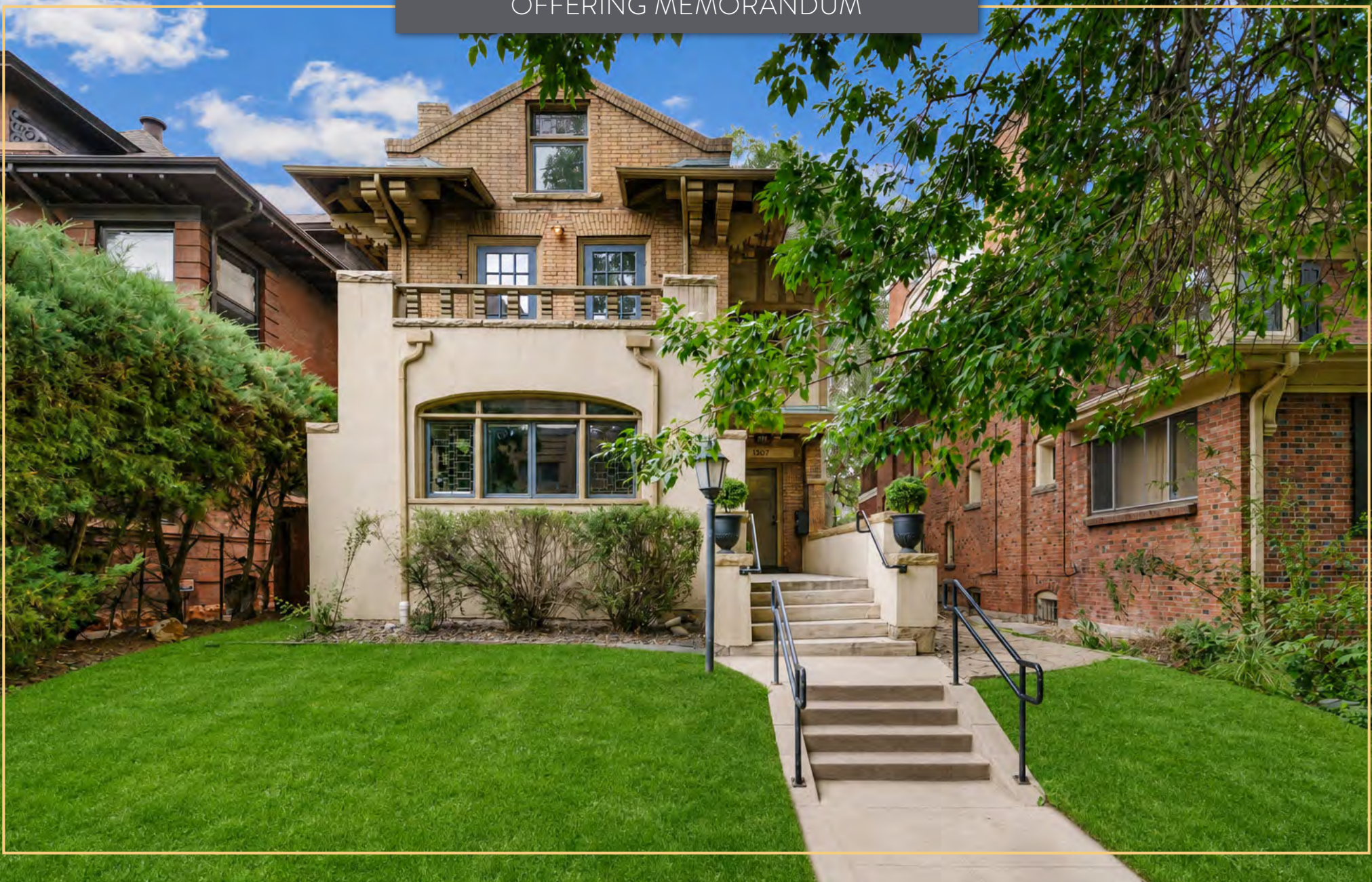


OFFERING MEMORANDUM



INVESTMENT ADVISORS



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1307 Franklin St. Denver, CO 80218
Price	\$1,300,000
# of Units	4
Building Size	3,949 SF
Lot Size	6,517 SF
Year Built	1905
Roof	Asphalt Shingle
HVAC	Individual Furnaces
Off-Street Parking	9 Spaces

PROPERTY HIGHLIGHTS

- Over a 2:1 parking ratio
- Oversized lot
- Large 2-bedrooms with balconies
- Incredible Cheesman Park location
- Completely modern electric, plumbing and HVAC systems
- Upside in rents – some tenants have not seen increases in 5+ years

Discover a rare combination of location, size, and extensive renovation at **1307 Franklin Street**, an exceptional 4-unit apartment building just steps from the beauty and convenience of Cheesman Park. Residents enjoy private outdoor spaces and immediate access to expansive green space, walking and biking paths, neighborhood restaurants, coffee shops, retail, and the best of urban Denver living.

