

OFFERING MEMORANDUM



INVESTMENT ADVISORS



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1560 Sherman St. Denver, CO 80203
Price	\$5,800,000
# of Units	33
Net Rentable SF	16,789 SF
Building GSF	31,670 SF
Land SF	8,513 SF
Year Built	1952
Roof	Flat
Building Type	Brick/Block
Heat	Boiler
Zoning	C-MX-16

PROPERTY HIGHLIGHTS

- Over 7,000 SF of unused space
- Newer roof
- Most units have been renovated
- Elevator
- Great Downtown location
- Favorable C-MX-16 zoning

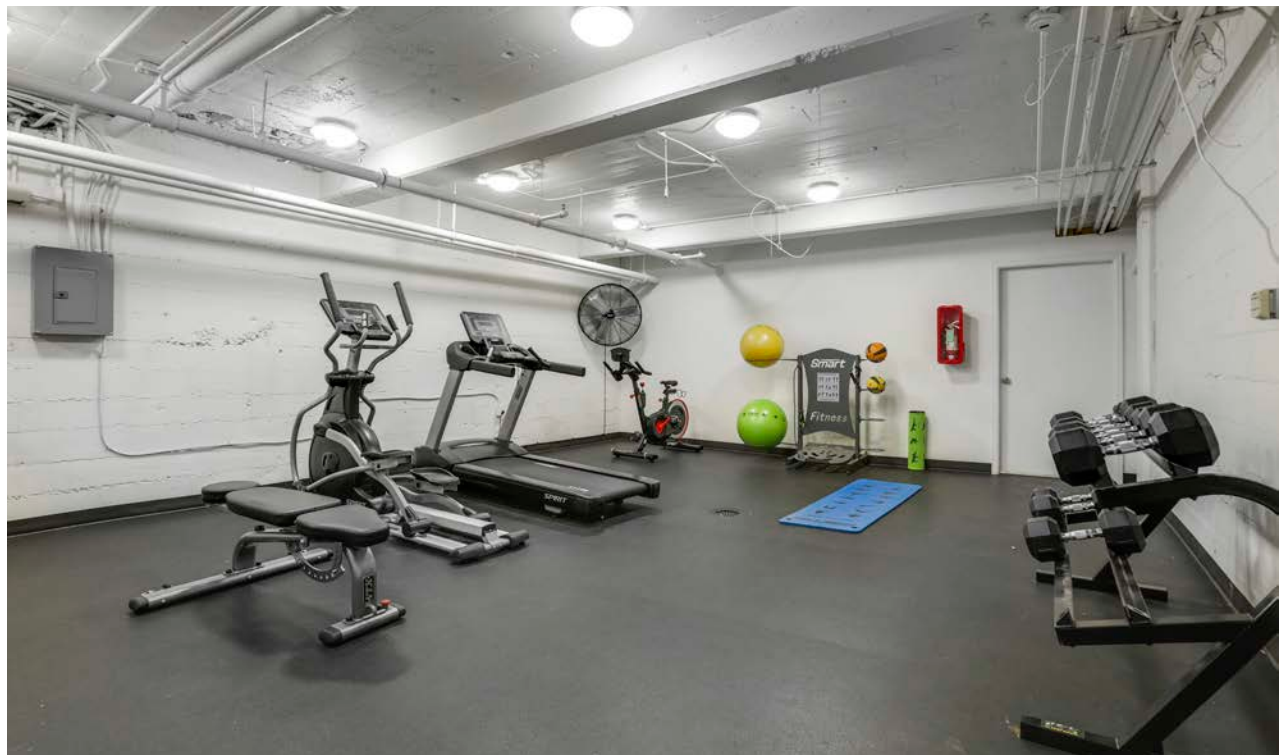
The Profile is one of Central Denver's most distinctive multifamily investment opportunities. Positioned just steps from the Colorado State Capitol, this 33-unit elevator-served apartment community has been recently renovated including many units and common areas — delivering a turnkey asset with an elevated finish level that stands apart in its submarket.

Residents enjoy amenities including a gym, laundry room, private storage, dog wash, and a spacious lounge with a full kitchen.

