

OFFERING MEMORANDUM



INVESTMENT ADVISORS



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

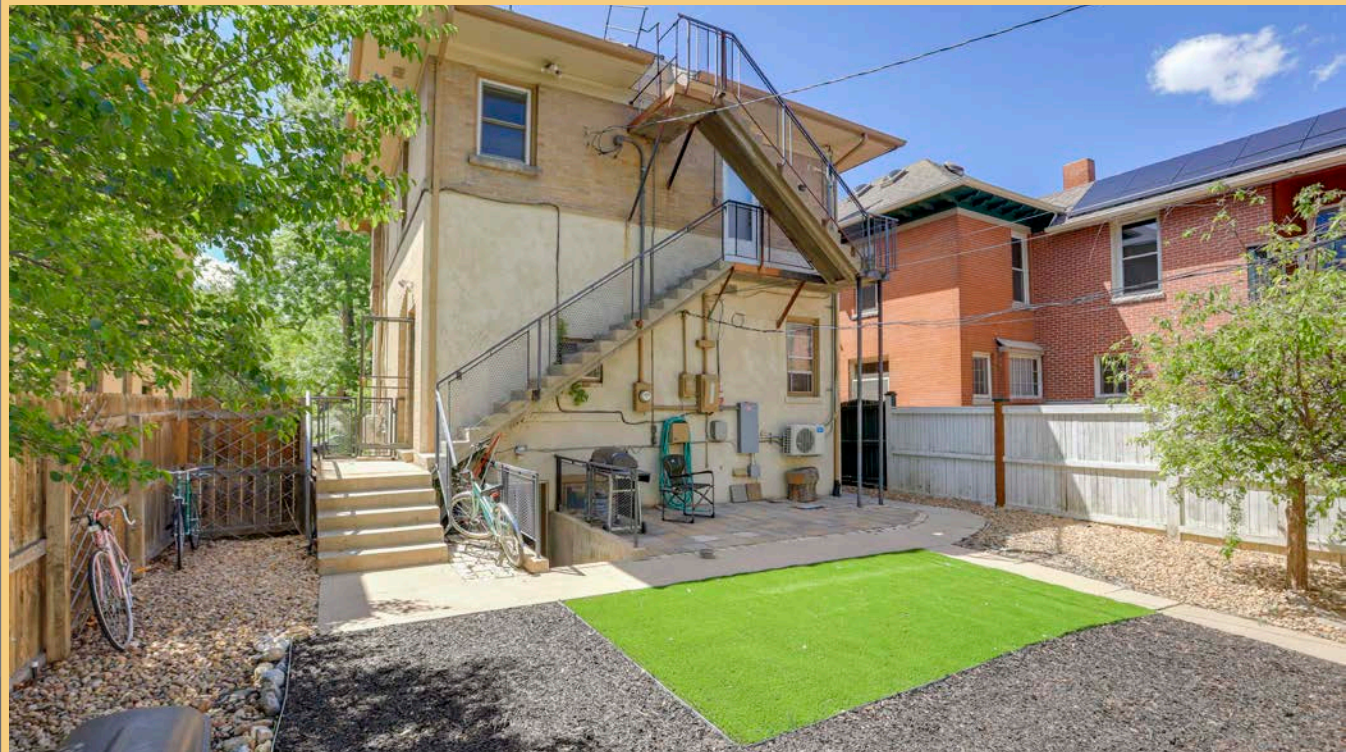
Address	1320 St. Paul St. Denver, CO 80206
Price	\$999,999
# of Units	5
Building Size	2,816 SF
Lot Size	4,425 SF
Year Built	1924
Roof	Pitched
Building Type	Brick
Heat	Furnace
Zoning	U-RH-3A
Garages	2