The property has undergone a comprehensive gut renovation, including completely new plumbing and electrical systems, individual furnaces, air-conditioning systems, and hot-water heaters, along with completely renovated apartment interiors. The property also features spacious two-bedroom layouts and nine on-site parking spaces seldom found in this premier central Denver location.

1307 Franklin is a fully renovated property that will attract the most discerning tenants and investors alike. Perfectly positioned beside Cheesman Park, this property will produce consistent and predictable cashflow for years to come.







UNIT 3 (1 BD / 1 BA + LOFT)



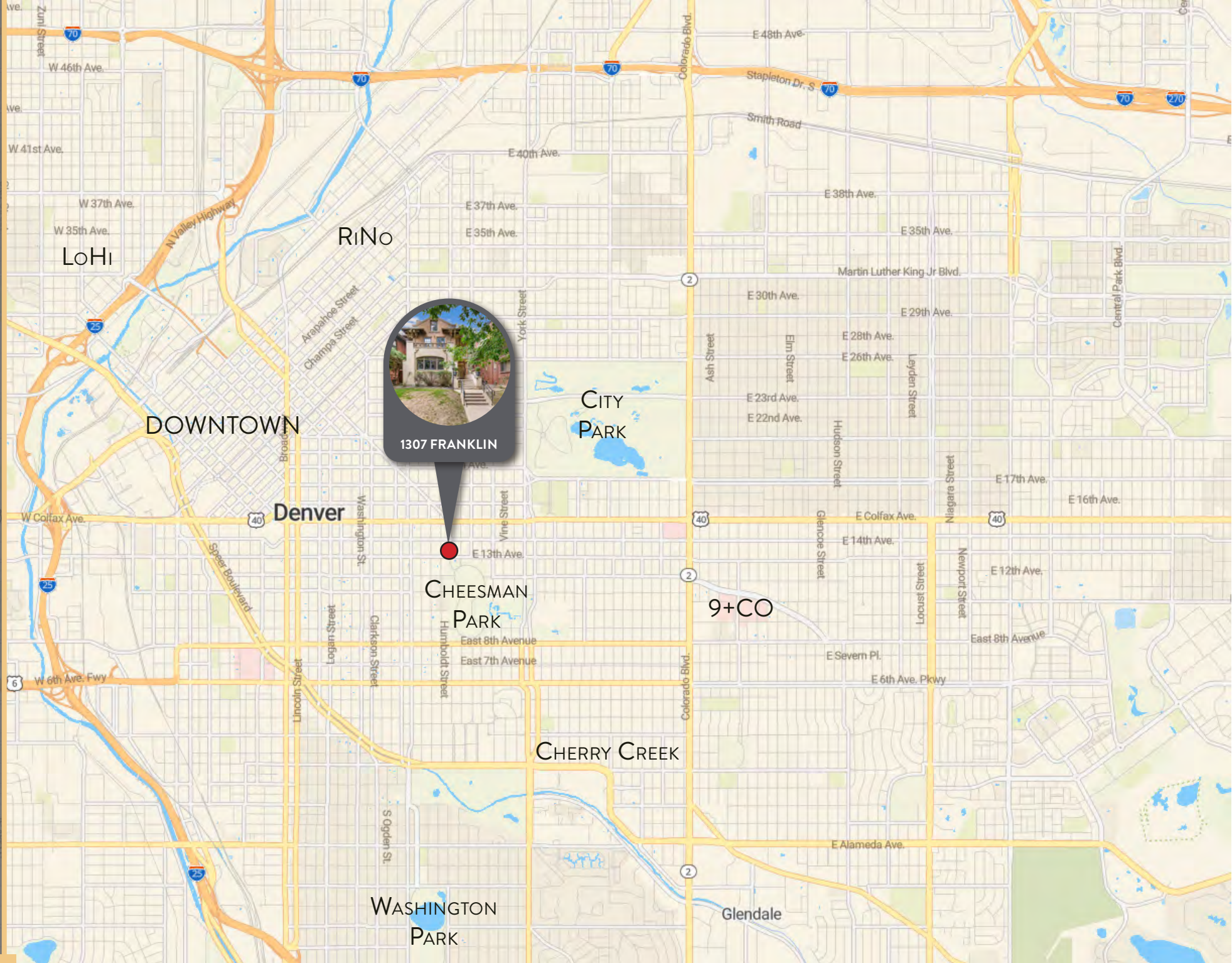




LOCATION OVERVIEW



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CHEESMAN PARK

Situated directly east of Downtown Denver, the iconic Cheesman Park neighborhood offers one of the most stable, high-demand residential settings in the central city. The neighborhood is anchored by the 80-acre green space of Cheesman Park and the world-class Denver Botanic Gardens. Residents enjoy immediate access to a vibrant, highly walkable urban lifestyle with tree-lined streets, local coffee shops, boutique dining along 12th Ave., and diverse retail corridors. This rich concentration of lifestyle amenities creates an environment that consistently attracts and retains affluent, long-term tenants seeking a quiet, historic neighborhood atmosphere without sacrificing immediate proximity to Denver's urban core.