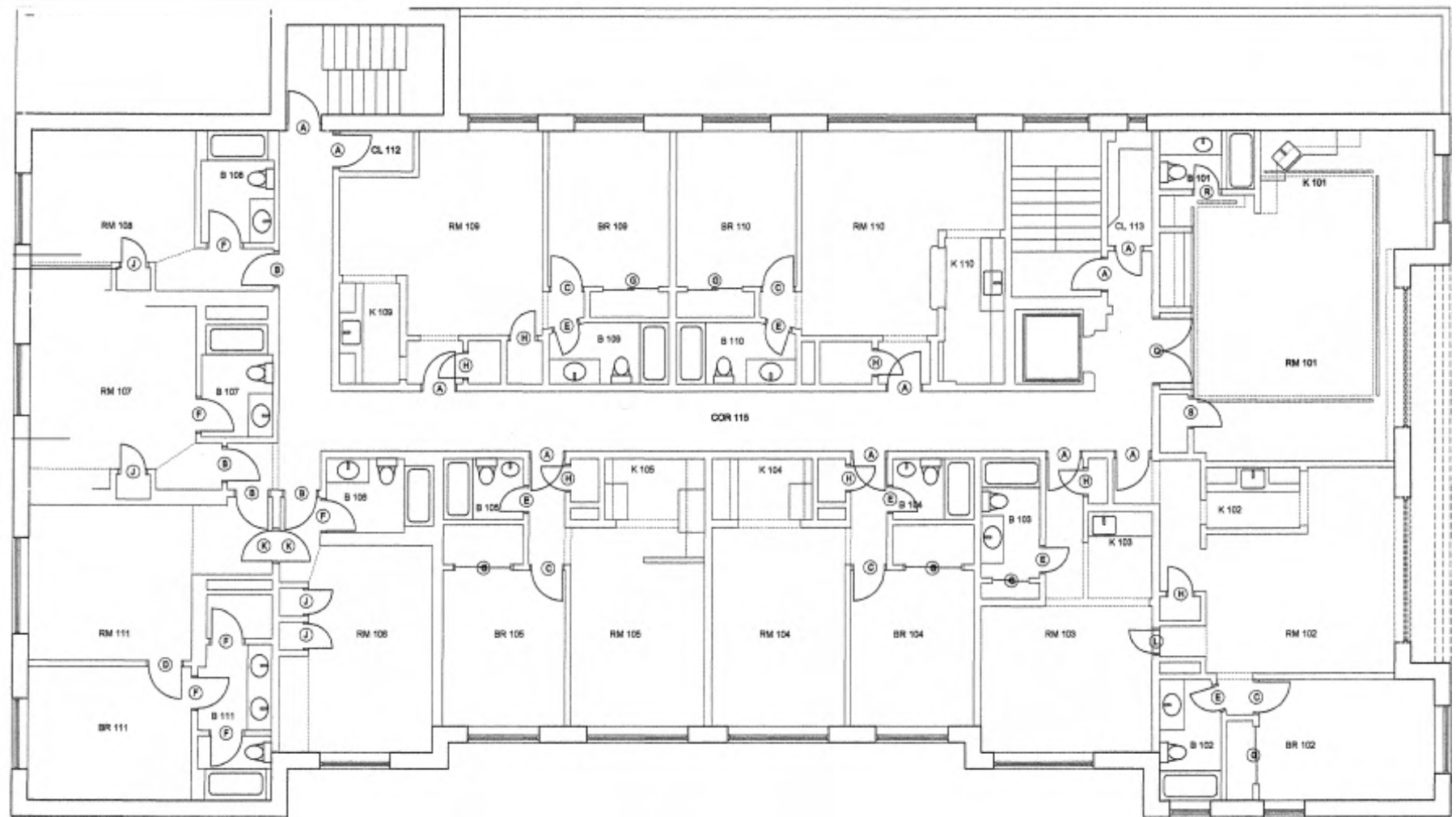
What makes The Profile truly compelling for the right buyer is the 7,400± SF of basement space that remains largely untapped. For decades this was home to Le Profile, a beloved Denver restaurant, and today it represents one of the more intriguing value-add opportunities in the urban core. Whether reimagined as a restaurant, neighborhood retail, creative office, or another income-producing use, this space has the potential to meaningfully move the needle on overall property performance.



