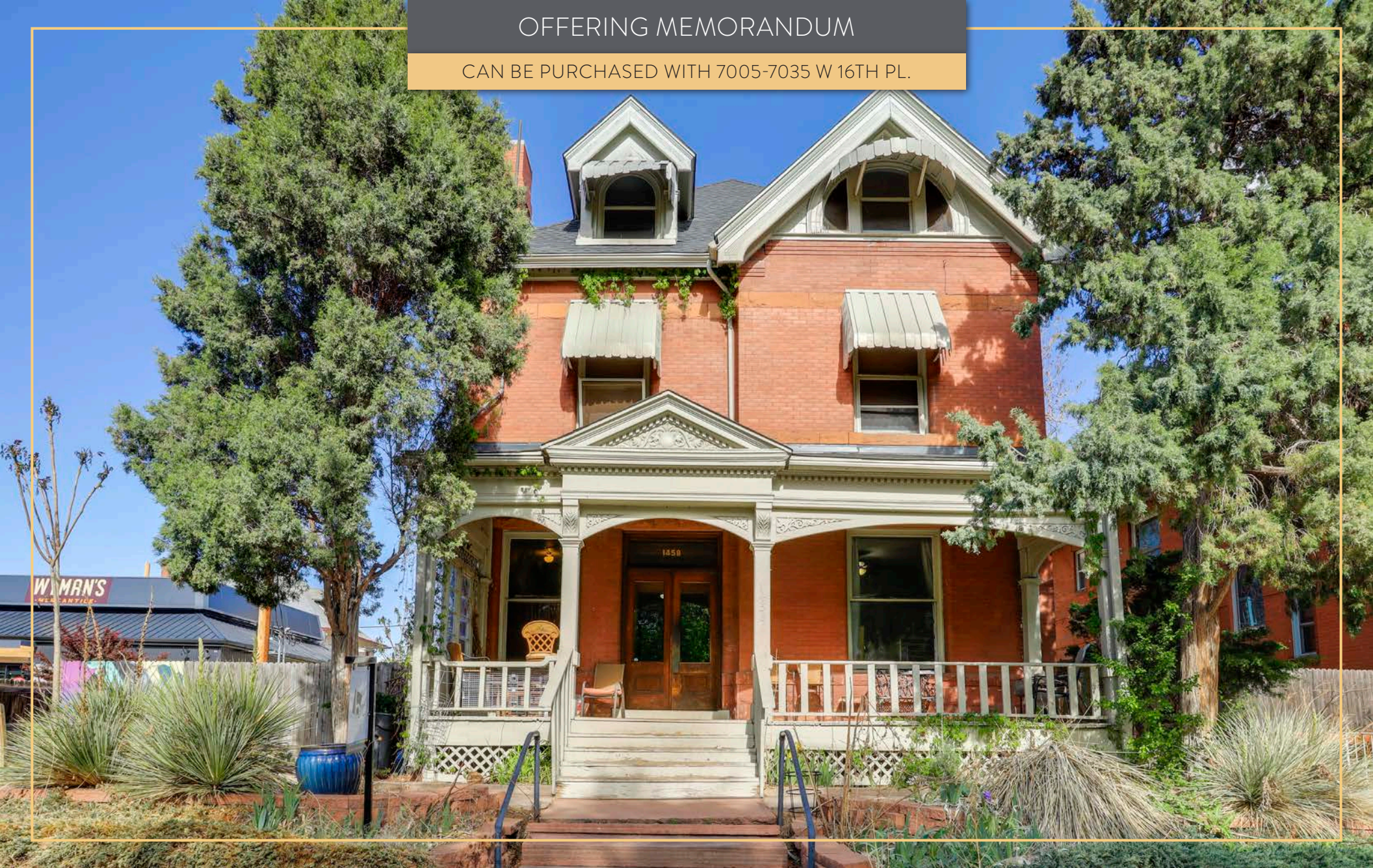


OFFERING MEMORANDUM

CAN BE PURCHASED WITH 7005-7035 W 16TH PL.



NORTHPEAK[®]
COMMERCIAL ADVISORS

1458 N GAYLORD STREET

Denver, CO 80206

Price: \$1,895,000 | Units: 10

INVESTMENT ADVISORS



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PROPERTY SUMMARY



NORTHPEAK[®]
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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1458 N Gaylord St. Denver, CO 80206
Price	\$1,895,000
# of Units	10
Building Size	7,703 SF
Lot Size	9,062 SF
Year Built	1894/1917
Roof	Pitched
Building Type	Brick
Heat	Boiler
Zoning	G-MU-3
Garages	6

