



York Gardens Apartments

*12-Unit Value-Add Multifamily Opportunity
in Cheesman Park/Congress Park*

Kentwood
Real Estate

PROPERTY TOUR & OFFER SUMMARY

Property Tours

All interested parties must be accompanied by a member of the Listing Team. Forty-Eight (48) hours notice must be given in order to confirm all property tours and can be scheduled by contacting one of the Brokers below. Please do not disturb tenants.

Offer Submission

All offers must be submitted on a State of Colorado approved purchase contract or on a contract written by an licensed attorney with all purchase terms to include: sales price, earnest money amount, financing terms, any contingencies and a closing date. Earnest money shall be payable to and held by Stewart Title Company.

PRESENTED BY:



Kyle Malnati
Senior Commercial Advisor

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EXECUTIVE SUMMARY

PRIME MULTIFAMILY VALUE-ADD OPPORTUNITY

Same Owner for 21 Years!

Located on the confluence of Cheesman Park & Congress Park, this 12-unit multifamily property offers investors the opportunity to acquire a well-maintained apartment community in one of the city's most desirable and walkable residential districts. Surrounded by historic architecture, tree-lined streets, and an abundance of neighborhood amenities, the property is just moments from Cheesman Park, Congress Park, the Denver Botanic Gardens, City Park, Cherry Creek, and Downtown Denver. Residents enjoy convenient access to neighborhood cafés, restaurants, grocery stores, fitness studios, and public transportation, making the location highly attractive to a broad tenant base.

The approximately 9,450-square-foot, three-story building features a desirable unit mix of four one-bedroom, one-bath apartments and eight two-bedroom, two-bath apartments, along with nine off-street parking spaces and a shared on-site laundry facility. Each residence offers spacious floor plans with hardwood flooring, abundant natural light, fully equipped kitchens with full-size appliances and dishwashers, full bathrooms with tubs, generous closet space, and ceiling fans, providing residents with both comfort and functionality. With its exceptional Cheesman Park/Congress Park location, strong unit mix, desirable amenities, and enduring rental appeal, the property represents a rare opportunity to acquire a boutique multifamily asset in one of Denver's most established and supply-constrained neighborhoods.

Property Highlights

- » Prime Cheesman Park/Congress Park location just 1 Block from the Denver Botanic Gardens
- » Boutique 12-unit apartment community
- » Desirable unit mix: 4 one-bedroom (very rare!) + 8 two-bedroom/two-story townhomes
- » Nine off-street parking spaces for tenant convenience
- » Hardwood flooring throughout the townhome floorplan
- » Fully equipped kitchens with full-size appliances and dishwashers
- » Full bathrooms with tubs and generous walk-in closet space
- » Abundant natural light and ceiling fans in each unit
- » Shared on-site laundry facility and professionally-managed
- » Exceptional walkability with convenient access to parks, dining, shopping, and public transit



SALES PRICE	\$2,150,000
NET BUILDING SIZE	9,450 SF
TOTAL LAND SIZE	6,250 SF
PROPERTY TYPE	Multifamily
YEAR BUILT	1964
CONSTRUCTION	Masonry/Frame
STORIES	2
ROOF	Flat
HEAT	Central Boiler
PARKING	Surface Lot (9 Spaces)
SUBMARKET	Cheesman Park/Congress Park

FINANCIAL ANALYSIS

UNIT MIX & AVERAGE RENT SCHEDULE

# UNITS	UNIT TYPE	AVERAGE SF	AVERAGE CURRENT RENT	AVERAGE MARKET RENT
4	1 BD/1BA	705 SF	\$1,100	\$1,175
8	2 BD/1BA	788 SF	\$1,300	\$1,575