Cheesman Park represents one of Denver's most supply-constrained and institutionally coveted multifamily submarkets. Characterized by high barriers to entry and a mix of classic vintage architecture and mid-century infill properties, the neighborhood maintains low vacancy rates and sustained rental growth driven by a dense, highly educated workforce. Positioned moments from major employment hubs—including Central Business District, Cherry Creek, and the Rose Medical corridor—the submarket captures a steady flow of young professionals, healthcare workers, and long-term renters. For multifamily investors, an asset in Cheesman Park provides predictable cash flow, excellent capital preservation, and dependable upside value through interior modernization and targeted property enhancements.



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	1	650	\$1,500	\$1,500	\$1,500	\$1,500
1 Bd / 1 Ba (+ Loft)	1	800	\$1,950	\$1,950	\$2,200	\$2,200
2 Bd / 2 Ba	2	988	\$2,173	\$4,346	\$2,400	\$4,800
TOTALS	4			\$7,796		\$8,500

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$93,540	\$102,000
Vacancy (3%)	(\$2,806)	(\$3,060)
Net Rental Income:	\$90,734	\$98,940
Other Income:	\$1,320	\$1,320
GROSS RENTAL INCOME	\$92,054	\$100,260

EXPENSES	CURRENT	PRO FORMA
Taxes	\$7,561	\$7,561
Insurance	\$3,670	\$3,953
Gas & Electric	\$2,000	\$3,250
Water & Sewer	\$1,503	\$1,503
Repairs/Maint (est.)	\$4,000	\$4,000
Trash	\$760	\$760
Admin/Misc	\$225	\$225
TOTAL EXPENSES	\$19,719	\$20,002
TOTAL EXPENSES / UNIT	\$4,930	\$5,001
NET OPERATING INCOME	\$72,335	\$80,258

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$72,335	\$80,258
Projected Debt Service	(\$59,162)	(\$59,162)
Before Tax Cash Flow	\$13,173	\$21,096
Cash-on-Cash Return	2.5%	4.1%
Principal Reduction	\$8,718	\$8,718
Total Return	4.2%	5.7%
CAP RATE	5.6%	6.2%

INVESTMENT SUMMARY		FINANCING	
List Price	\$1,300,000	Down Payment (40%)	\$520,000
Price/Unit	\$325,000	Loan Amount (60%)	\$780,000
Price/SF	\$329.20	Interest Rate	6.50%
		Amortization	30 Years



COMPARABLE SALES



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**SUBJECT PROPERTY**

1307 Franklin St., Denver, CO 80218

Sale Date	JUST LISTED
List Price	\$1,300,000
# Units	4
Price/Unit	\$325,000
Price/SF	\$329
Cap Rate	5.6%

707 Corona St
Denver, CO 80218

#1

Sale Date	6/11/26
Sale Price	\$1,500,000
# Units	5
Price/Unit	\$300,000
Price/SF	\$229
Cap Rate	N/A

3254 Wyandot St
Denver, CO 80211

#2

Sale Date	5/21/26
Sale Price	\$1,115,000
# Units	4
Price/Unit	\$278,750
Price/SF	\$627
Cap Rate	N/A

422 E Tennessee Ave
Denver, CO 80209

#3

Sale Date	4/1/26
Sale Price	\$950,000
# Units	3
Price/Unit	\$316,667
Price/SF	\$516
Cap Rate	5.04%

236 S Clarkson St
Denver, CO 80209

#4

Sale Date	3/10/26
Sale Price	\$1,600,000
# Units	4
Price/Unit	\$400,000
Price/SF	\$374
Cap Rate	5.30%

1690 Milwaukee St
Denver, CO 80206

#5

Sale Date	2/9/26
Sale Price	\$1,185,000
# Units	4
Price/Unit	\$296,250
Price/SF	\$323
Cap Rate	N/A

1130 N Downing St
Denver, CO 80218

#6

Sale Date	1/20/26
Sale Price	\$1,200,000
# Units	4
Price/Unit	\$300,000
Price/SF	\$399
Cap Rate	6.00%

3854 Perry St
Denver, CO 80212

#7

Sale Date	10/31/25
Sale Price	\$975,000
# Units	3
Price/Unit	\$325,000
Price/SF	\$250
Cap Rate	N/A

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 1307 Franklin 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.



1307 FRANKLIN ST. | DENVER, CO

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