

OFFERING MEMORANDUM



INVESTMENT ADVISORS



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	3100 W 18th Ave. Denver, CO 80204
Price	\$825,000
# of Units	4
Building Size	3,130 SF
Lot Size	5,650 SF
Year Built	1957
Roof	Pitched
Building Type	Brick
HVAC	Furnace/Electric
Zoning	G-MU-3

PROPERTY HIGHLIGHTS

- Great location near Sloan's Lake and Empower Field at Mile High
- Diverse unit mix of 1Bd's and 2Bd's
- Spacious corner lot zoned G-MU-3
- 50's vintage brick
- Stable occupancy – 100% occupancy within the last 16-months
- Spacious backyard
- Value-add opportunity, there is meaningful room to grow income and improve the property's performance

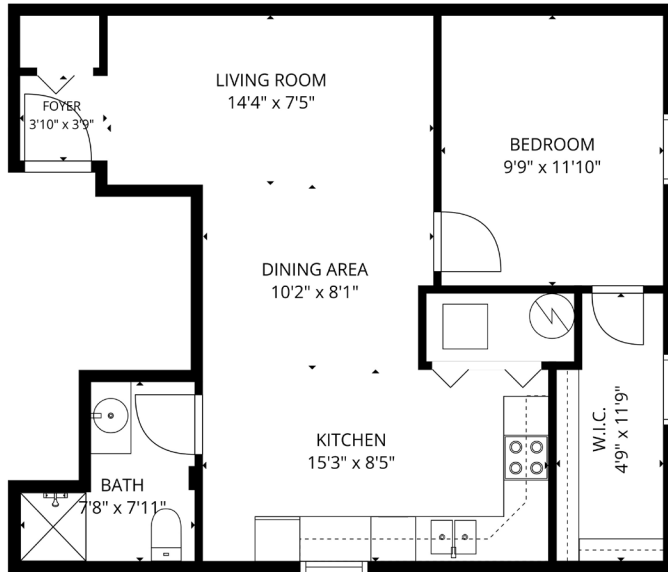
3100 W 18th Ave. is a 4-unit apartment building built in 1957, brick construction, set on a spacious corner lot zoned G-MU-3 just minutes from Sloan's Lake and Empower Field at Mile High. Property is composed of 2 - 1Bd/1Ba (garden level) and 2 - 2Bd/1Ba units (ground floor). Both 2Bd/1Ba units have their own front and back entrances, and one has a private fenced-in backyard with a covered patio. Beyond the patio, a large, shared backyard gives tenants plenty of outdoor space. The top two units on the ground floor are heated via gas furnaces, both of which are located on the garden level, the bottom units are heated via electric baseboard heat. There is on-site shared laundry located in the garden-level.

One unit has been fully renovated. The remaining three are in average condition and rent well as they are, but each presents a clear opportunity for a full renovation that would support top of market rents for the location. The property appeals to a wide range of buyers. As a corner lot zoned G-MU-3 in a highly desirable location, it is a strong candidate for development. Owner-users can live in one unit and rent out the rest. Experienced investors can add it to an existing multifamily portfolio as a solid long-term hold with built-in upside.