OPERATING DATA: INCOME & EXPENSES

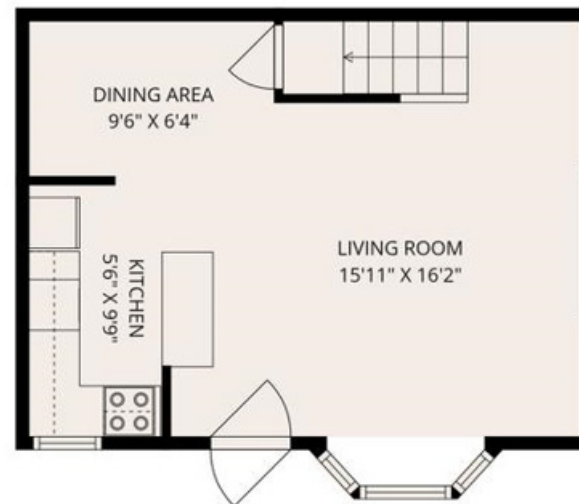
INCOME	CURRENT	MARKET	ESTIMATED EXPENSES	CURRENT	MARKET
Gross Annual Rent	\$177,600	\$207,600	Property Taxes	\$14,044	\$14,044
Vacancy Allowance (7%)	(\$12,432)	(\$14,532)	Insurance	\$7,628	\$8,000
Net Rental Income	\$165,168	\$193,068	Management	\$14,400	\$13,515
Other Income	\$2,940	\$8,040	Repairs/Maintenance	\$16,684	\$12,000
Effective Gross Income	\$168,108	\$201,108	Utilities	\$13,661	\$13,661
			Administrative	\$165	\$165
			Total Expenses	\$66,582	\$61,385
			Expenses Per Unit	\$5,548	\$5,115
			Net Operating Income (NOI)	\$101,526	\$139,723

FINANCIAL ANALYSIS & INVESTMENT SUMMARY

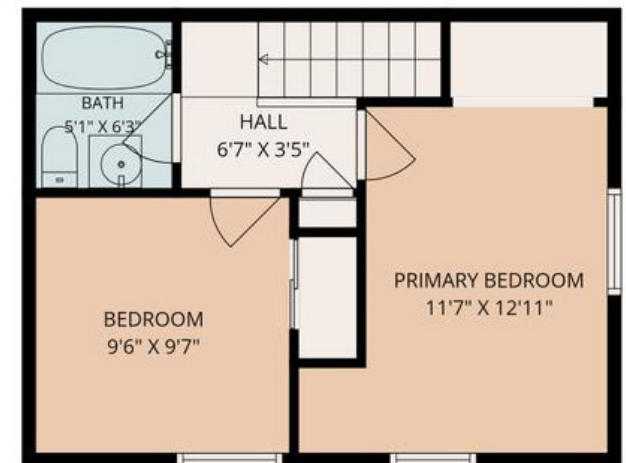
FINANCIAL ANALYSIS	CURRENT	MARKET	INVESTMENT SUMMARY	
Net Operating Income (NOI)	\$101,526	\$139,723	Sales Price	\$2,150,000
Projected Debt Service	(\$95,817)	(\$119,771)	Price/Unit	\$179,167
Before Tax Cash Flow	\$5,709	\$19,952	Price/SF (Net)	\$227.51
Cap Rate	4.72%	6.50%		
Cash-on-Cash Return	0.66%	3.71%	PROPOSED FINANCING	
Principle Reduction (Yr 1)	\$14,974	\$18,718	Loan Amount	\$1,290,000
Total Return	2.41%	7.19%	Down Payment	\$860,000
			Interest Rate	6.30%
			Monthly Payment	\$7,985