PROPERTY HIGHLIGHTS

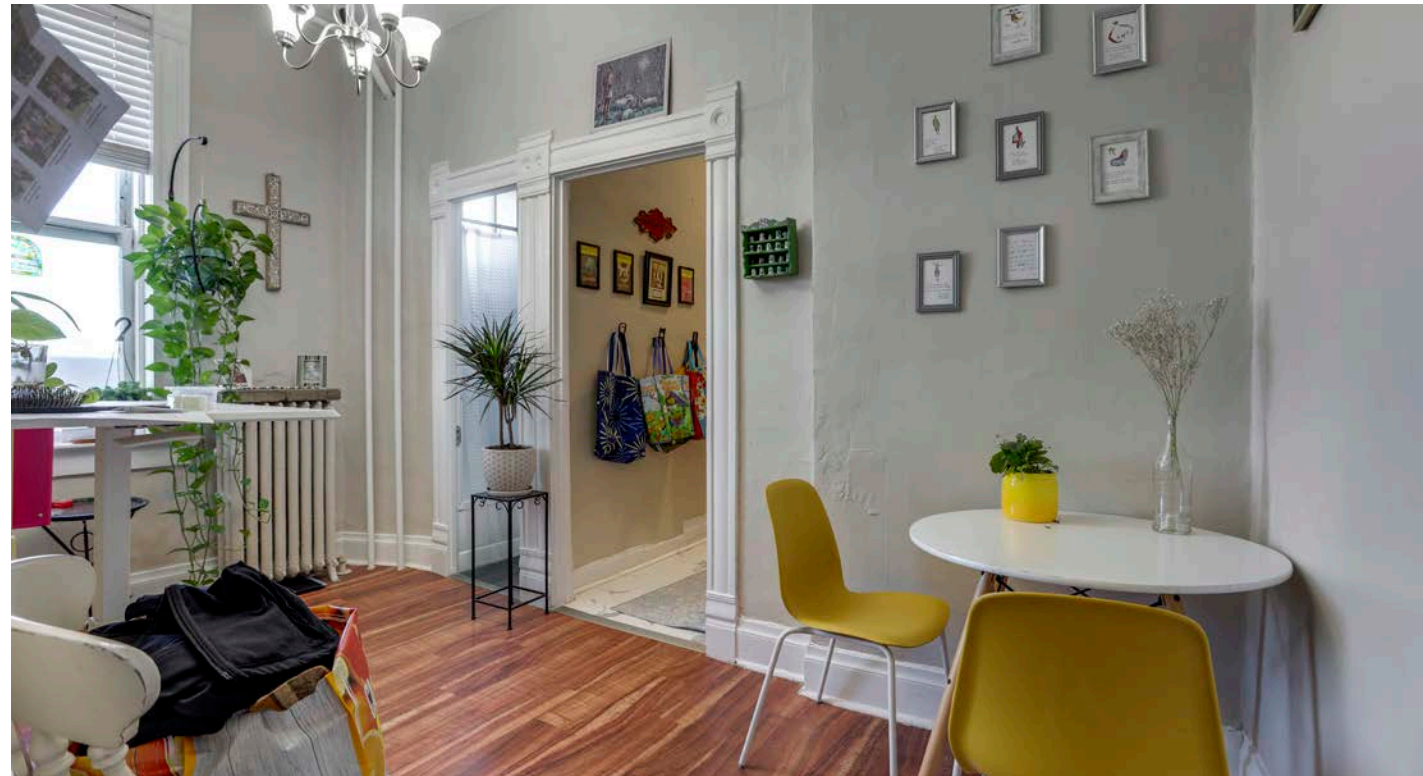
- Attractive core location with a walk score of 93
- Just steps from City Park & St. Joe's Hospital
- New roof & exterior paint (2020)
- Upgraded electrical
- 6 income producing garages
- High ceilings with some attractive layouts
- Desirable unit mix weighted towards 1's and 2's

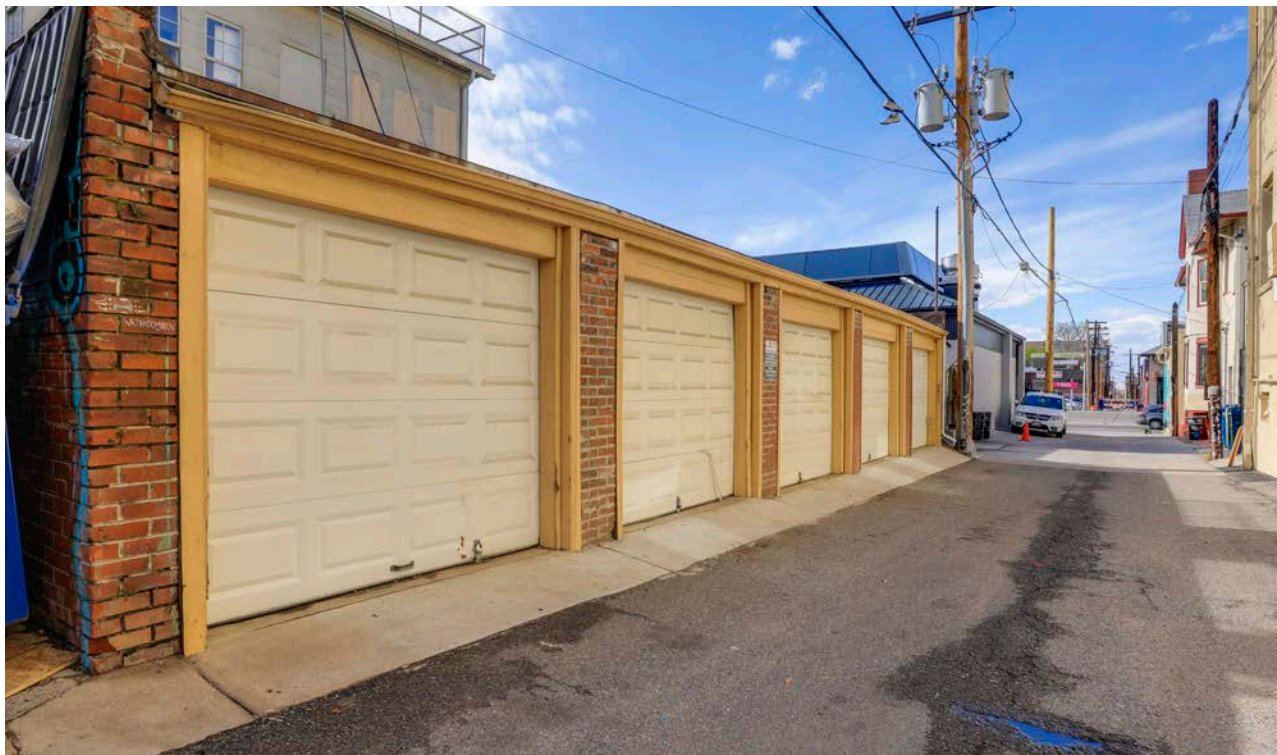
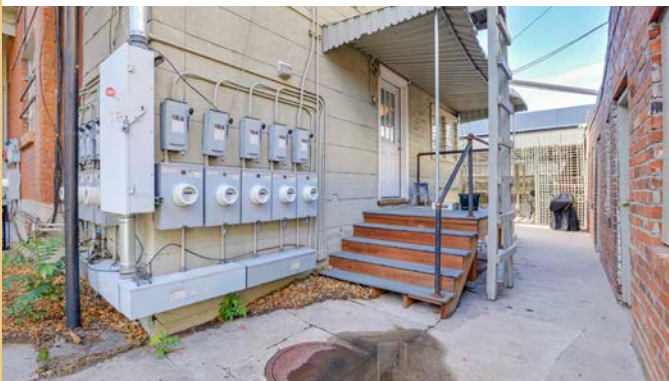
1458 N Gaylord St. is a 10-unit multifamily investment property. The property features a mix of 1- and 2-bedroom units with high ceilings and some uniquely attractive floorplans. The property sits in a highly desirable core location with a walk score of 93. Tenants enjoy walkability to work and play at City Park, Cheesman Park, and St. Joe's Hospital.