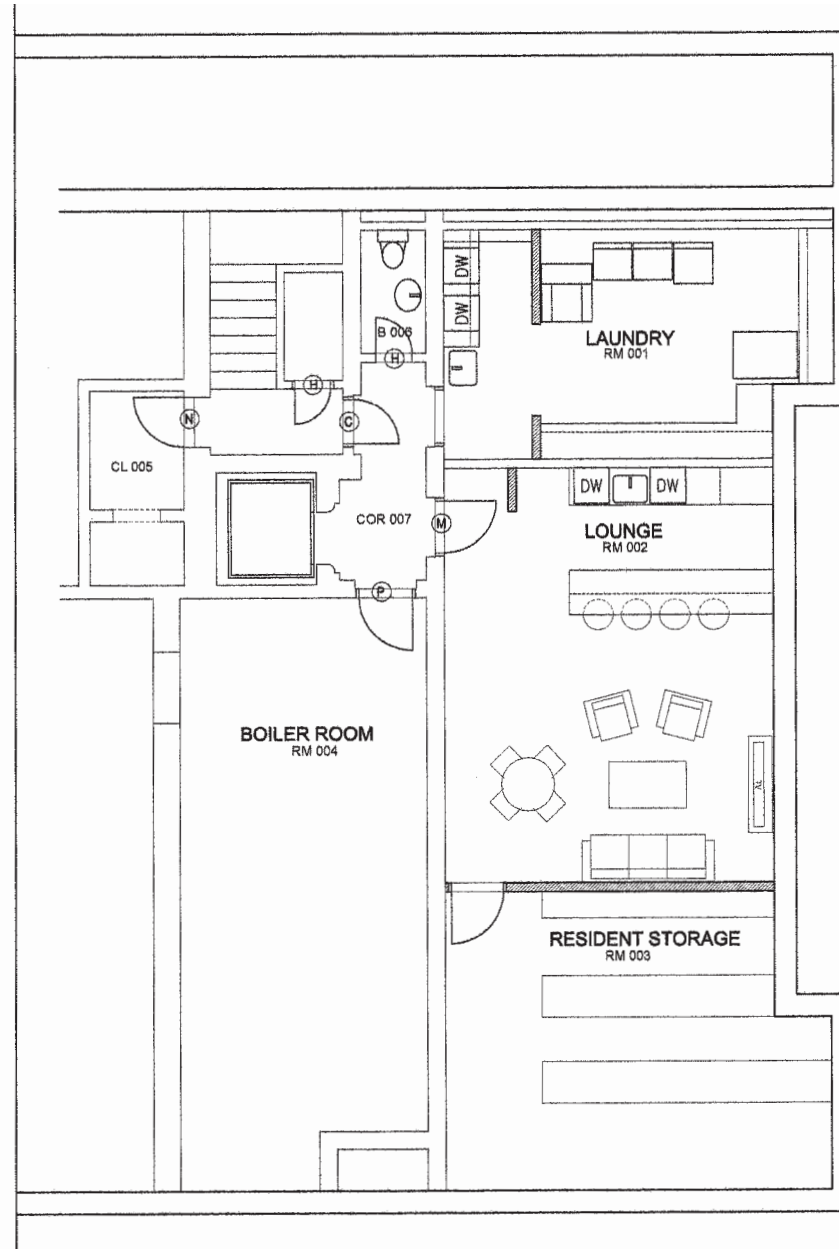




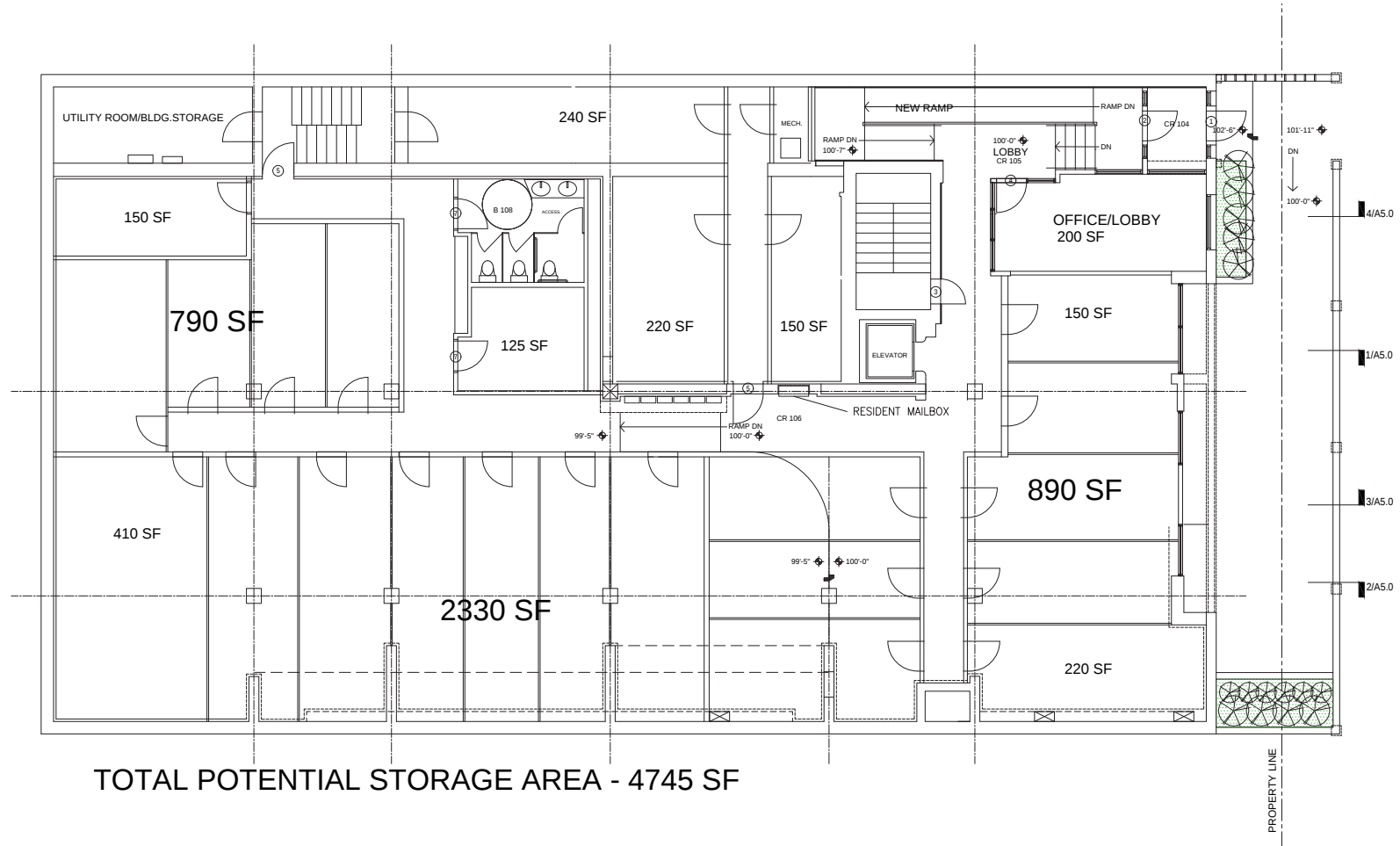
FLOORPLAN - FIRST LEVEL



FLOORPLAN - BASEMENT



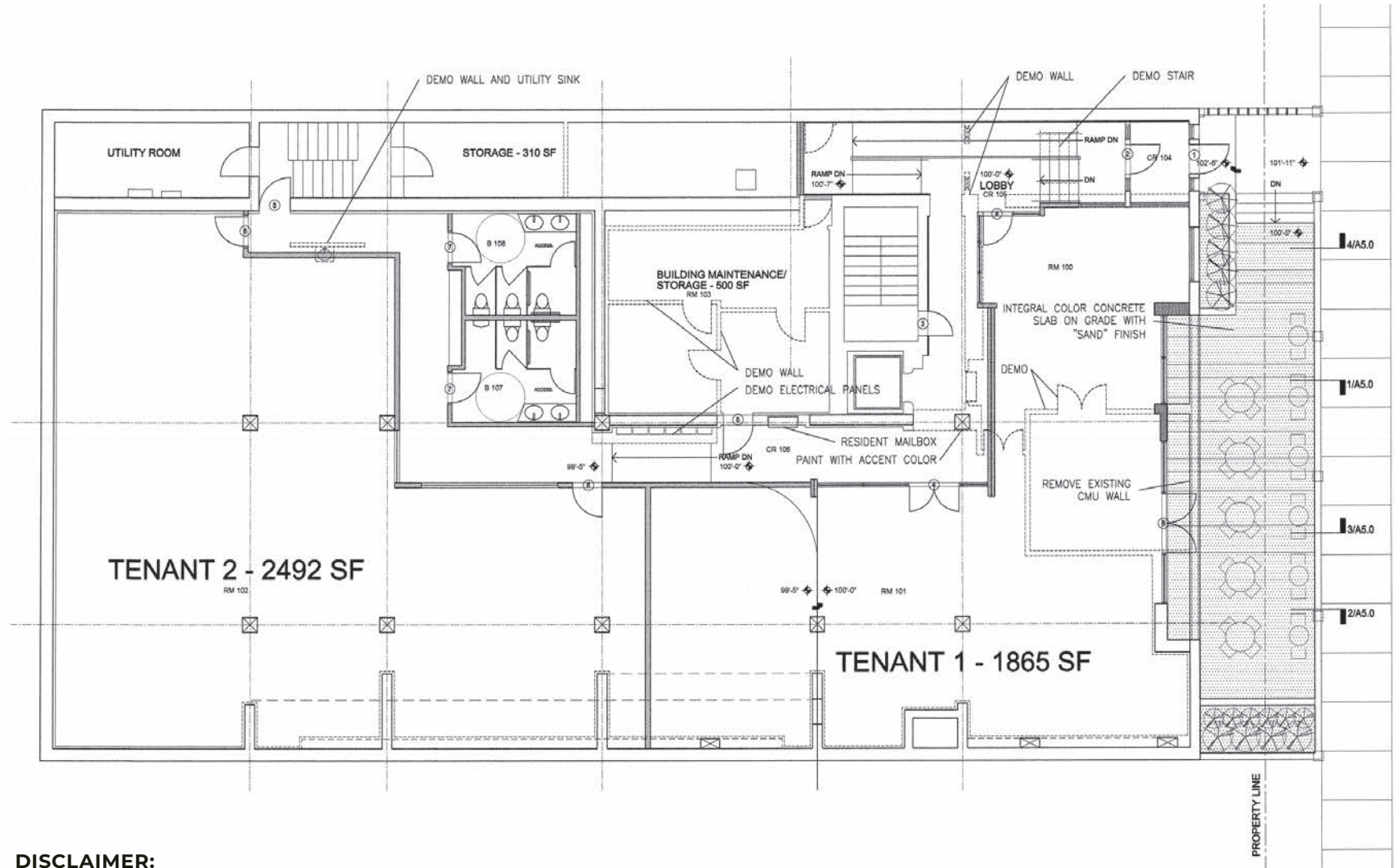
FLOORPLAN - GROUND FLOOR [POTENTIAL STORAGE]



DISCLAIMER:

The vacant ground floor space is being marketed for informational purposes only. Any references to potential uses — including but not limited to retail, restaurant, office, apartment units, creative/flex space, storage, or parking — are speculative in nature and are provided solely to illustrate possibilities for the next owner. NorthPeak Commercial Advisors makes no representations or warranties regarding the feasibility, permissibility, or profitability of any such use. All prospective buyers are strongly encouraged to conduct their own independent due diligence, including but not limited to consulting with the City and County of Denver regarding zoning and permitting requirements, engaging qualified architects, contractors, and/or land use attorneys, verifying ADA compliance requirements, and confirming any applicable building code or life safety requirements. The property is zoned C-MX-16; however, the suitability of any specific use within that zoning classification is the sole responsibility of the buyer to verify. NorthPeak Commercial Advisors and the Seller assume no liability for any reliance placed upon these suggested potential uses.

