

OFFERING MEMORANDUM

SELLER FINANCING AVAILABLE - 6% CASH ON CASH RETURN



THE ANTOINETTE

1400 Detroit St. | Denver, CO 80206

Price: \$1,750,000 | Units: 6

INVESTMENT ADVISORS



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PROPERTY
SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1400 Detroit St. Denver, CO 80206
Price	\$1,750,000
# of Units	6
Building Size	6,463 SF
Lot Size	6,250 SF
Year Built	1911
Roof	Sloped
Heat	HW Boiler
Off-Street Parking	3 Surface / 3 Garage

PROPERTY HIGHLIGHTS

- 1:1 parking ratio
- Large 3-bedrooms with balconies
- Convenient Congress Park location
- Upgraded electric and HVAC systems
- All units offer great work-from-home flexibility

Welcome to **The Antoinette**, a distinctive six-unit apartment building at 1400 Detroit St., ideally located in the heart of Denver's sought-after Congress Park neighborhood. Blending vintage character with thoughtful modern updates, this boutique property offers a rare mix of spacious layouts, architectural appeal, and prime city living.

The building features four oversized three-bedroom residences, offering generous scale and flexibility that is increasingly hard to find in the city. Complementing them are two special one-bedroom homes: a renovated loft-style apartment with an open, contemporary feel, and a two-level carriage house with a bonus office space, ideal for working from home or creating additional living space.

Residents enjoy large balconies, upgraded electrical systems, spacious and highly functional floor plans, vintage architectural charm paired with modern updates, and distinctive layouts with character and versatility. The property also includes three garages and three surface parking spaces, providing valuable on-site parking for residents and guests.

Situated in Congress Park, The Antoinette places residents close to some of Denver's best dining, coffee shops, retail, parks, and cultural destinations. With easy access to downtown and the surrounding central neighborhoods, 1400 Detroit offers an exceptional combination of convenience, community, and timeless appeal.

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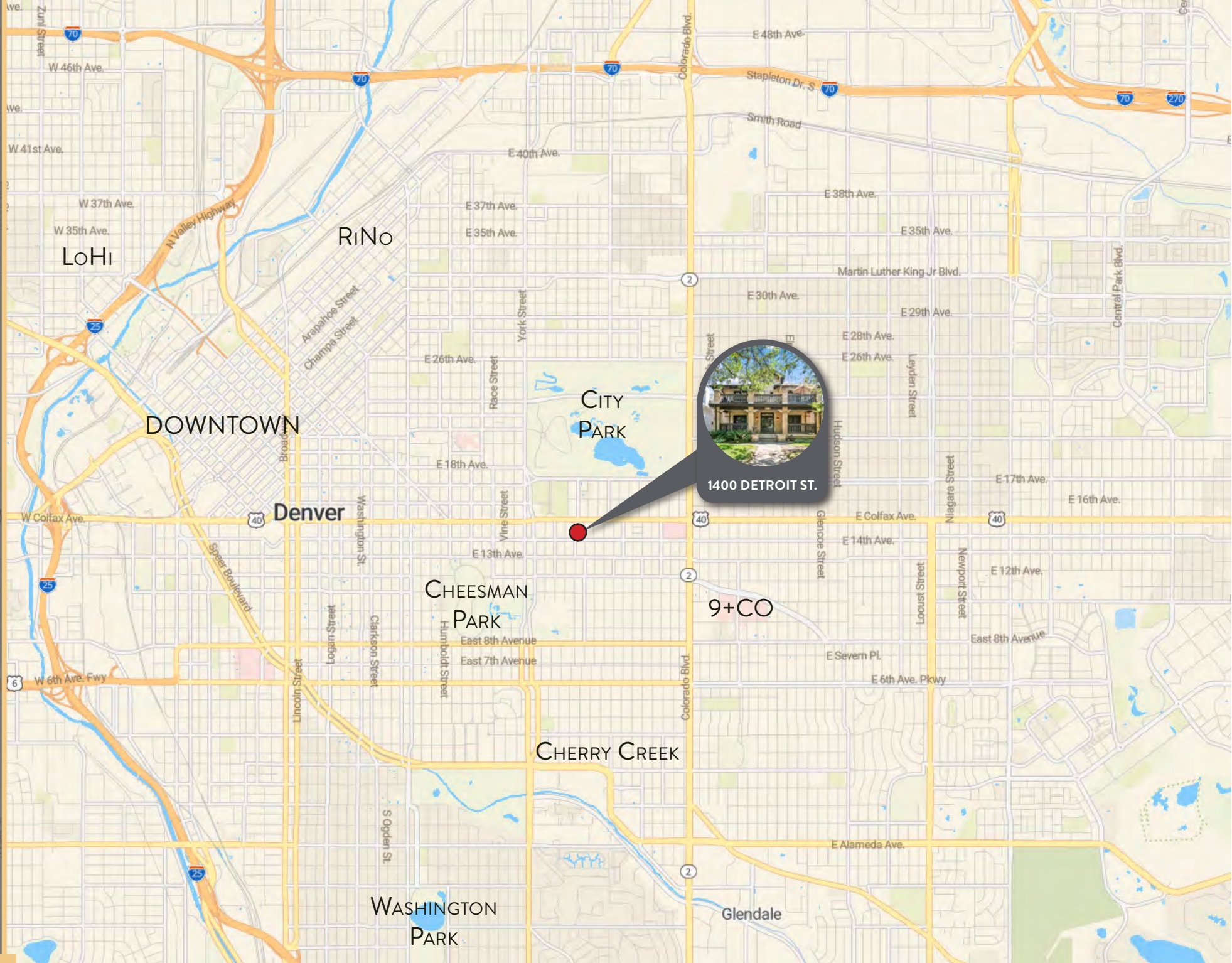