There have been extensive recent improvements including new roof, exterior paint, upgraded electrical, and interior renovations. One value add opportunity is to increase the income from the 6 garages on site. For the right investor, this is a great opportunity to buy in core location that will continue to improve over time.

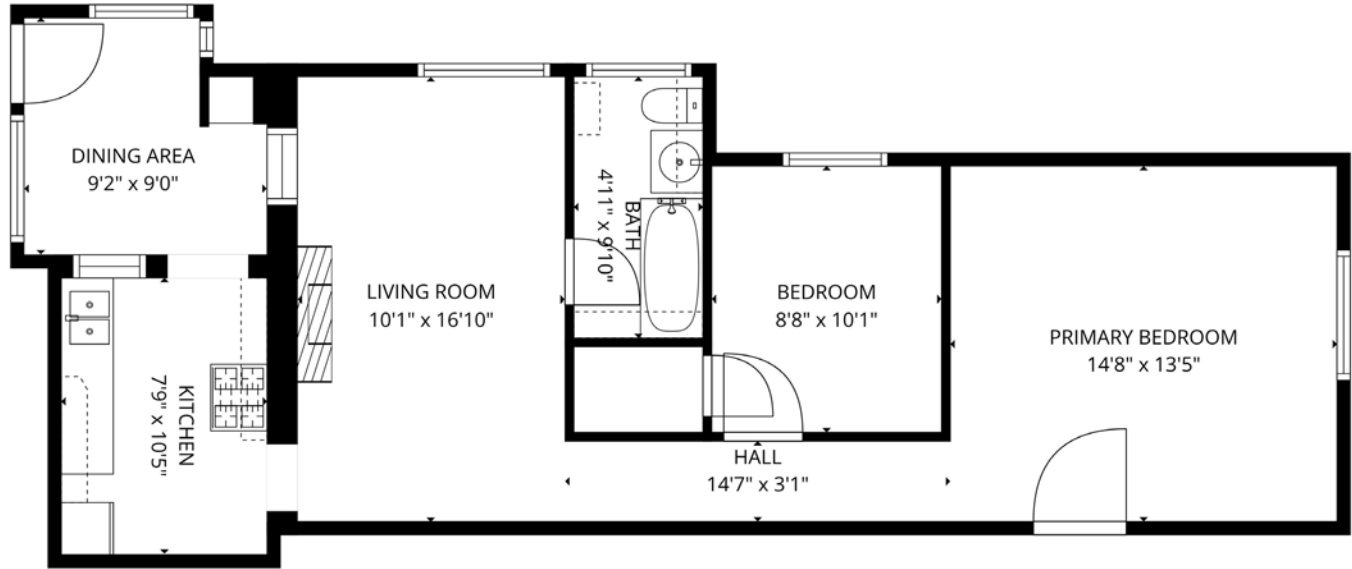




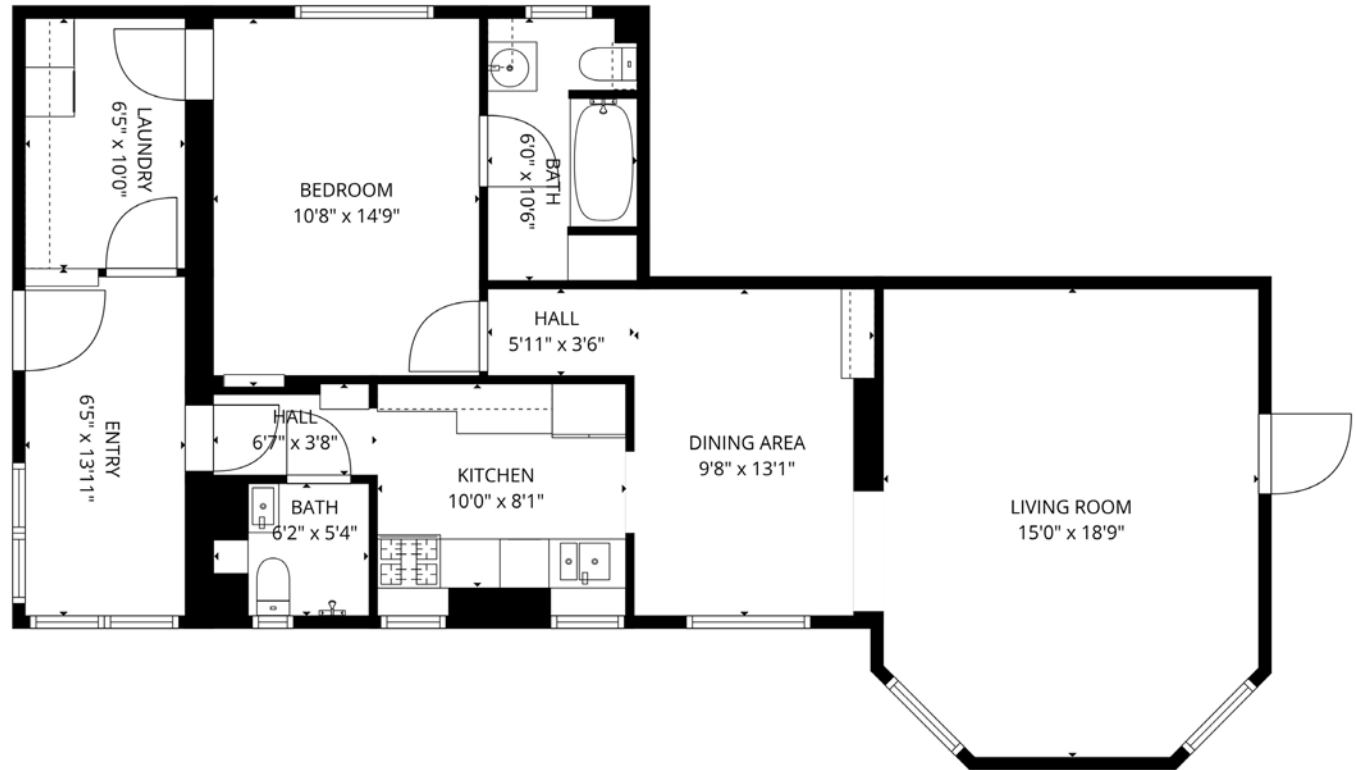




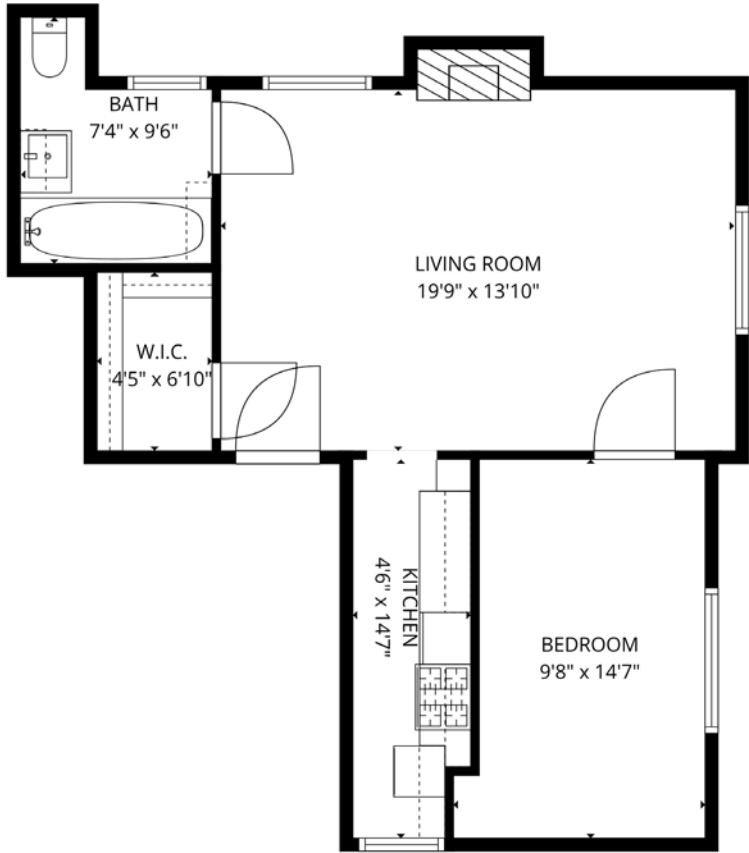