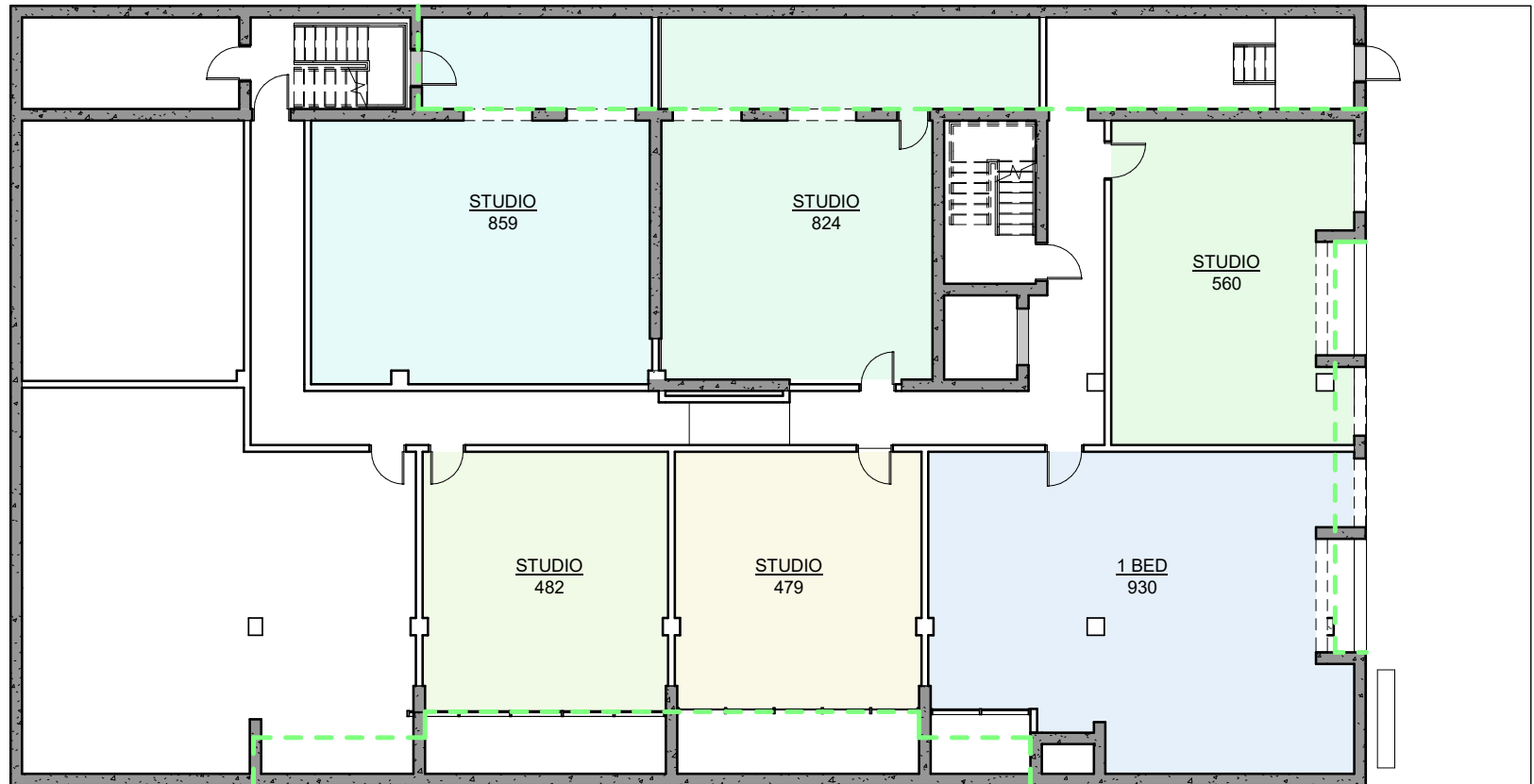
FLOORPLAN - GROUND FLOOR [POTENTIAL RETAIL]



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FLOORPLAN - GROUND FLOOR [POTENTIAL ADDITIONAL APARTMENTS]