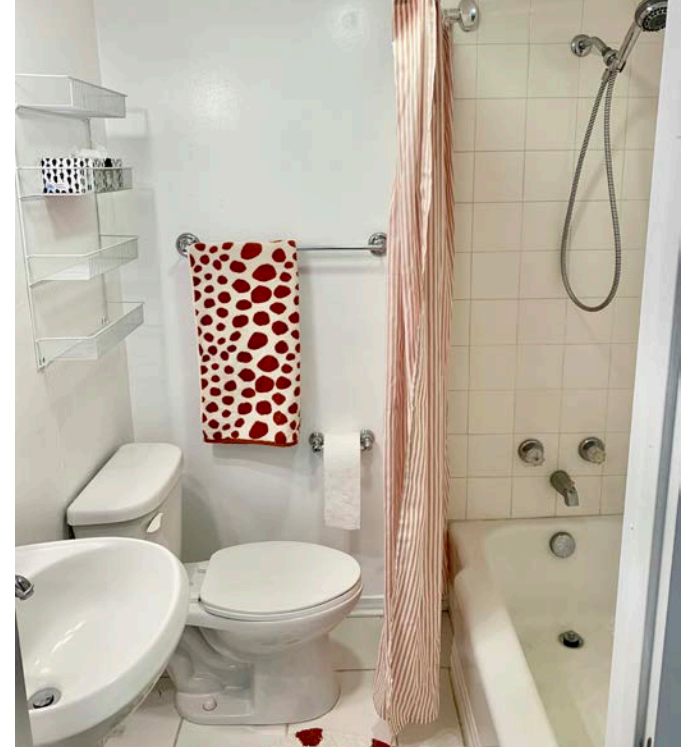
PROPERTY HIGHLIGHTS

- 2022 Upgrades: egress, skylights, updated electrical, appliances, 2 full remodeled units
- 2-car garage
- New sewer cleanouts
- Copper plumbing
- On-site laundry
- New Furnace 2025

1320 Saint Paul St. is a charming 5 unit apartment building located in the coveted Congress Park Neighborhood. With a walk score of 84, tenants enjoy easy access to shopping, dining, the Botanical Gardens, and transportation just steps away. The unit mix consists of an attractive (2) studios and (3) 1bed/1bath. The third floor and basement unit have both been completely remodeled with light touch ups on the other 3 units. Additionally, there are 2 garage spaces which are income producing and valuable in this high density neighborhood.

The property has received extensive renovations including 3 mini split A/C's, all new windows on the 2nd floor, updated electrical systems, added egress window, skylight, appliances, and more. There is a laundry room on-site for tenants and all utilities are billed back on top of the rent.





