

OFFERING MEMORANDUM



INVESTMENT ADVISORS



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1147 Marion St. Denver, CO 80218
Price	\$995,000
# of Units	5
Building Size	2,768 SF
Lot Size	4,687 SF
Year Built	1902
Roof	Pitched
Building Type	Brick
HVAC	Forced Air
Zoning	U-RH-2.5
Off-Street Parking	3 Spaces

PROPERTY HIGHLIGHTS

- Well maintained Victorian charm
- Garage storage generates reliable additional income
- Off-street parking available
- Excellent block in Cheesman Park

1147 Marion Street presents a well-located, five-unit multifamily opportunity in the Cheesman Park neighborhood of Denver. At only \$995,000, this property has been priced to move especially given its already proven stability of income. The property offers a buyer immediate cash flow from a stable in-place tenant base, complemented by near-term upside as select units transition to new leases at current market rates. The property boasts off-street parking as well as an income producing garage that generates highly consistent income regardless of market cycles.







LOCATION OVERVIEW



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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
89

VERY WALKABLE

Most errands can be accomplished on foot

Transit
Score
54

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	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
1 Bd / 1 Ba	5	611	\$1,352	\$6,760	\$1,352	\$6,760
TOTALS	5	3,056		\$6,760		\$6,760

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$81,120	\$81,120
Vacancy (5%)	(\$4,056)	(\$4,056)
RUBS (6)	\$4,200	\$4,200
Garage (6)	\$3,000	\$3,000
Parking (6)	\$4,800	\$4,800
GROSS RENTAL INCOME	\$89,064	\$89,064

EXPENSES	CURRENT	PRO FORMA
Property Tax (1)	\$5,794	\$5,794
Insurance (2)(3)	\$4,229	\$4,250
Utilities (2)	\$2,795	\$2,795
Management (2)(4)	\$7,983	\$6,165
R&M/Cleaning (2)(5)	\$3,650	\$4,500
Lawn/Snow (2)	\$829	\$829
TOTAL EXPENSES	\$25,280	\$24,333
TOTAL EXPENSES / UNIT	\$5,056	\$4,867
NET OPERATING INCOME	\$63,784	\$64,731

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$63,784	\$64,731
Projected Debt Service	(\$48,292)	(\$48,292)
Before Tax Cash Flow	\$15,492	\$16,439
Cash-on-Cash Return	4.4%	4.7%
Principal Reduction	\$7,437	\$7,437
Total Return	\$22,929	\$23,876
CAP RATE	6.41%	6.51%

INVESTMENT SUMMARY	
List Price	\$995,000
Price/Unit	\$199,000
Price/SF	\$359

FINANCING	
Down Payment (35%)	\$348,250
Loan Amount (65%)	\$646,750
Interest Rate	6.35%
Amortization	30 Years

1. Taxes Denvergov
2. Owner provided
3. \$850/unit
4. 8% of ERI
5. \$900/unit
6. Rent Roll annualized

A photograph of an empty room with light-colored walls, a dark wood floor, and a ceiling fan with a light fixture. A large window on the left side of the room provides a view of the exterior, showing a brick building and a roof. The room is framed by a thin yellow border.

COMPARABLE
SALES



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**SUBJECT PROPERTY**

1147 Marion St., Denver, CO 80218

Sale Date	JUST LISTED
List Price	\$995,000
# Units	5
Building Size	2,768 SF
Price/Unit	\$199,000
Price/SF	\$359
Cap Rate	6.41%

1454 Williams St
Denver, CO 80218

#1

Sale Date	4/22/2026
Sale Price	\$810,000
# Units	4
Building Size	4,095
Price/Unit	\$202,500
Price/SF	\$198
Cap Rate	2.49%

852 N Clarkson St
Denver, CO 80218

#2

Sale Date	3/20/2026
Sale Price	\$1,100,000
# Units	5
Building Size	2,875
Price/Unit	\$220,000
Price/SF	\$383
Cap Rate	5.90%

1130 N Downing St
Denver, CO 80218

#3

Sale Date	1/20/2026
Sale Price	\$1,200,000
# Units	4
Building Size	3,008
Price/Unit	\$300,000
Price/SF	\$399
Cap Rate	6.00%

853 N Ogden St
Denver, CO 80218

#4

Sale Date	9/26/2025
Sale Price	\$1,263,500
# Units	6
Building Size	4,394
Price/Unit	\$210,583
Price/SF	\$288
Cap Rate	6.40%

725 Corona St
Denver, CO 80218

#5

Sale Date	8/18/2025
Sale Price	\$1,325,000
# Units	7
Building Size	5,305
Price/Unit	\$189,286
Price/SF	\$250
Cap Rate	6.00%

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 1147 Marion St., Denver, CO 80218 (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.



1147 MARION ST. | DENVER, CO

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