

OFFERING MEMORANDUM

PRICE REDUCTION



1369 OGDEN STREET
Denver, CO 80218

Price: ~~\$975,000~~ \$945,000 | Units: 3

INVESTMENT ADVISORS



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1369 N Ogden St. Denver, CO 80218
Price	\$945,000
# of Units	3
Building Size	3,291 SF
Lot Size	3,750 SF
Year Built	1895
Roof	Asphalt Shingle
Building Type	Mansion-Conversion
Heat	Furnace - 2025
Zoning	G-MU-5
Off-Street Parking	3 Spaces

PROPERTY HIGHLIGHTS

- Strong owner-occupant opportunity
- Desirable unit mix: 1bed/1bath, 2bed/1bath and 2bed/2bath.
- Two renovated units with value-add potential in long-term occupied unit
- Major recent improvements: new plumbing, new basement unit, new decking and newer vinyl windows.
- Three off-street parking spaces

1369 Ogden Street is a charming triplex in Capitol Hill that blends classic Denver character with meaningful updates and a clear value-add opportunity. The property appeals both to buyers looking to live in one of the units while generating income, as well as investors seeking a well-located asset in one of Denver's most convenient and historical neighborhoods.

The building offers a desirable unit mix with (1) 1-bed/1-bath, (1) 2-bed/1-bath, and (1) 2-bed/2-bath. The 1-bed/1-bath garden-level apartment was recently rebuilt down to the studs, and the main level 2-bed/1-bath has also been updated with modern finishes. The spacious 2-bed/2-bath unit, which spans the second level and attic space, has been occupied by the same tenants for over a decade and is rented significantly under market, providing a straightforward value-add path for the next owner.

The property also includes three off-street parking spaces and a communal laundry room for tenant use. Recent improvements over the years include all-new plumbing throughout the building, a newly constructed basement unit & communal laundry room, new rear decking, new xeriscape landscaping, and newer vinyl windows.



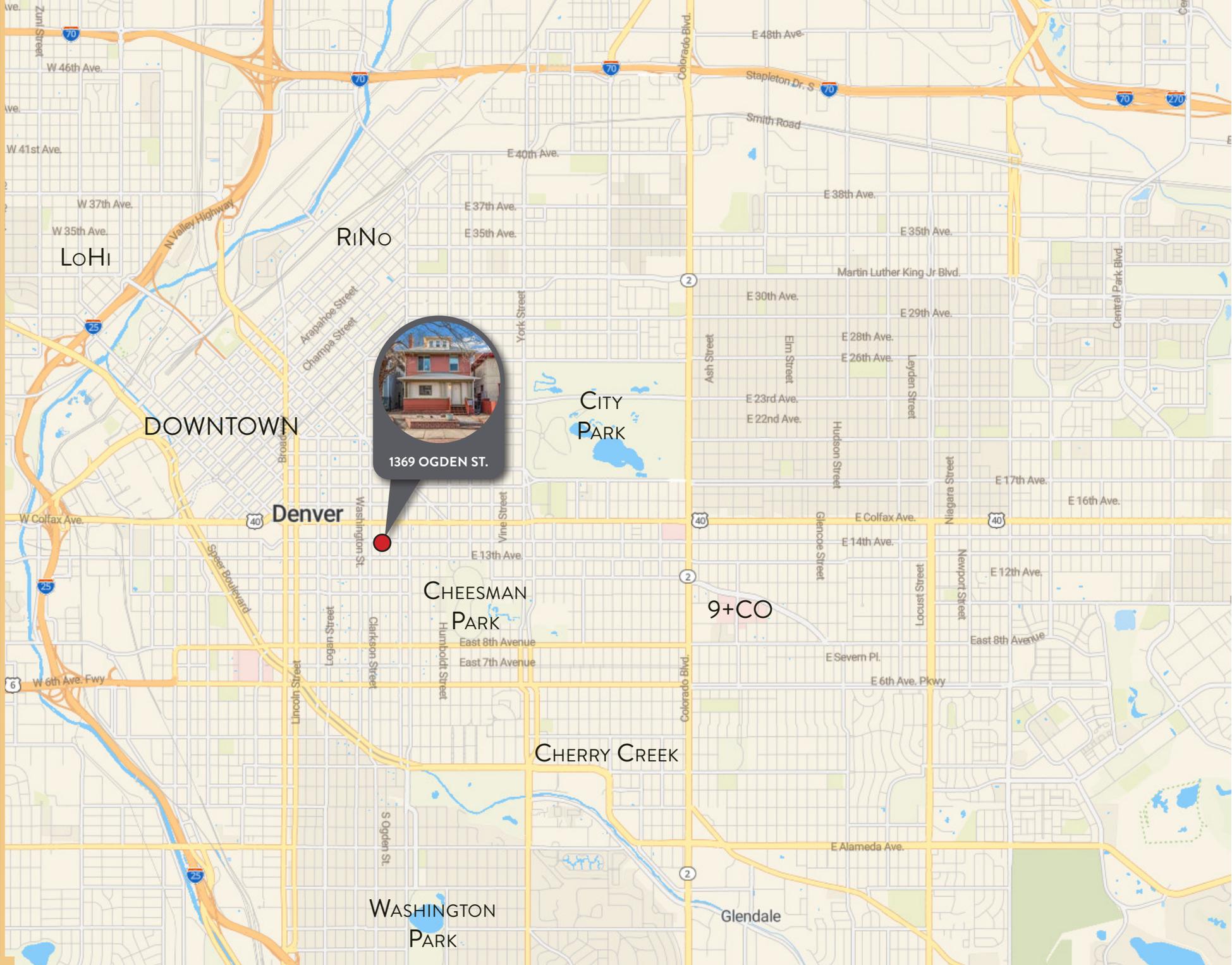




LOCATION OVERVIEW



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1369 OGDEN ST.