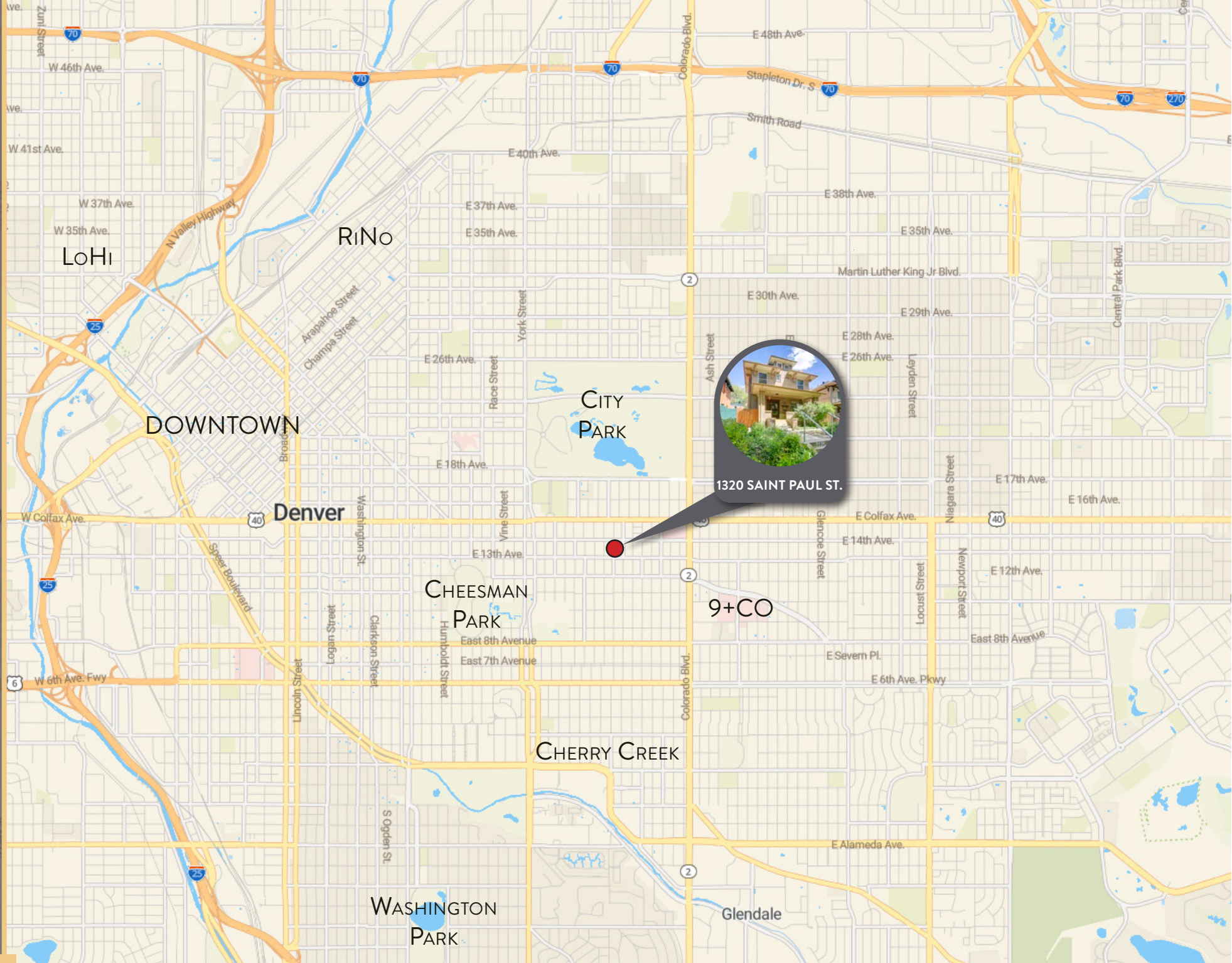




LOCATION OVERVIEW



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CONGRESS PARK

Urban gem Congress Park's leafy streets are populated with well-appointed, single-family Denver Squares, Queen Annes, and bungalows. Bike lanes along East 7th Avenue and 12th Avenue, plus numerous bus stops, make commuting easy (Congress Park sits about three miles west of downtown). Plus, Teller Elementary School—one of two schools in the neighborhood—earned top ratings from the district.

The compact, namesake green space is the main gathering place, but for a residential, family-friendly district, Congress Park also has plenty of local businesses to support, including the emerging offerings across Colorado Boulevard in the 9th and Colorado development.

Walk
Score
85

VERY WALKABLE

Most errands can be accomplished on foot.

Transit
Score
53

GOOD TRANSIT

Many nearby public transportation options.

Bike
Score
97

BIKER'S PARADISE

Daily errands can be accomplished on a bike.



INVESTMENT ANALYSIS



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UNIT MIX & INVESTMENT ANALYSIS

UNIT	UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	PRO FORMA RENT	NOTES
A	1Bd/1Ba	1	700	\$1,400	\$1,495	Main floor
B	Studio	1	350	\$1,050	\$1,100	2nd floor
C	Studio	1	350	\$1,050	\$1,100	2nd floor
D	1Bd/1Ba	1	450	\$1,100	\$1,295	3rd Floor
E	1Bd/1Ba	1	450	\$1,200	\$1,295	Basement
TOTALS		5	2,300	\$5,750	\$6,120	