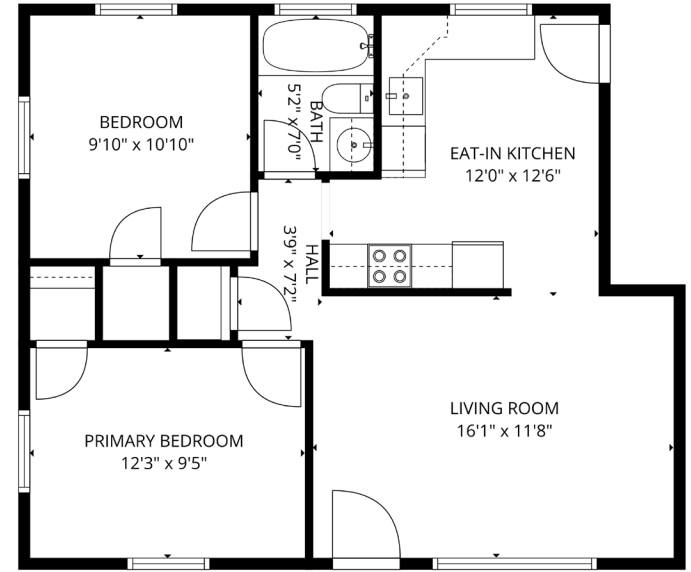




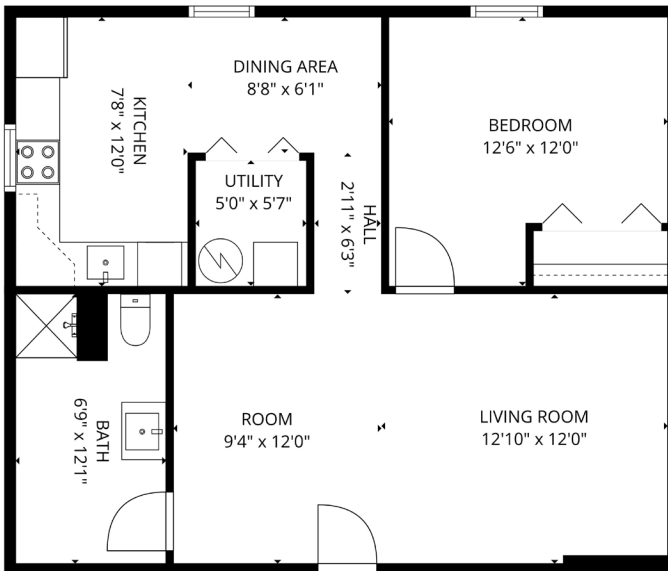




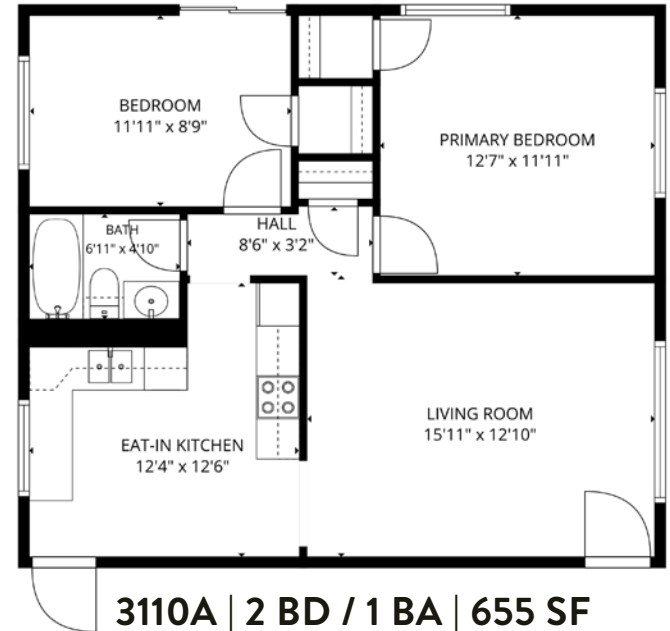
3100B | 1 BD / 1 BA | 591 SF



3100A | 2 BD / 1 BA | 708 SF



3110B | 1 BD / 1 BA | 711 SF



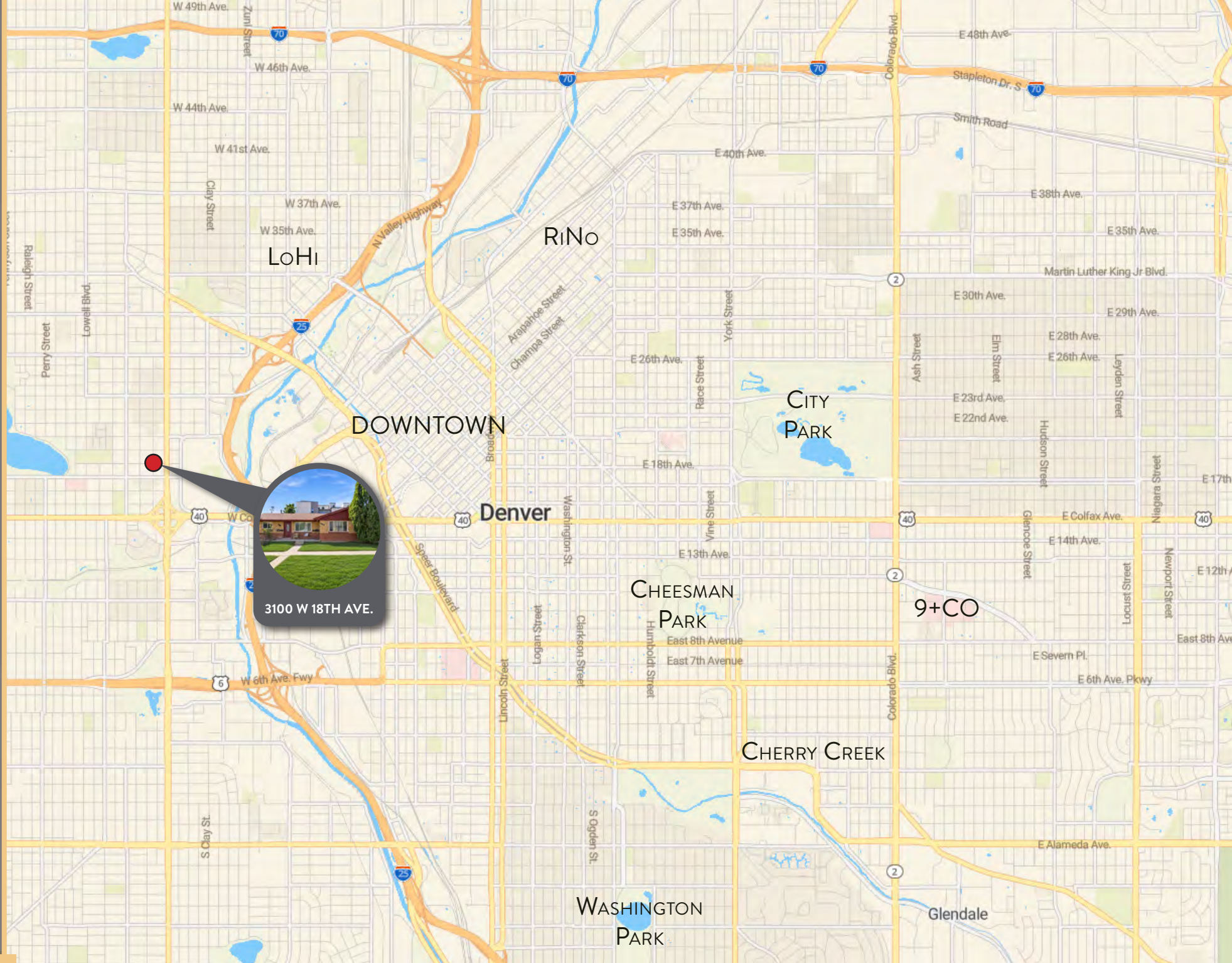
3110A | 2 BD / 1 BA | 655 SF



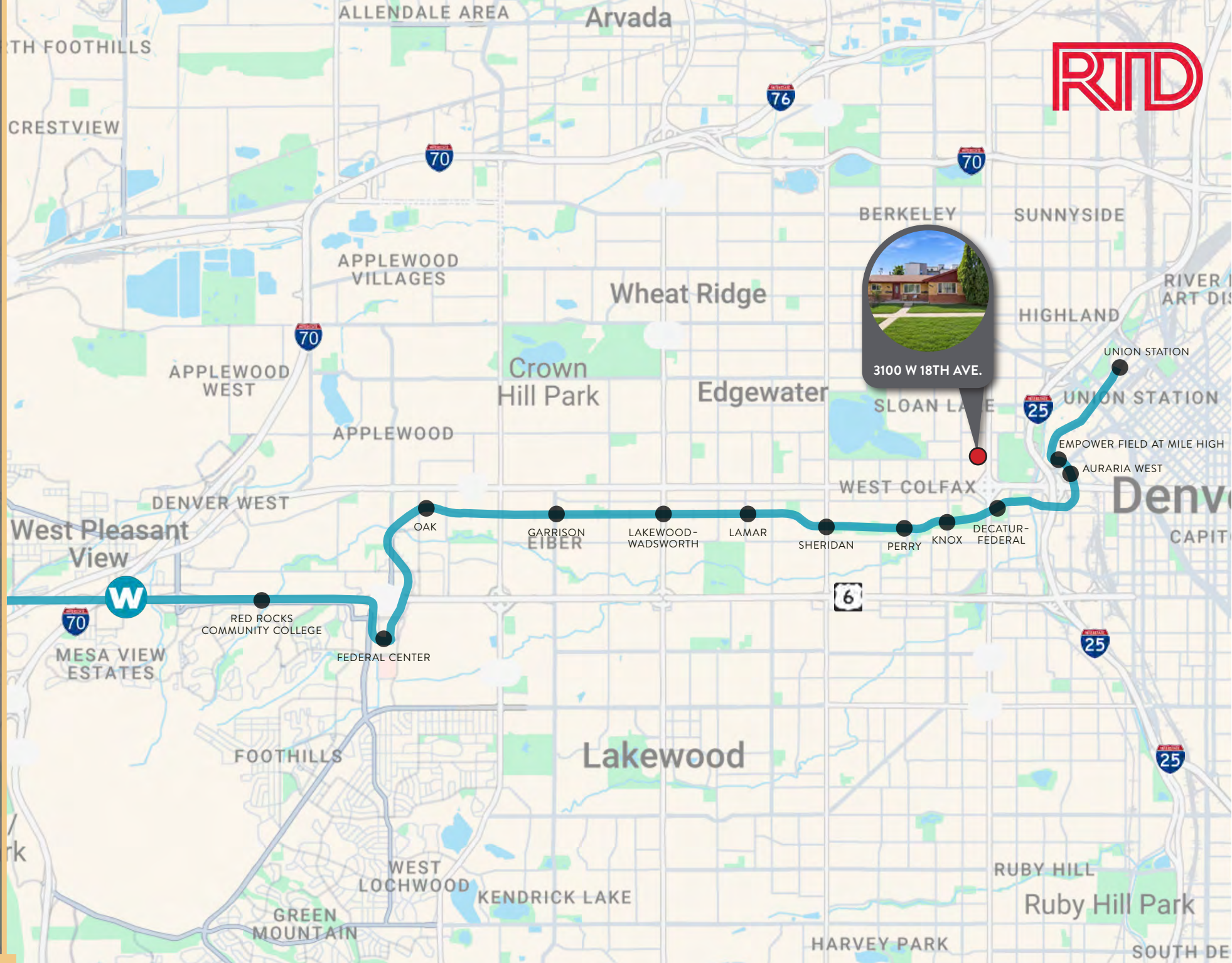
LOCATION OVERVIEW



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3100 W 18TH AVE.





SLOAN'S LAKE

Situated just three miles west of Downtown Denver, the Sloan's Lake neighborhood is anchored by the city's largest body of water and its surrounding 177-acre park. Multifamily properties in this submarket capitalize on an exceptionally high quality of life that pairs active, outdoor recreation—including water sports, running trails, and panoramic Rocky Mountain views—with immediate urban proximity. Residents enjoy a highly walkable, vibrant neighborhood environment featuring a mix of local dining, craft breweries, and daily conveniences along Sheridan Boulevard, West 29th Avenue, and the nearby Lakehouse mixed-use district. This distinct lifestyle identity allows properties near Sloan's Lake to command premium rental rates and maintain strong attraction among active, affluent, and lifestyle-driven tenant demographics.

Sloan's Lake stands as one of West Denver's most desirable, supply-constrained residential enclaves. The area offers seamless commutes to the Central Business District, Federal Center, and the mountains. Strong underlying land values, strict zoning constraints, and high barriers to entry protect existing assets from oversupply, supporting long-term pricing power and low historical vacancy rates. For multifamily investors, an asset near Sloan's Lake provides a rare opportunity to acquire high-performing residential real estate backed by enduring tenant demand, strong capital preservation, and exceptional long-term equity appreciation.