UNIT 1
765 SF



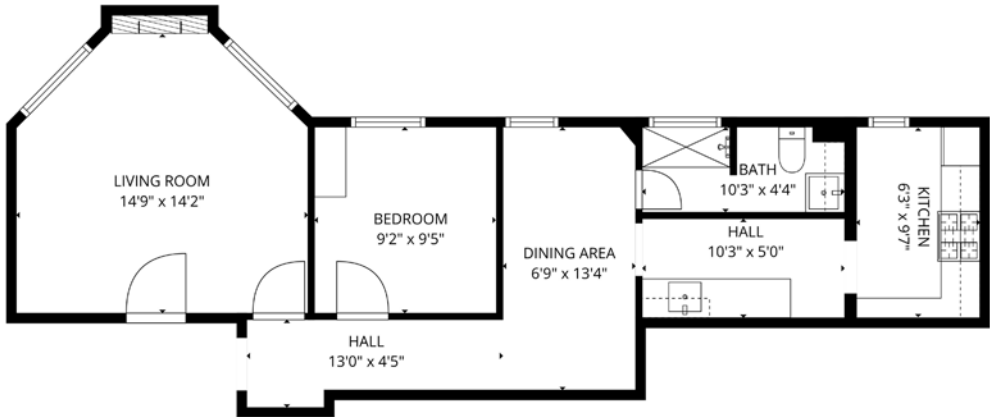
UNIT 2
986 SF



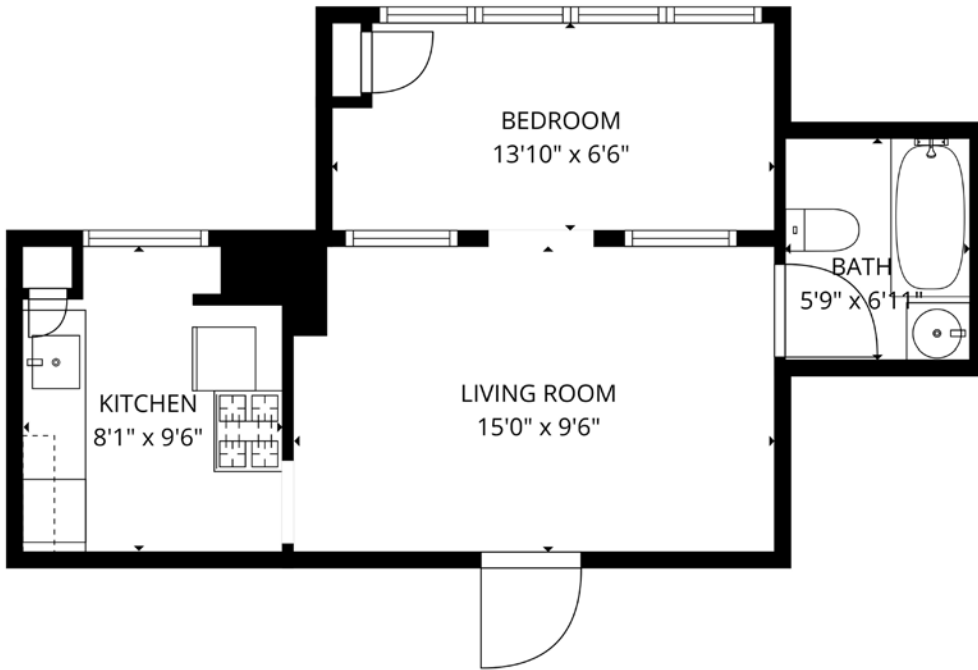
UNIT 4
575 SF



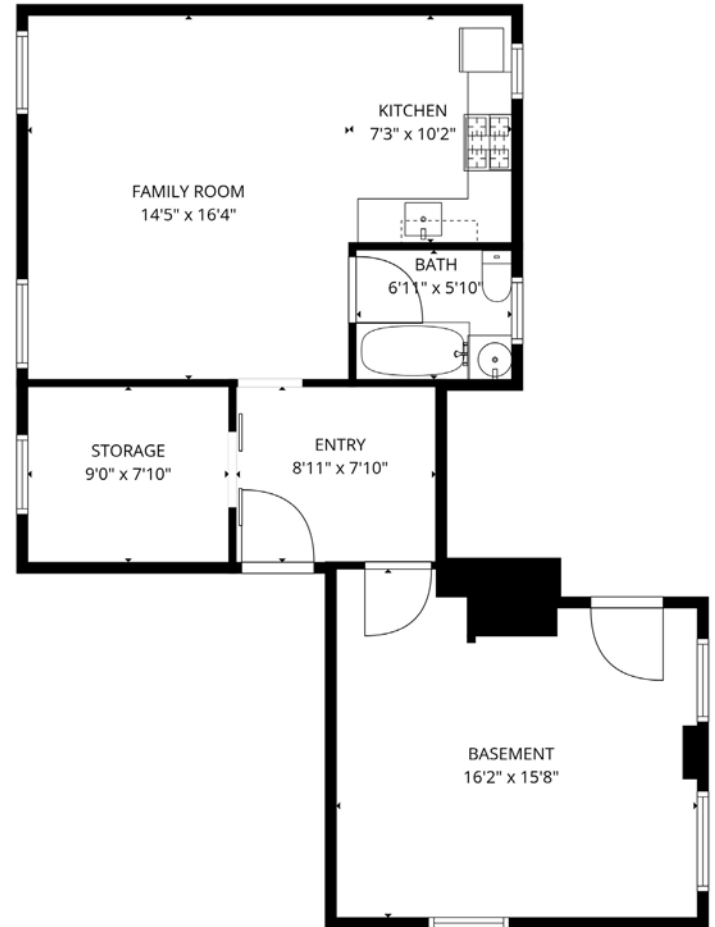
UNIT 5
595 SF



UNIT 8
363 SF



UNIT 10
644 SF

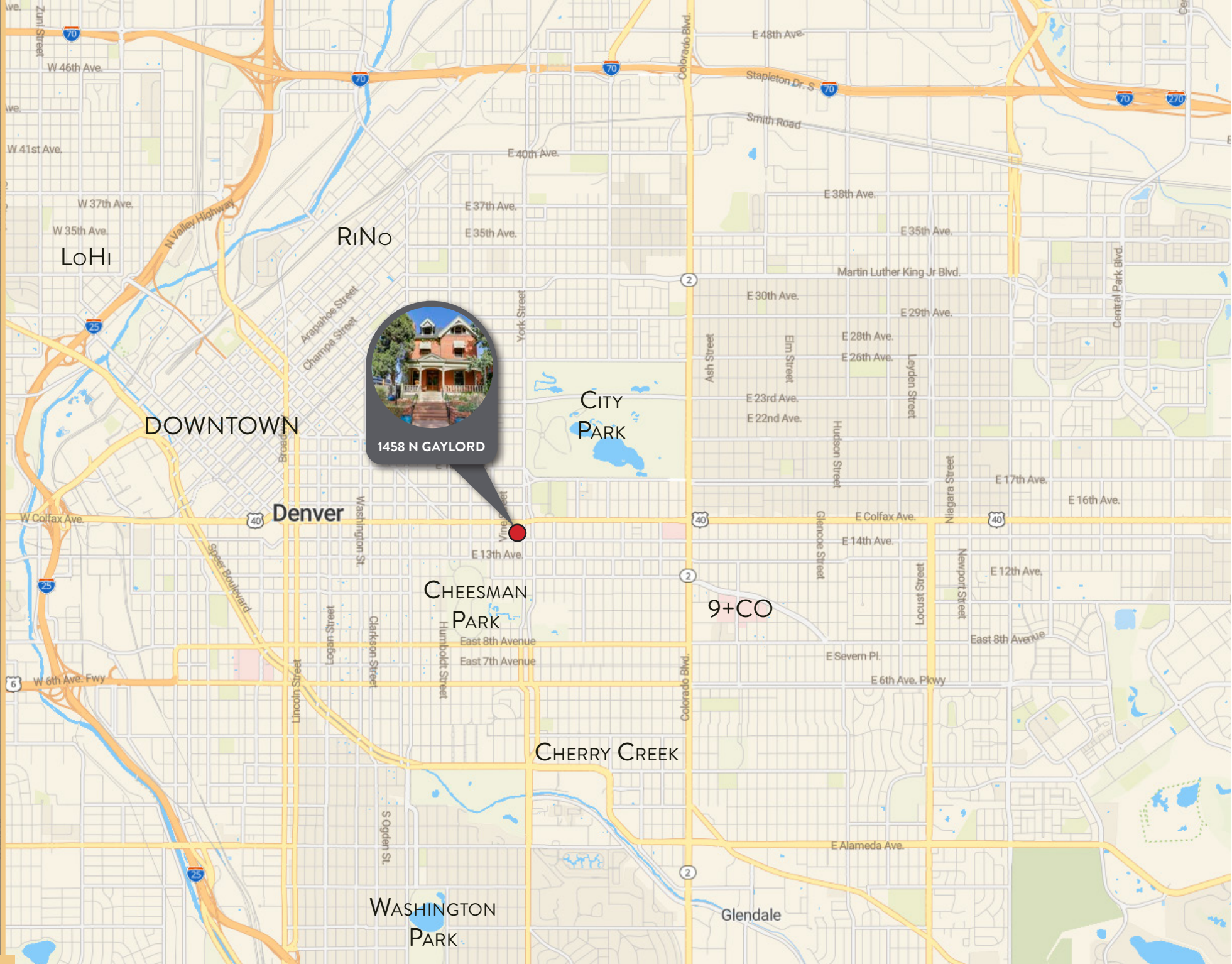




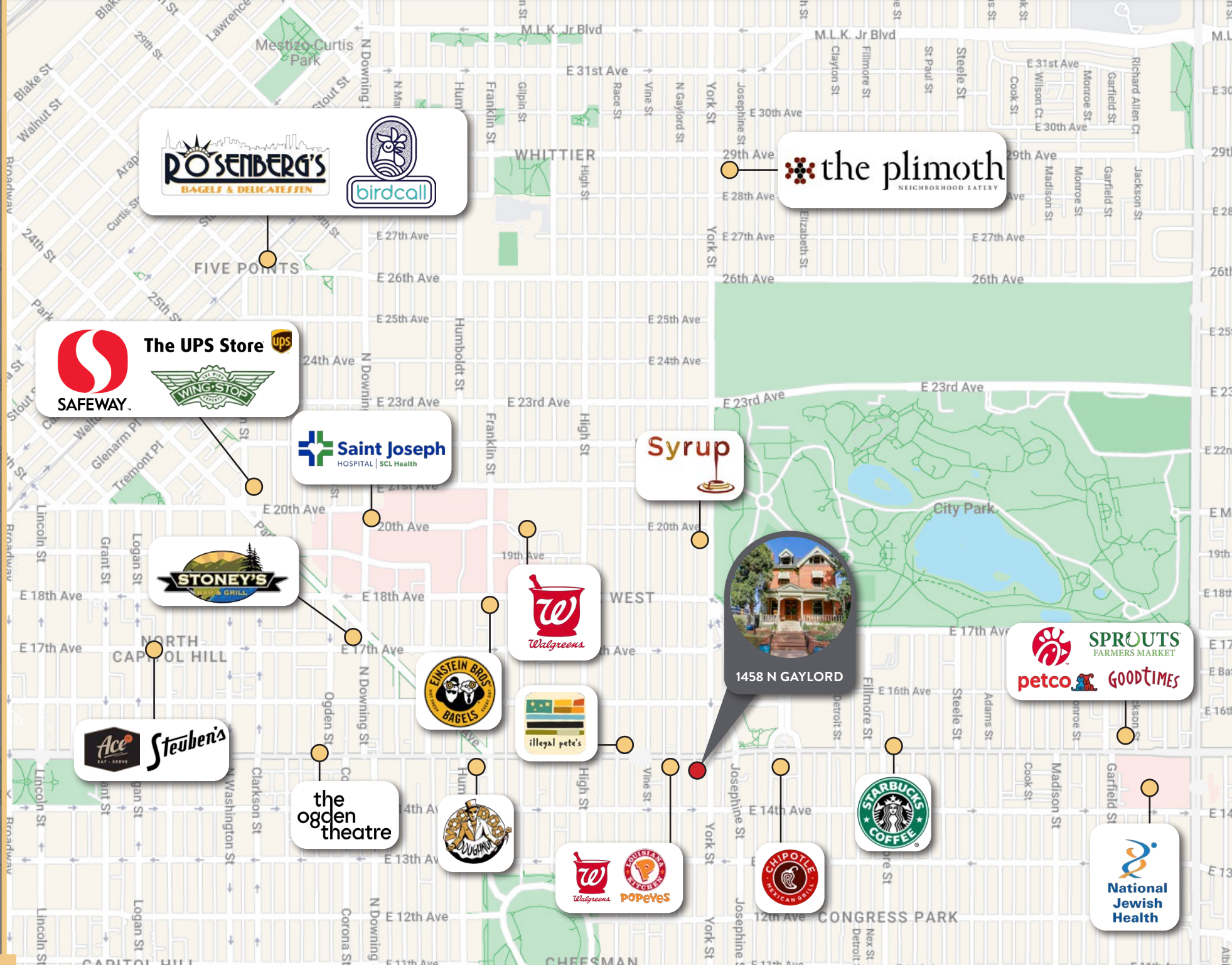
LOCATION OVERVIEW



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1458 N GAYLORD



1458 N GAYLORD

CHEESMAN PARK

Cheesman Park is the gathering spot for the residents of Capitol Hill, and on any given day you can find volleyball nets, artists, picnics and more. Walkers, runners and cyclists enjoy the views of downtown and the amazing homes that encircle the park.

Located on the east side of the park are the Denver Botanic Gardens. The Botanic Gardens are open year-round and are known for the peaceful aesthetics of the gardens, as well as their summer concert series, holiday light displays and educational programs.

A tranquil residential area, Cheesman Park centers on its namesake green space, with expansive lawns, shady jogging trails, a dramatic neoclassical pavilion, and regularly scheduled events. Just east of the park, Denver Botanic Gardens features themed areas and an amphitheater for popular summer concerts. Casual pizzerias, relaxed coffeehouses and hip craft-cocktail bars dot the streets around the park.