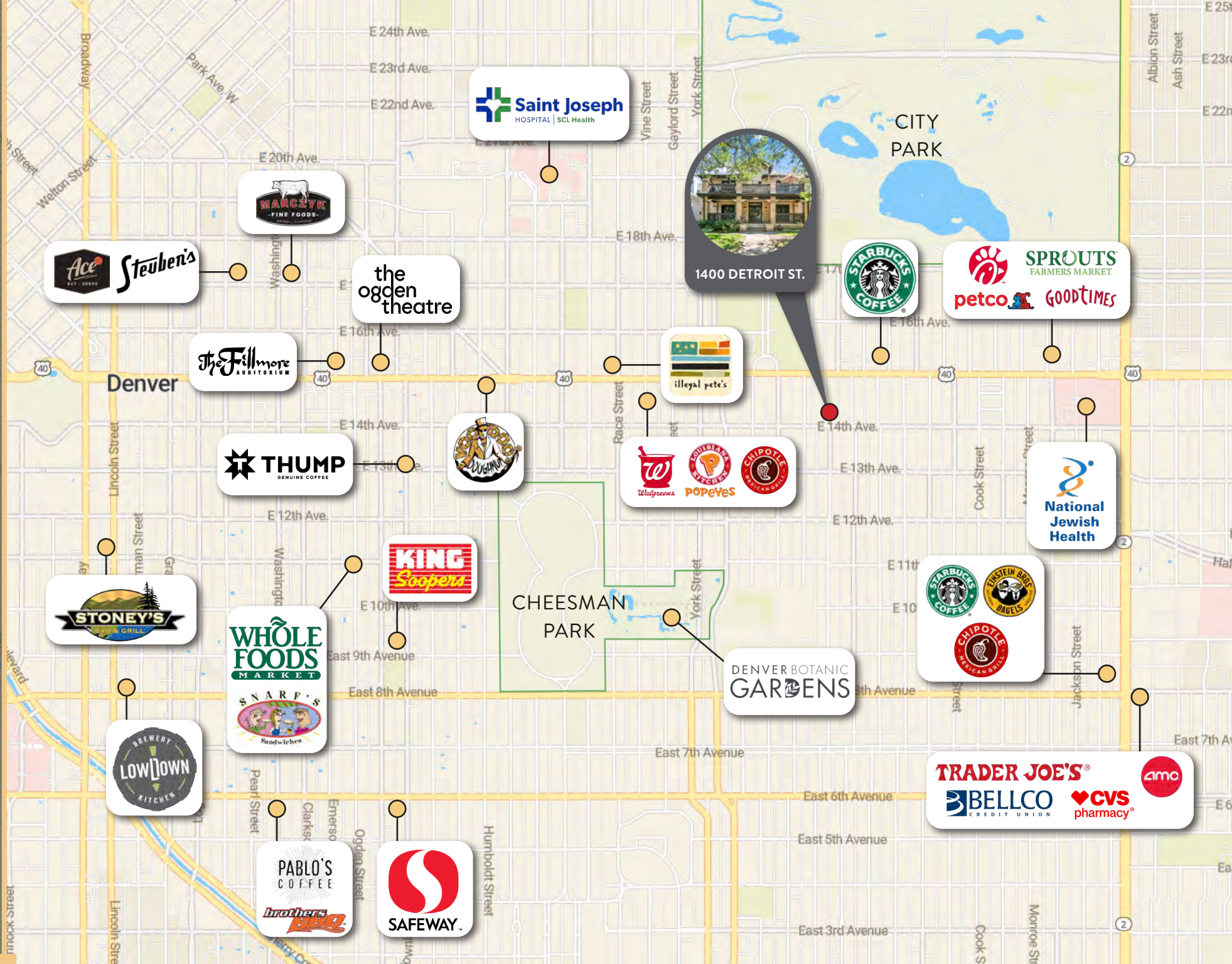


LOCATION OVERVIEW



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CONGRESS PARK

Congress Park is one of Denver's most enduringly popular neighborhoods, offering a sophisticated blend of historic charm and quiet, residential tranquility. Located just three miles east of downtown, it is defined by its picturesque, tree-lined streets and architectural diversity, featuring meticulously preserved Denver Squares, Craftsman bungalows, and elegant Tudors. Residents enjoy a relaxed "front-porch culture" that fosters a true sense of community, all while being anchored by the expansive green space of the park itself, which hosts a newly renovated public pool, tennis courts, and sprawling athletic fields.

