

OFFERING MEMORANDUM



2231 - 2235 N OGDEN STREET

Denver, CO 80205

Price: \$1,175,000 | Units: 4

INVESTMENT ADVISORS



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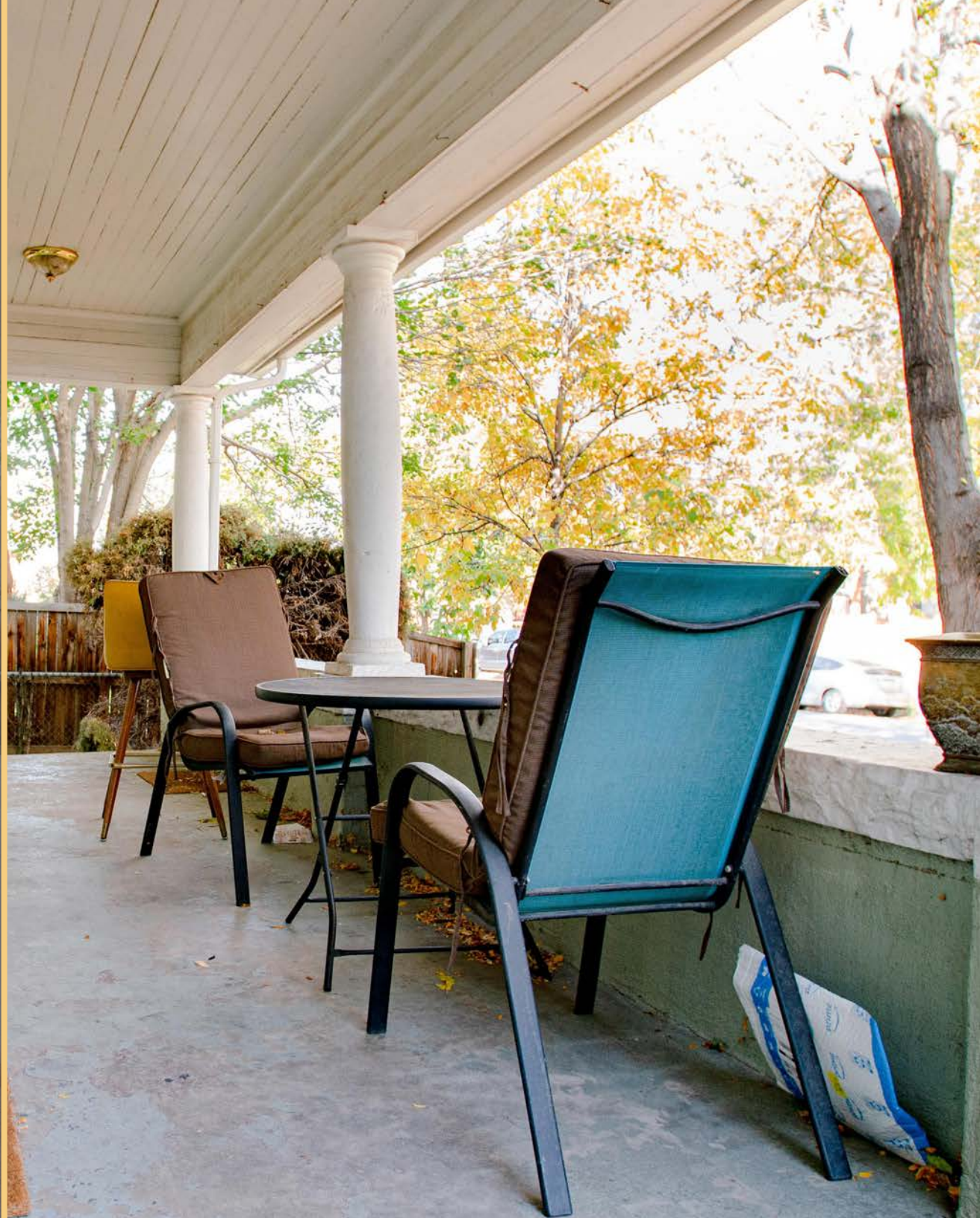
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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	2231-2235 N Ogden St. Denver, CO 80205
Price	\$1,175,000
# of Units	4
Building Size	4,501 SF
Lot Size	6,250 SF
Year Built	1890
Roof	Pitched
Building Type	Brick
Zoning	U-SU-A1

PROPERTY HIGHLIGHTS

- Great location blocks from Downtown Denver
- Large backyard with detached garage
- Updated electrical and furnaces
- Attractive curb appeal
- On-site laundry

2231-2235 Ogden St. is a well-located four-unit property just minutes from downtown Denver, offering easy access to restaurants, shopping, and public transportation. With strong rental demand in the area, this asset presents an excellent opportunity for investors or owner-occupants looking to generate consistent income in a prime location.