1369 OGDEN ST.

CAPITOL HILL

Denver's Capitol Hill is a centrally located neighborhood that offers a vibrant mix of Colorado history, architectural charm, parks, bars, and restaurants. "Cap Hill" is Denver's most densely populated neighborhood and is home to many apartment buildings, from modern, 11-story high rises to quaint older walk-ups.

Explore the gold-domed Colorado State Capitol with its "Mile High" marker on the 13th step. Civic Center Park regularly plays host to live music and food trucks. Within this area, you'll find some of Denver's finest museums nestled among beautiful turn-of-the-century mansions of Cap Hill, including the Molly Brown House Museum which tells the story of the "Unsinkable" Molly Brown.

Walk
Score
90

WALKER'S PARADISE

Daily errands do not require a car

Transit
Score
75

EXCELLENT TRANSIT

Transit is convenient for most trips

Bike
Score
91

BIKER'S PARADISE

Daily errands can be accomplished on a bike



INVESTMENT ANALYSIS



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UNIT MIX & INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	MONTHLY INCOME	PRO FORMA MONTHLY INCOME
1 Br/1 Ba	1	625	\$1,500	\$1,500
2 Br/1 Ba	1	1,007	\$2,100	\$2,100
2 Br/2 Ba	1	1,442	\$1,800	\$2,200
TOTALS	3	3,074	\$5,400	\$5,800

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$64,800	\$69,600
Vacancy (3%)	(\$1,944)	(\$2,088)
Laundry	\$-	\$540
Parking	\$-	\$1,800
RUBS	\$-	\$2,300
GROSS RENTAL INCOME	\$62,856	\$72,152

EXPENSES	CURRENT	PRO FORMA
Property Tax	\$4,508	\$4,508
Insurance	\$2,863	\$2,863
Gas/Electric	\$1,661	\$1,661
Water/Sewer	\$1,425	\$1,425
Trash	\$120	\$120
Repairs/Maint.	\$3,000	\$3,000
TOTAL EXPENSES	\$13,577	\$13,577
TOTAL EXPENSES / UNIT	\$4,526	\$4,526
NET OPERATING INCOME	\$49,279	\$58,575

OWNER-OCCUPIER SCENARIOS



OWNER LIVES IN UNIT #1

Monthly P & I	(\$3,683)
Rental Income from Units #2, #3	\$3,300
REMAINING MONTHLY BALANCE	(\$383)



OWNER LIVES IN UNIT #2

Monthly P & I	(\$3,683)
Rental Income from Units #1, #3	\$3,600
REMAINING MONTHLY BALANCE	(\$83)



OWNER LIVES IN UNIT #3

Monthly P & I	(\$3,683)
Rental Income from Units #1, #2	\$3,900
REMAINING MONTHLY BALANCE	\$217

FINANCING

Loan Amount	\$614,250 (65%)
Down Payment	\$330,750 (35%)
Interest Rate	6.00%



COMPARABLE SALES



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SUBJECT PROPERTY

1369 N Ogden St., Denver, CO

Sale Date	JUST LISTED
List Price	\$945,000
Building Size	3,291 SF
# Units	3
Price/SF	\$287
Unit Mix	1 - 1 Bd / 1 Ba 1 - 2 Bd / 1 Ba 1 - 2 Bd / 2 Ba



2619 E 12th
Denver, CO 80206

#1

Sale Date	6/11/2025
Sale Price	\$700,000
Building Size	2,342 SF
# Units	3
Price/SF	\$299
Unit Mix	1 - Studio 1 - 1 Bd / 1 Ba 1 - 2 Bd / 1 Ba



249-253 S Logan
Denver, CO 80209

#2

Sale Date	6/9/2025
Sale Price	\$860,000
Building Size	2,730 SF
# Units	3
Price/SF	\$315
Unit Mix	3 - 1 Bd / 1 Ba



963 Corona
Denver, CO 80218

#3

Sale Date	5/19/2025
Sale Price	\$1,355,000
Building Size	3,310 SF
# Units	3
Price/SF	\$409
Unit Mix	2 - 2 Bd / 1 Ba 1 - 4 Bd / 1 Ba



147 N Sherman
Denver, CO 80203

#4

Sale Date	4/16/2025
Sale Price	\$808,906
Building Size	2,462 SF
# Units	3
Price/SF	\$329
Unit Mix	1 - Studio 2 - 1 Bd / 1 Ba



1738 Emerson
Denver, CO 80218

#5

Sale Date	3/6/2025
Sale Price	\$950,000
Building Size	2,511 SF
# Units	3
Price/SF	\$378
Unit Mix	2 - 1 Bd / 1 Ba 1 - 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 1369 Ogden 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.

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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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