Walk
Score
93

WALKER'S PARADISE

Daily errands do not require a car

Transit
Score
52

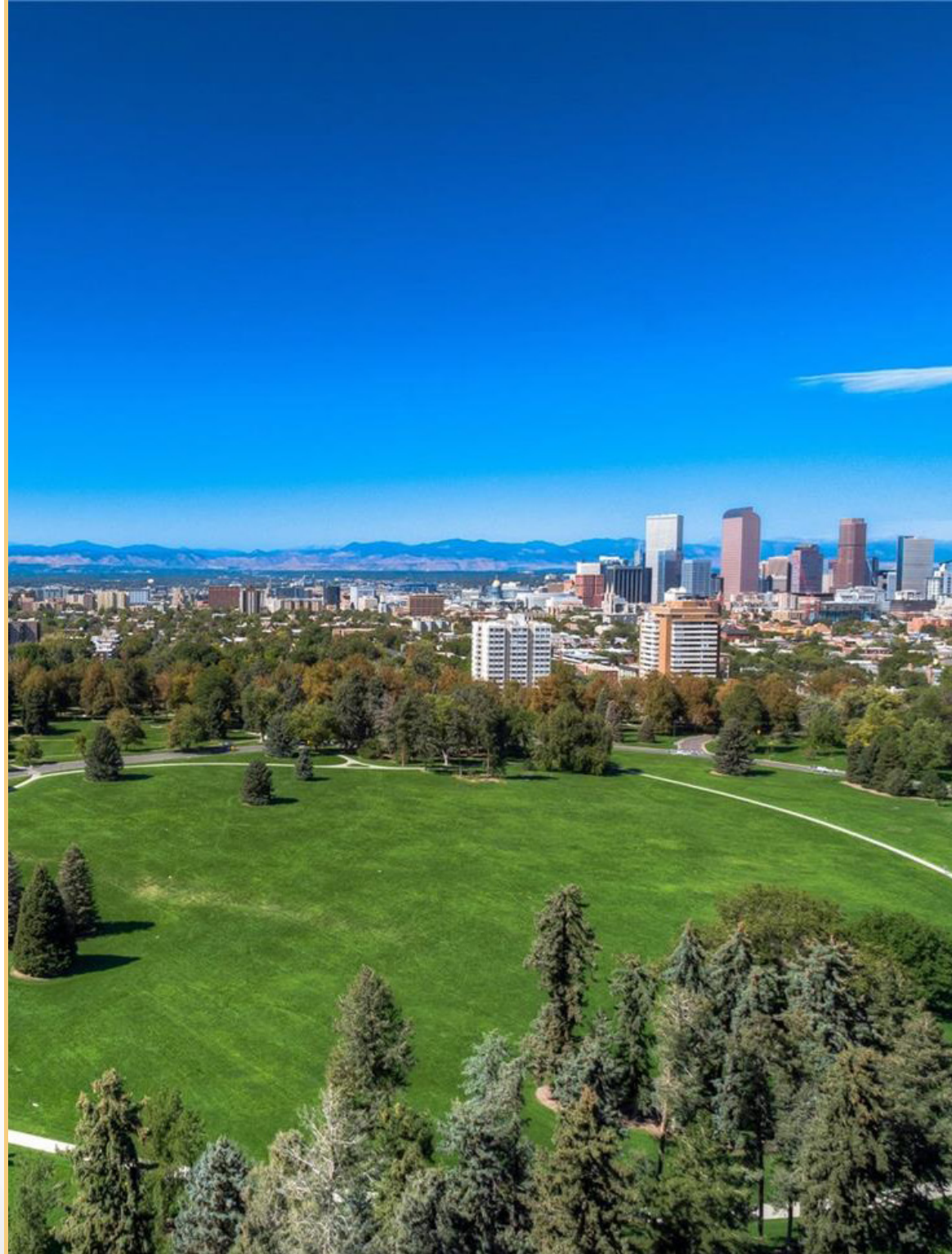
GOOD TRANSIT

Many nearby public transportation options

Bike
Score
90

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
Studio + Bonus	1	363	\$995	\$995	\$995	\$995
1Bd/1Ba	5	542	\$1,174	\$5,870	\$1,295	\$6,475
2Bd/1Ba	3	653	\$1,463	\$4,389	\$1,595	\$4,785
2Bd/2Ba	1	986	\$1,825	\$1,825	\$1,895	\$1,895
TOTALS	10			\$13,079		\$14,150

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$156,936	\$169,800
Vacancy (5%)	(\$7,847)	(\$8,490)
Utility Billback (T12)	\$5,066	\$5,066
Laundry (T12)	\$919	\$919
Pet Rent (T12)	\$1,288	\$1,288
Garage Income (Currently 3 Garages x \$150/Month) (Pro Forma 6 Garages x \$200/Month)	\$5,400	\$14,400
Other Income (T12)	\$3,679	\$3,679
GROSS RENTAL INCOME	\$165,441	\$186,662
EXPENSES	CURRENT	PRO FORMA
Property Tax (2026)	\$11,817	\$11,817
Insurance (T12)	\$7,767	\$7,767
Gas/Electric (T12)	\$5,047	\$5,047
Water/Sewer (T12)	\$5,687	\$5,687
Trash (T12)	\$3,949	\$3,949
Management (7%)	\$11,581	\$13,066
Repairs/Maint. (Est. \$1,000/Unit)	\$10,000	\$10,000
Admin/Misc. (Est. \$100/Month)	\$1,200	\$1,200
TOTAL EXPENSES	\$57,048	\$58,533
TOTAL EXPENSES / UNIT	\$5,705	\$5,853
NET OPERATING INCOME	\$108,393	\$128,129

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$108,393	\$128,129
Projected Debt Service	(\$88,620)	(\$88,620)
Before Tax Cash Flow	\$19,774	\$39,509
Cash-on-Cash Return	3.0%	6.0%
Principal Reduction	\$15,126	\$15,126
Total Return	\$34,900	\$54,635
CAP RATE	5.7%	6.8%

INVESTMENT SUMMARY	
List Price	\$1,895,000
Price/Unit	\$189,500
Price/SF	\$246

FINANCING	
Loan Amount (65%)	\$1,231,750