The property features a spacious backyard with a detached garage, updated electrical systems and furnaces, and attractive curb appeal that enhances its overall appeal. On-site laundry adds convenience for tenants, making this a solid, well-rounded investment with long-term upside.



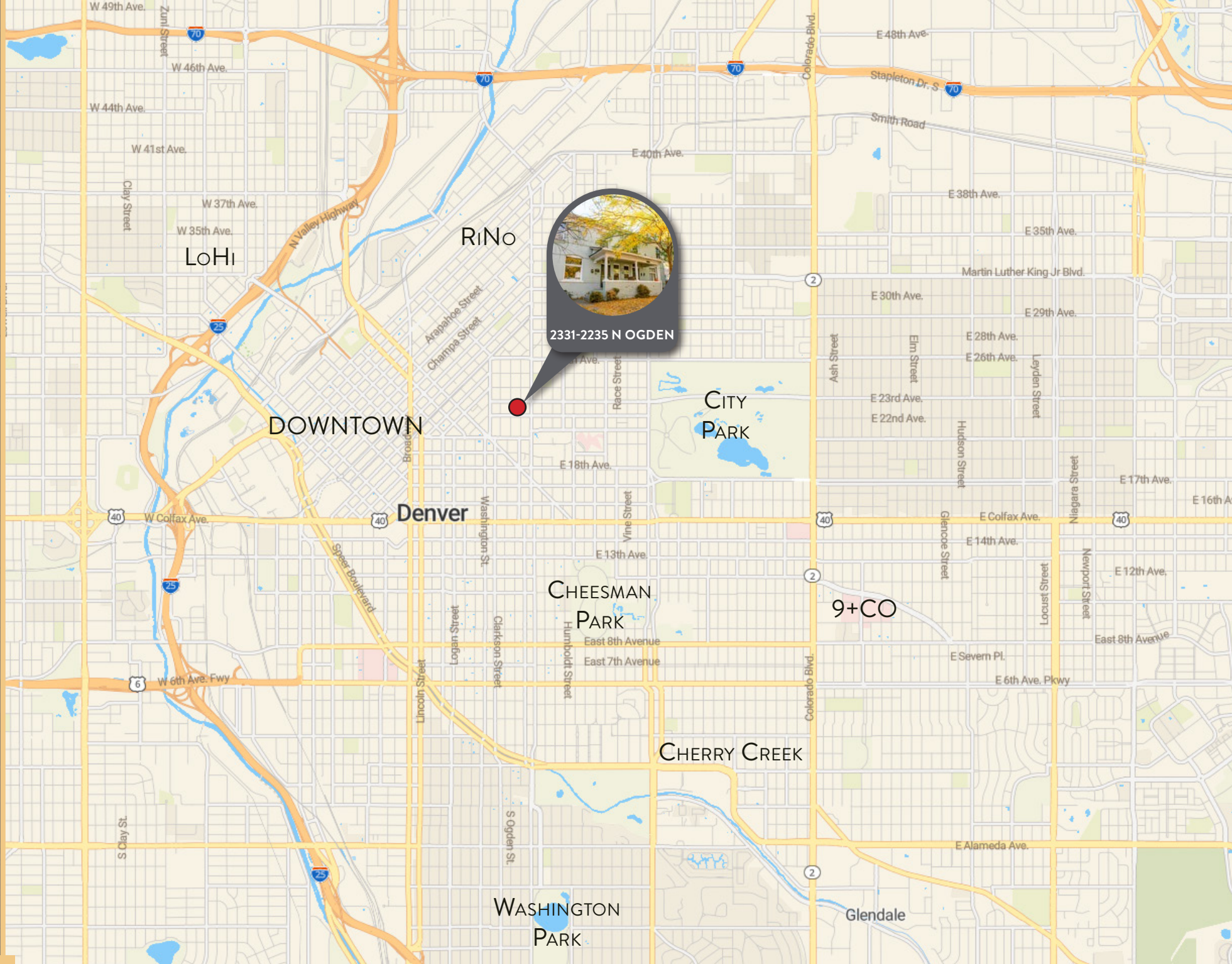




LOCATION OVERVIEW



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2331-2235 N OGDEN

UNION STATION
EST. 1881

Ball Arena

2331-2235 N OGDEN

WHITTIER CAFE
EST. 2014

RTD
D, H, L LINES

Saint Joseph
HOSPITAL | SCL Health

METROPOLITAN STATE UNIVERSITY
OF DENVER

Ace Steubens
EST. 1976

the ogden theatre

COLORADO
CONVENTION CENTER

The Fillmore
AUDITORIUM

THUMP
GENUINE COFFEE

DUGAN'S

IDEAL
SNARP'S
Sandwiches

STONEY'S
BBQ & GRILL

DENVER HEALTH
est. 1860
FOR LIFE'S JOURNEY

LOWDOWN
BREWERY
KITCHEN

KING
Scoopers

FIVE POINTS

Five Points is one of Denver's most vibrant and historic neighborhoods, seamlessly blending its rich jazz heritage with a modern, urban pulse. Once a regular stop for legends like Duke Ellington and Billie Holiday at the iconic Rossonian Hotel, the area has transformed into a cultural epicenter where historic architecture meets contemporary street art. Residents enjoy a walkable lifestyle defined by the bustling Welton Street corridor, which is packed with soul food staples, innovative breweries, and independent coffee shops, all just a few minutes from the heart of downtown.