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$69,600	\$75,420
Vacancy (3%)	(\$2,088)	(\$3,771)
Laundry (Current / Est. 12/month/unit)	\$-	\$720
Garage (Current / \$150/month/space)	\$2,400	\$3,600
Utility Bill Back (Current)	\$6,530	\$6,530
GROSS RENTAL INCOME	\$76,442	\$82,499
EXPENSES	CURRENT	PRO FORMA
Property Tax (2026)	\$5,300	\$5,300
Insurance (P&L / Est. \$750/unit)	\$2,168	\$3,750
Gas/Electric (P&L)	\$4,680	\$4,680
Water/Sewer (P&L)	\$1,850	\$1,850
Trash (P&L)	\$359	\$359
Lawn/Snow (P&L)	\$462	\$462
Management (5%)	\$-	\$4,125
Repairs/Maint. (P&L / \$850/unit)	\$5,100	\$4,250
TOTAL EXPENSES	\$19,919	\$24,776
TOTAL EXPENSES / UNIT	\$3,984	\$4,955
NET OPERATING INCOME	\$56,523	\$57,723

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$56,523	\$57,723
Projected Debt Service	(\$46,179)	(\$46,179)
Before Tax Cash Flow	\$10,344	\$11,544
Cash-on-Cash Return	2.8%	3.1%
Principal Reduction	\$7,324	\$7,324
Total Return	\$17,668	\$18,868
CAP RATE	5.7%	5.8%

INVESTMENT SUMMARY		EST. FINANCING	
List Price	\$999,999	Down Payment (38%)	\$375,000
Price/Unit	\$199,999	Loan Amount (62%)	\$624,999
Price/SF	\$355	Interest Rate	6.25%
		Amortization	30 Years

COMPARABLE SALES



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**SUBJECT PROPERTY**

1320 Saint Paul St., Denver, CO

List Price	\$999,999
Year Built	1924
# Units	5
Price/Unit	\$199,999
Price/SF	\$355
Unit Mix	2 - Studio 3 - 1 Bd / 1 Ba

852 N Clarkson St
Denver, CO 80218

#1

Sale Price	\$1,100,000
Year Built	1892
# Units	5
Price/Unit	\$220,000
Price/SF	\$383
Unit Mix	2 - Studio 1 - 1 Bd / 1 Ba 1 - 2 Bd / 1 Ba 1 - 2 Bd / 2 Ba

853 N Ogden St
Denver, CO 80218

#2

Sale Price	\$1,263,500
Year Built	1900
# Units	6
Price/Unit	\$210,583
Price/SF	\$288
Unit Mix	6 - 1 Bd / 1 Ba

1454 Williams St
Denver, CO 80218

#3

Sale Price	\$810,000
Year Built	1906
# Units	4
Price/Unit	\$202,500
Price/SF	\$198
Unit Mix	2 - 1 Bd / 1 Ba 1 - 2 Bd / 2.5 Ba 1 - 3 Bd / 2 Ba

1130 N Downing St
Denver, CO 80218

#4

Sale Price	\$1,200,000
Year Built/Renov.	1892/2010
# Units	4
Price/Unit	\$300,000
Price/SF	\$399
Unit Mix	2 - 1 Bd / 1 Ba 2 - 2 Bd / 1 Ba

1421 Clayton St
Denver, CO 80218

#5

Sale Price	\$800,000
Year Built	1891
# Units	4
Price/Unit	\$200,000
Price/SF	\$161
Unit Mix	2 - 1 Bd / 1 Ba 1 - 2 Bd / 1 Ba 1 - 3 Bd / 2 Ba

1690 Milwaukee St
Denver, CO 80206

#6

Sale Price	\$1,185,000
Year Built	1929
# Units	4
Price/Unit	\$296,250
Price/SF	\$323
Unit Mix	2 - 2 Bd / 1 Ba 1 - 2 Bd / 2 Ba 1 - 3 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 1320 Saint Paul 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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