Down Payment (35%)	\$663,250
Interest Rate	6.00%
Amortization	30 Years



COMPARABLE SALES



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SUBJECT PROPERTY

1458 N Gaylord St., Denver, CO

Sale Date	JUST LISTED
# Units	10
Price/Unit	\$189,500
Price/SF	\$246
Cap Rate	5.7%
Unit Mix	1 - Studio + Bonus 5 - 1 Bd / 1 Ba 3 - 2 Bd / 1 Ba 1 - 2 Bd / 2 Ba



852 N Clarkson St
Denver, CO 80218

#1

Sale Date	3/20/26
# Units	5
Price/Unit	\$220,000
Price/SF	\$383
Cap Rate	5.90%
Unit Mix	5 - 1 Bd / 1 Ba



853 N Ogden St
Denver, CO 80218

#2

Sale Date	9/26/25
# Units	6
Price/Unit	\$210,583
Price/SF	\$288
Cap Rate	6.40%
Unit Mix	6 - 1 Bd / 1 Ba



725 Corona St
Denver, CO 80218



#3

Sale Date	8/18/25
# Units	7
Price/Unit	\$189,286
Price/SF	\$250
Cap Rate	6.00%
Unit Mix	2 - Studio 4 - 1 Bd / 1 Ba 1 - 2 Bd / 1 Ba



1685 Cook St
Denver, CO 80206

#4

Sale Date	7/17/25
# Units	9
Price/Unit	\$233,333
Price/SF	\$233
Cap Rate	4.86%
Unit Mix	1 - Studio 8 - 2 Bd / 1 Ba



1135 Lipan St
Denver, CO 80204



#5

Sale Date	6/17/25
# Units	6
Price/Unit	\$215,833
Price/SF	\$392
Cap Rate	5.61%
Unit Mix	6 - 1 Bd / 1 Ba



1630 N Ogden St
Denver, CO 80218



#6

Sale Date	4/11/25
# Units	6
Price/Unit	\$245,833
Price/SF	\$232
Cap Rate	6.55%
Unit Mix	1 - Studio 1 - 1 Bd / 1 Ba 3 - 2 Bd / 1 Ba 1 - 2 Bd / 2 Ba



1401 Fairfax St
Denver, CO 80220

#7

Sale Date	1/9/25
# Units	8
Price/Unit	\$365,625
Price/SF	\$312
Cap Rate	5.20%
Unit Mix	2 - 1Bd/1Ba (Lg) 6 - 2Bd/1Ba (Lg)

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 1458 N Gaylord St., Denver, CO 80206 (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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