Beyond its scenic residential blocks, the neighborhood serves as a premier cultural and lifestyle hub. It is perfectly positioned within walking distance of the world-renowned Denver Botanic Gardens and the vast recreational opportunities of neighboring Cheesman and City Parks. For daily convenience, the vibrant commercial pockets along 12th Avenue and East Colfax provide an eclectic mix of independent boutiques, acclaimed eateries, and neighborhood staples. Combining top-tier walkability with a refined, established atmosphere, Congress Park remains a top choice for those seeking a quintessential Denver lifestyle.

Walk
Score
87

VERY WALKABLE

Most errands can be accomplished on foot.

Transit
Score
51

GOOD TRANSIT

Many nearby public transportation options.

Bike
Score
96

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	OWNER-OPERATOR PRO FORMA RENT	OWNER-OPERATOR PRO FORMA MONTHLY INCOME
1 Bd / 1 Ba	2	540	\$1,364	\$2,728	\$1,364	\$2,728
3 Bd / 1 Ba	4	1,100	\$2,480	\$9,920	\$2,480	\$9,920
TOTALS	6	1,640		\$12,648		\$12,648

INCOME	CURRENT	OWNER-OPERATOR PRO FORMA
Gross Annual Rent	\$151,776	\$151,776
Vacancy Allowance	(\$6,071)	(\$6,071)
Net Rental Income	\$145,705	\$145,705
Other Income	\$946	\$946
EFFECTIVE GROSS INCOME	\$146,651	\$146,651

EXPENSES	CURRENT	OWNER-OPERATOR PRO FORMA
Taxes	\$9,197	\$9,197
Insurance	\$6,334	\$6,334
Utilities	\$6,514	\$6,514
Trash	\$1,354	\$1,354
Repairs & Maintenance	\$6,254	\$6,254
Management	\$12,008	\$0
Administrative & Leasing	\$271	\$271
TOTAL EXPENSES	\$41,932	\$29,924
TOTAL EXPENSES / UNIT	\$6,989	\$4,987
NET OPERATING INCOME	\$104,719	\$116,727

FINANCIAL ANALYSIS	CURRENT	OWNER-OPERATOR PRO FORMA
Net Operating Income	\$104,719	\$116,727
Projected Debt Service	(\$84,045)	(\$84,045)
Before Tax Cash Flow	\$20,674	\$32,682
Cash-on-Cash Return	3.4%	5.3%
Principal Reduction	\$13,329	\$13,329
Total Return	5.6%	7.5%
CAP RATE	6.0%	6.7%

INVESTMENT SUMMARY	
List Price	\$1,750,000
Price/Unit	\$291,667
Price/SF	\$270.77

FINANCING	
Down Payment (35%)	\$612,500
Loan Amount (65%)	\$1,137,500
Interest Rate	6.25%
Amortization	30 Years

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Call For Details



COMPARABLE
SALES



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**SUBJECT PROPERTY**

1400 Detroit St., Denver, CO 80206

Sale Date	JUST LISTED
List Price	\$1,750,000
# Units	6
Price/Unit	\$291,667
Cap Rate	6.0%
Unit Mix	2 - 1 Bd / 1 Ba 4 - 3 Bd / 1 Ba

236 S Clarkson St
Denver, CO 80209

#1

Sale Date	3/10/26
Sale Price	\$1,600,000
# Units	4
Price/Unit	\$400,000
Cap Rate	5.30%
Unit Mix	3 - 2 Bd / 1 Ba 1 - 4 Bd / 2 Ba

1690 Milwaukee St
Denver, CO 80206

#2

Sale Date	2/9/26
Sale Price	\$1,185,000
# Units	4
Price/Unit	\$296,250
Cap Rate	4.5%
Unit Mix	4 - 2 Bd / 1 Ba

1130 N Downing St
Denver, CO 80218

#3

Sale Date	1/20/26
Sale Price	\$1,200,000
# Units	4
Price/Unit	\$300,000
Cap Rate	6.00%
Unit Mix	2 - 1 Bd / 1 Ba 2 - 2 Bd / 1 Ba

1580 St Paul St
Denver, CO 80206

#4

Sale Date	8/20/25
Sale Price	\$1,939,380
# Units	9
Price/Unit	\$215,487
Cap Rate	4.43%
Unit Mix	8 - 2 Bd / 1 Ba 1 - 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 1400 Detroit 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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