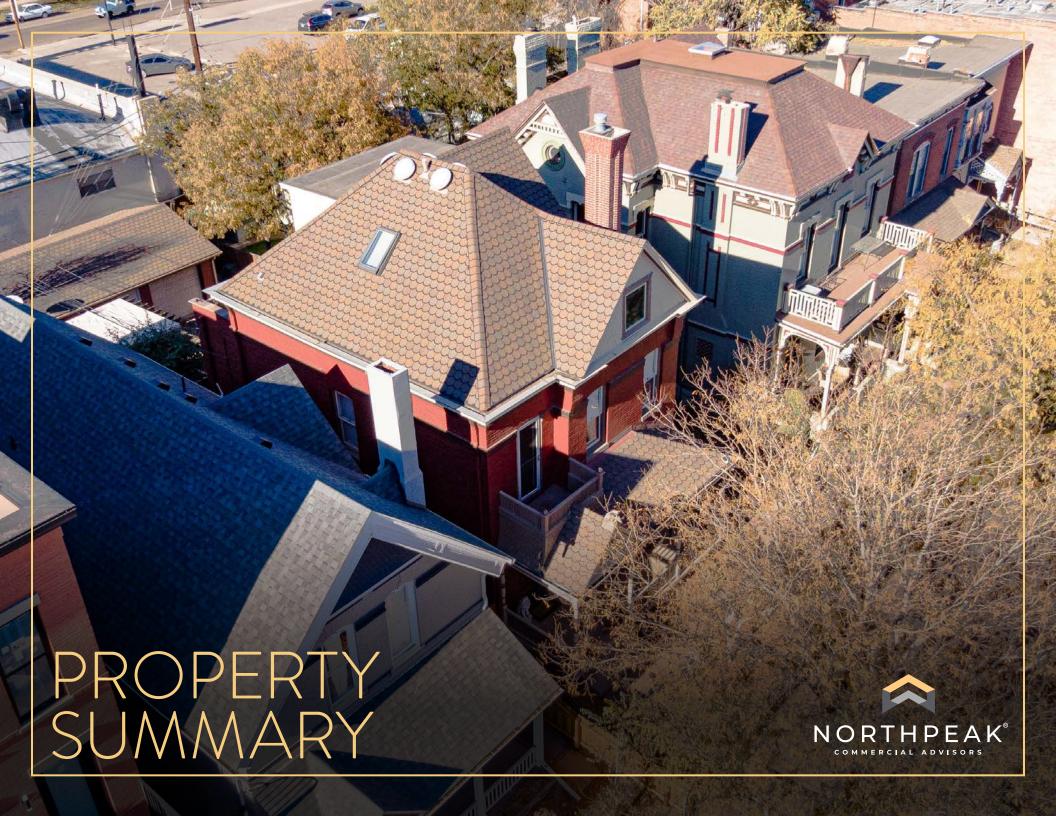
NorthPeak Commercial Advisors

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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	2335 Stout St. 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.











































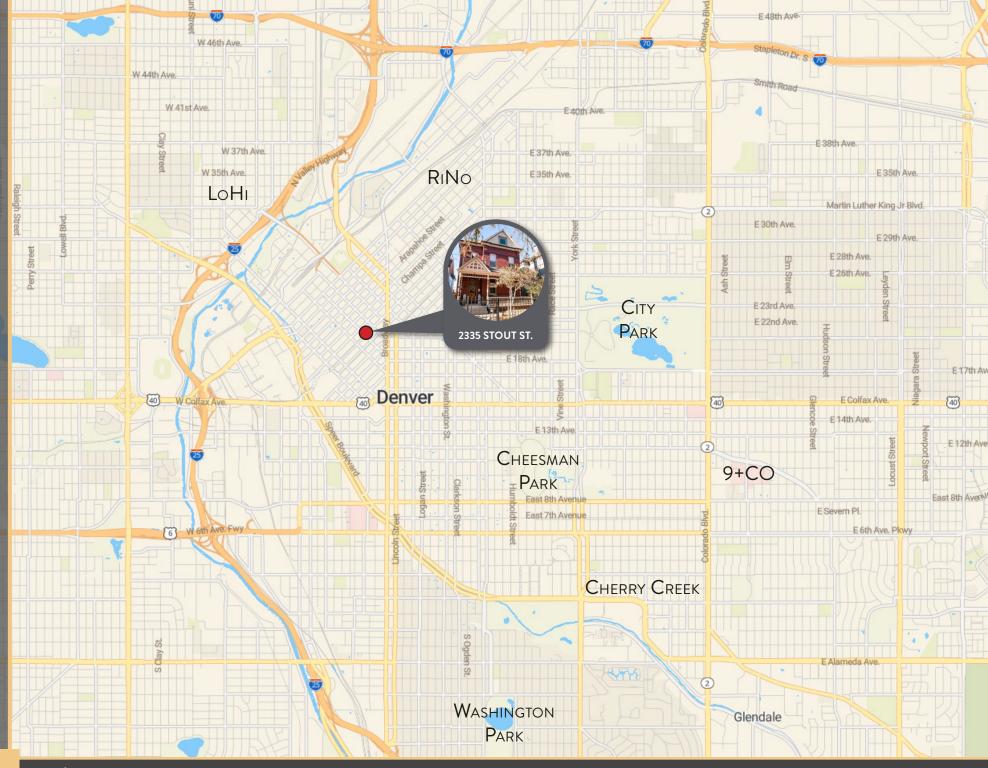












CURTIS PARK

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.





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
		3,637			

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
GROSS RENTAL INCOME	\$72,473	\$83,406
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
TOTAL EXPENSES	\$18,167	\$18,167
TOTAL EXPENSES / UNIT	\$6,056	\$6,056
NET OPERATING INCOME	\$54,306	\$65,239

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.



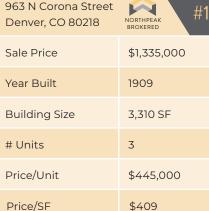


SUBJECT PROPERTY 2335 Stout St., Denver, CO 80205

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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





2921 Curtis Street Denver, CO 80205

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

#5



3655 Tejon Street

Denver, CO 80211	113
Sale Price	\$1,237,000
Year Built	1938
Building Size	2,946 SF
# Units	3
Price/Unit	\$412,333
Price/SF	\$420

#6



1757 N Vine Street Denver, CO 80206

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

Sale Price \$855,000 Year Built 1892 **Building Size** 3.354 SF 2 # Units Price/Unit \$427,500 Price/SF \$255



#2

2641/2643 Stout Street Denver, CO 80205

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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