The neighborhood's energy is anchored by a year-round calendar of premier events, including the renowned Juneteenth Music Festival and the Five Points Jazz Festival, which draw thousands to celebrate the community's soulful roots. With its unique mix of historic Victorian homes, sleek new luxury lofts, and proximity to the scenic Curtis Park, Five Points stands out as a premier destination for those seeking a lifestyle that is as culturally significant as it is conveniently central.

Walk
Score
91

WALKER'S PARADISE

Daily errands do not require a car.

Transit
Score
62

GOOD TRANSIT

Many nearby public transportation options.

Bike
Score
95

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	CURRENT RENT	MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
1 Bd / 1 Ba	2	650	\$1,109	\$2,218	\$1,165	\$2,330
3 Bd / 2 Ba	2	1,350	\$2,315	\$4,630	\$2,425	\$4,850
TOTALS	4	4,000		\$6,848		\$7,180

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$82,164	\$86,160
Vacancy (5%)	(\$4,108)	(\$4,308)
Utility Billback (80% of Utilities)	\$2,852	\$3,660
Garage Rent (\$100/Month)	\$-	\$1,200
GROSS RENTAL INCOME	\$80,908	\$86,712

EXPENSES	CURRENT	PRO FORMA
Property Tax	\$5,372	\$5,372
Insurance (\$1,000/Unit)	\$4,000	\$4,000
Repairs & Maint. (\$1,200/Unit)	\$6,985	\$4,800
Utilities	\$4,576	\$4,576
Cleaning/Lawn/Pest	\$865	\$865
TOTAL EXPENSES	\$21,797	\$19,613
TOTAL EXPENSES / UNIT	\$5,449	\$4,903
NET OPERATING INCOME	\$59,111	\$67,100

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$59,111	\$67,100
Projected Debt Service	(\$50,722)	(\$50,722)
Before Tax Cash Flow	\$8,389	\$16,378
Cash-on-Cash Return	1.8%	3.5%
Principal Reduction	\$8,657	\$8,657
Total Return	\$17,046	\$25,035
CAP RATE	5.0%	5.7%

INVESTMENT SUMMARY		FINANCING	
List Price	\$1,175,000	Loan Amount (60%)	\$705,000
Price/Unit	\$293,750	Down Payment (40%)	\$470,000
Price/SF	\$261	Interest Rate	6.00%
		Amortization	30 Years



COMPARABLE SALES



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SUBJECT PROPERTY

2231-2235 N Ogden St., Denver, CO

Sale Date	JUST LISTED
List Price	\$1,175,000
# Units	4
Price/Unit	\$293,750
Price/SF	\$261
Unit Mix	2 - 1 Bd / 1 Ba 2 - 3 Bd / 2 Ba



1237 N Marion St
Denver, CO 80218

#1

Sale Date	11/19/24
Sale Price	\$1,000,000
# Units	4
Price/Unit	\$250,000
Price/SF	\$442
Unit Mix	4 - 1 Bd / 1 Ba



1537 Washington St
Denver, CO 80203

#2

Sale Date	11/18/24
Sale Price	\$920,000
# Units	4
Price/Unit	\$230,000
Price/SF	\$230
Unit Mix	2 - 1 Bd / 1 Ba 2 - 3 Bd / 1 Ba



1632 Franklin St
Denver, CO 80218



#3

Sale Date	8/16/24
Sale Price	\$1,350,000
# Units	5
Price/Unit	\$270,000
Price/SF	\$308
Unit Mix	5 - 2 Bd / 1 Ba



1025 N Clarkson St
Denver, CO 80218



#4

Sale Date	6/27/24
Sale Price	\$1,150,000
# Units	4
Price/Unit	\$287,500
Price/SF	\$260
Unit Mix	2 - 1 Bd / 1 Ba 1 - 2 Bd / 1 Ba 1 - 3 Bd / 1 Ba



1247 Clarkson St
Denver, CO 80218



#5

Sale Date	5/28/24
Sale Price	\$1,050,000
# Units	6
Price/Unit	\$175,000
Price/SF	\$347
Unit Mix	4 - Studio 2 - 1 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 2231-2235 N Ogden 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.



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