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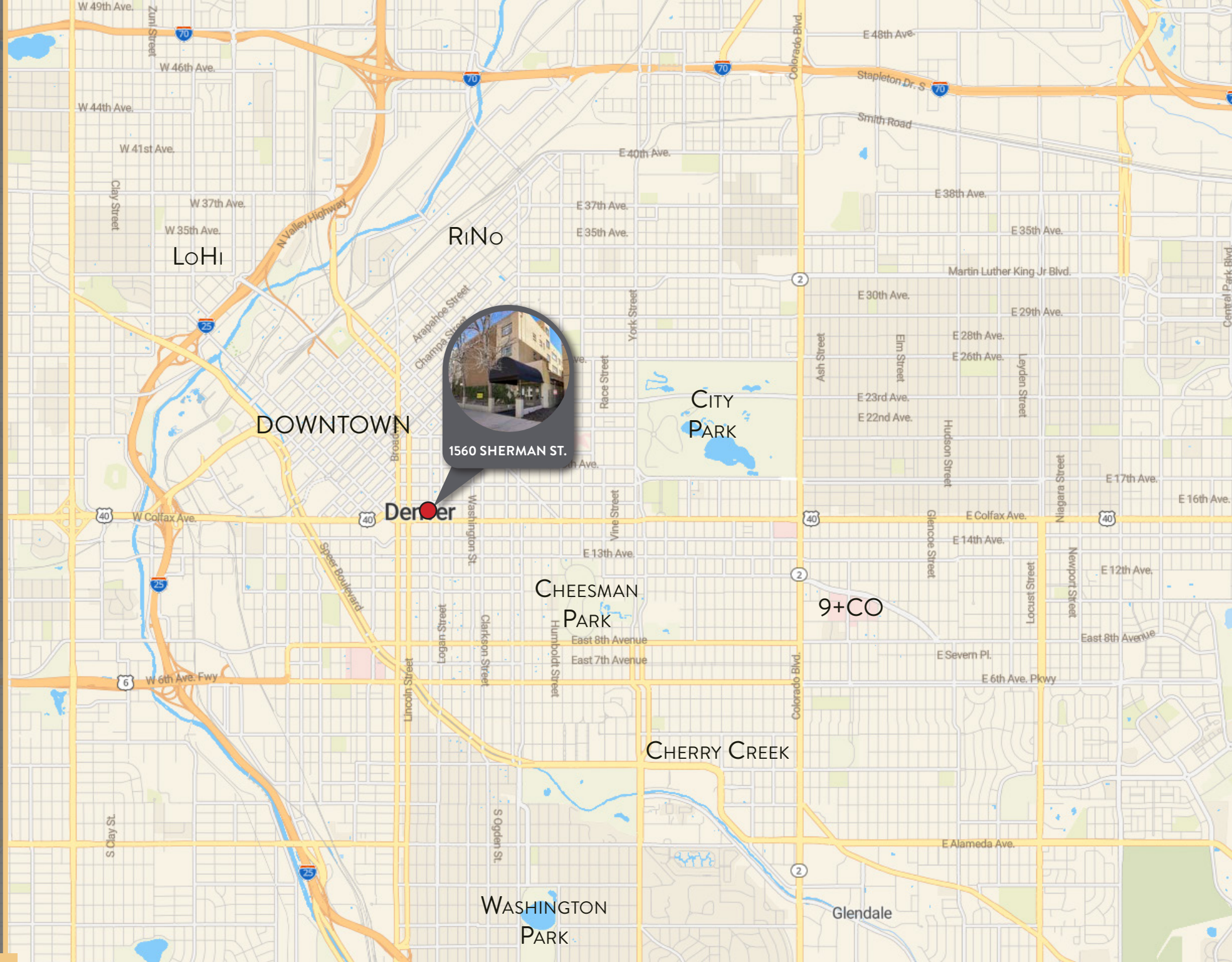
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LOCATION OVERVIEW



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UPTOWN DENVER

This hip district has firmly established itself as a capital of “cool,” just east of downtown.

Restaurant Row, the stretch of 17th Avenue running from Broadway to City Park, is lined with cafes, bistros, pubs, fine dining and bars - almost all with outdoor patios. From a few rounds of ping pong at Ace Eat Serve to drinks, dining and dessert at Chef Keegan Gerhard's D Bar, Uptown is the epicenter for tempting taste buds.

It's also where you'll find Denver's largest green space, City Park. City Park offers free jazz every Sunday in the summer during City Park Jazz and is home to two of the city's most popular attractions - the Denver Zoo and the Denver Museum of Nature & Science.

Walk
Score
96

WALKER'S PARADISE

Daily errands do not require a car.

Transit
Score
77

EXCELLENT TRANSIT

Transit is convenient for most trips.

Bike
Score
97

BIKER'S PARADISE

Daily errands can be accomplished on a bike.