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
1Bd/1Ba (3100B)	1	591	\$1,200	\$1,200	\$1,250	\$1,250
1Bd/1Ba (3110B)	1	711	\$1,250	\$1,250	\$1,250	\$1,250
2Bd/1Ba (3100A)	1	655	\$1,725	\$1,725	\$1,775	\$1,775
2Bd/1Ba (3110A)	1	708	\$1,775	\$1,775	\$1,775	\$1,775
TOTALS	4	2,665		\$5,950		\$6,050

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$71,400	\$72,600
Vacancy (0% / 3%)	\$0	(\$2,178)
Cleaning Fee	\$600	\$-
GROSS RENTAL INCOME	\$72,000	\$70,422

EXPENSES	CURRENT	PRO FORMA
Property Tax (2026)	\$4,398	\$4,398
Insurance (T12 / \$1,250/Unit)	\$4,724	\$5,000
Utilities (T12)	\$4,613	\$4,613
Lawn/Snow (T12)	\$490	\$490
Repairs/Maint. (T12 / \$1,000/Unit)	\$6,535	\$4,000
TOTAL EXPENSES	\$20,760	\$18,501
TOTAL EXPENSES / UNIT	\$5,190	\$4,625
NET OPERATING INCOME	\$51,240	\$51,921

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$51,240	\$51,921
Projected Debt Service	(\$42,812)	(\$42,812)
Before Tax Cash Flow	\$8,428	\$9,109
Cash-on-Cash Return	2.9%	3.2%
Principal Reduction	\$5,447	\$5,447
Total Return	\$13,875	\$14,556
CAP RATE	6.21%	6.29%

INVESTMENT SUMMARY		FINANCING	
List Price	\$825,000	Down Payment (35%)	\$288,750
Price/Unit	\$206,250	Loan Amount (65%)	\$536,250
Price/SF (B)	\$264	Interest Rate	7.00%
Price/SF (L)	\$146	Amortization	30 Years

Underwriting Notes/Assumptions***Current Income:** Rent roll as of 10/13/2026***Current Vacancy:** 0%, 100% occupied within the last 16 months***Other Income:** T12 Actual (7/1/2025 - 6/30/2026)***Current Expenses:** T12 Actual (7/1/2025 - 6/30/2026)

COMPARABLE SALES



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**SUBJECT PROPERTY**

3100 W 18th Ave., Denver, CO 80204

Sale Date	JUST LISTED
List Price	\$825,000
Year Built	1957
# Units	4
Price/Unit	\$206,250
Price/SF	\$264
Unit Mix	2 - 1 Bd / 1 Ba 2 - 2 Bd / 1 Ba

2170 King Street
Denver, CO 80211

#1

Sale Date	9/30/26
Sale Price	\$775,000
Year Built	1954
# Units	2
Price/Unit	\$387,500
Price/SF	\$413
Unit Mix	1 - 1 Bd / 1 Ba 1 - 2 Bd / 1 Ba

2050 Perry Street
Denver, CO 80212

#2

Sale Date	7/17/26
Sale Price	\$1,360,000
Year Built	1952
# Units	4
Price/Unit	\$340,000
Price/SF	\$426
Unit Mix	1 - 1 Bd / 1 Ba 3 - 2 Bd / 1 Ba

3248-3254 Wyandot Street
Denver, CO 80211

#3

Sale Date	5/20/26
Sale Price	\$1,115,000
Year Built	1955
# Units	4
Price/Unit	\$278,750
Price/SF	\$627
Unit Mix	4 - 1 Bd / 1 Ba

2929 W 37th Street
Denver, CO 80211

#4

Sale Date	10/31/25
Sale Price	\$925,000
Year Built	1948
# Units	4
Price/Unit	\$231,250
Price/SF	\$420
Unit Mix	4 - 1 Bd / 1 Ba

3854 N Perry Street
Denver, CO 80212

#5

Sale Date	10/30/25
Sale Price	\$975,000
Year Built	1957
# Units	3
Price/Unit	\$325,000
Price/SF	\$250
Unit Mix	2 - 1 Bd / 1 Ba 1 - 4 Bd / 2 Ba

2245 Ames Street
Edgewater, CO 80214

#6

Sale Date	2/10/26
Sale Price	\$755,000
Year Built	1952
# Units	2
Price/Unit	\$377,500
Price/SF	\$424
Unit Mix	2 - 2 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 3100 W 18th Ave., Denver, CO 80204 (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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