INVESTMENT ANALYSIS



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UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
Studio	12	320	\$956	\$11,472	\$1,025	\$12,300
Studio-Lg	1	550	\$1,019	\$1,019	\$1,030	\$1,030
1Bd/1Ba	20	530	\$1,294	\$25,880	\$1,320	\$26,400
First Floor	1	7,400	\$0	\$0	\$0	\$0
Basement	1	4,093	\$0	\$0	\$0	\$0
TOTALS	33	26,483		\$38,371		\$39,730

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$460,416	\$476,760
Vacancy (5%)	(\$23,021)	(\$23,838)
RUBS (2)(3)	\$34,223	\$40,142
Laundry (2)(4)	\$4,586	\$5,940
Cleaning & Move Out Fees (2)	\$215	\$215
Pet Rent (2)	\$663	\$663
Lease Break Fees (2)	\$10,600	\$1,000
Late Fees (2)	\$1,000	\$500
MTM Fees (2)	\$1,447	\$1,447
Garage Rent (2)	\$1,869	\$1,869
Insurance Reimbursements (2)	\$2,512	\$2,512
Misc (2)	\$240	\$240
GROSS RENTAL INCOME	\$494,750	\$507,450

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$276,026	\$303,843
Projected Debt Service	(\$250,560)	(\$250,560)
Before Tax Cash Flow	\$25,466	\$53,283
Cash-on-Cash Return	1.6%	3.3%
Principal Reduction	\$51,282	\$51,282
Total Return	\$76,748	\$104,565
CAP RATE	4.8%	5.2%

EXPENSES	CURRENT	PRO FORMA
Property Tax (1)	\$38,443	\$38,443
Insurance (2)(8)	\$22,183	\$23,100
Gas/Electric (2)	\$31,911	\$31,911
Water/Sewer (2)	\$15,618	\$15,618
Trash (2)	\$2,647	\$2,647
Lawn/Snow (2)	\$1,661	\$1,661
Pest Control (2)	\$1,360	\$1,360
Management (2)(5)	\$43,763	\$36,234
Contract Cleaning (2)(6)	\$10,800	\$9,600
Repairs/Maint. (2)(7)	\$29,541	\$28,050
Elevator (2)	\$6,769	\$6,769
Advertising/Marketing (2)	\$9,977	\$4,800
Legal Fees (2)	\$1,412	\$1,412
Admin/Miscellaneous (2)	\$2,638	\$2,000
TOTAL EXPENSES	\$218,724	\$203,606
TOTAL EXPENSES / UNIT	\$6,628	\$6,170
NET OPERATING INCOME	\$276,026	\$303,843

INVESTMENT SUMMARY	
List Price	\$5,800,000
Price/Unit	\$175,758
Price/SF	\$183

FINANCING	
Loan Amount (60%)	\$3,480,000
Down Payment (40%)	\$2,320,000
Interest Rate	6.00%*
Amortization	30 Years

*assuming 3 years of I/O

1. Pulled from Tax Assessor
2. Pulled from T-12
3. Estimated at 80% of Utilities
4. Estimated at \$15 Per Month Per Unit

5. Estimated at 8% of ERI
6. Estimated at \$800 Per Month
7. Estimated at \$850 Per Unit
8. Estimated \$700/unit



COMPARABLE
SALES



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**SUBJECT PROPERTY**

1560 Sherman St., Denver, CO

Sale Date	JUST LISTED
List Price	\$5,800,000
Building Size	16,789 SF
# Units	33
Price/Unit	\$175,758
Price/SF	\$183

1075 Corona St.
Denver, CO 80218

#1

Sale Date	3/14/25
Sale Price	\$10,800,000
Building Size	47,902 SF
# Units	36
Price/Unit	\$300,000
Price/SF	\$225

960 Pearl St.
Denver, CO 80203

#2

Sale Date	11/14/24
Sale Price	\$3,475,000
Building Size	7,607 SF
# Units	16
Price/Unit	\$217,188
Price/SF	\$457

140 S Clarkson / 3628 E 17th
Denver, CO 80209

#3

Sale Date	6/7/24
Sale Price	\$4,400,000
Building Size	16,206 SF
# Units	22
Price/Unit	\$200,000
Price/SF	\$272

1120 Logan St.
Denver, CO 80203

#4

Sale Date	4/23/24
Sale Price	\$3,950,000
Building Size	9,456 SF
# Units	18
Price/Unit	\$219,444
Price/SF	\$418

967 N Marion St.
Denver, CO 80218

#5

Sale Date	4/22/24
Sale Price	\$5,000,000
Building Size	17,093 SF
# Units	19
Price/Unit	\$263,158
Price/SF	\$293

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 1560 Sherman St., Denver, CO 80203 (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.



1560 SHERMAN ST. | DENVER, CO

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