2-STORY, 2-BEDROOM TOWNHOMES



1ST FLOOR



2ND FLOOR

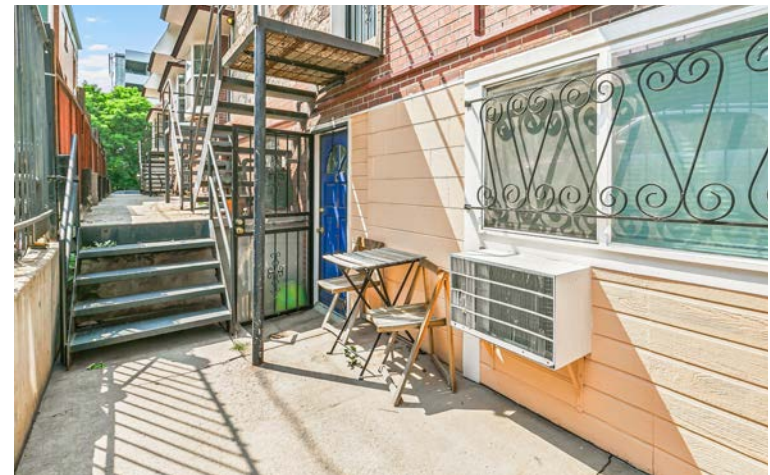
2-STORY, 2-BEDROOM TOWNHOMES



1-BEDROOM PHOTOS



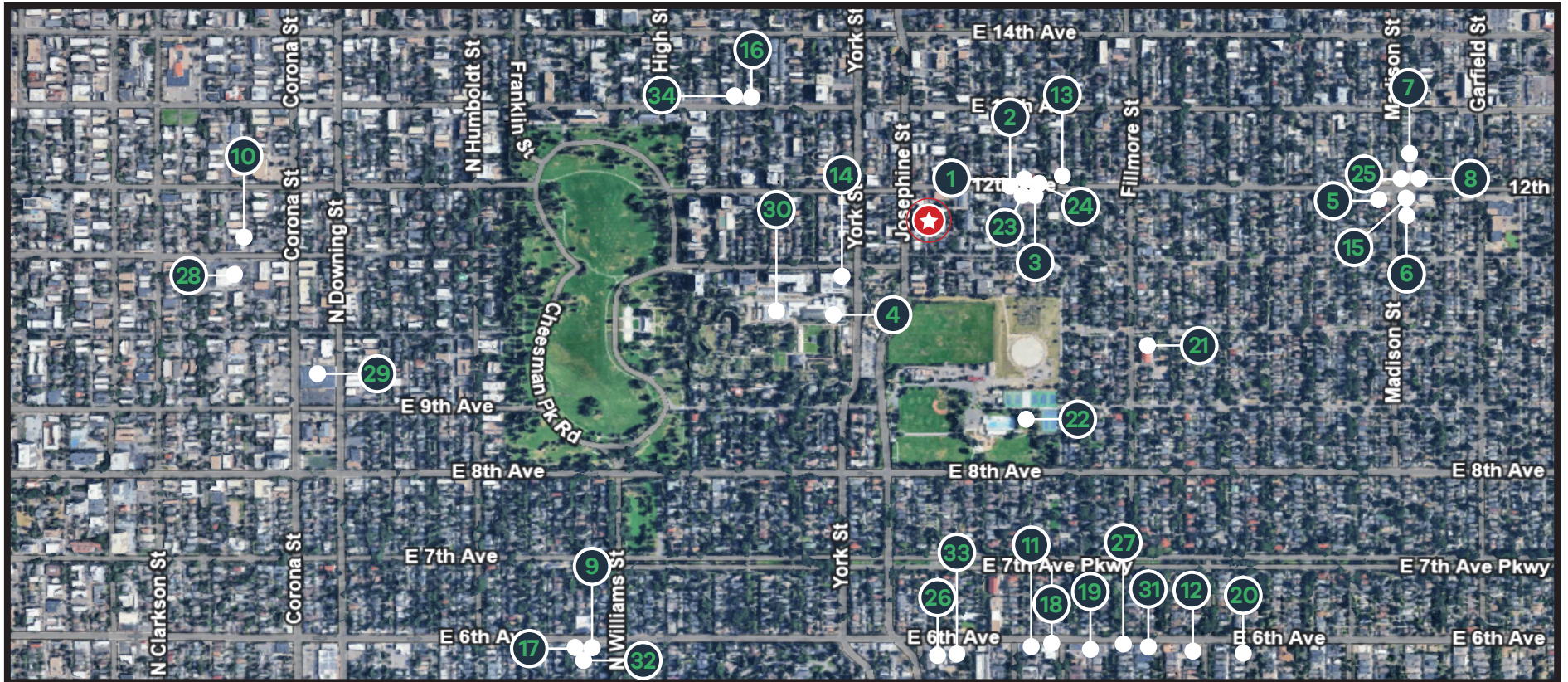
EXTERIOR PHOTOS



AERIAL PHOTOS



AREA MAP



AREA AMENITIES

DINING/BARS

- 1 Peter's Chinese Cafe
- 2 Shells & Sauce
- 3 Chef Zorba's
- 4 Offshoots at the Gardens Cafe
- 5 Sienna Wine Bar/Small Plates
- 6 Bamboo Sushi
- 7 Briar Patch
- 8 Blue Pan Pizza
- 9 Satchel's on 6th
- 10 Potager
- 11 Curtis Park Delicatessen
- 12 Barolo Grill

COFFEE/CONFECTIONS

- 13 Novo Coffee
- 14 Copper Door Coffee Roasters
- 15 The French Press
- 16 Liks Ice Cream
- 17 Novo Coffee

FITNESS/WELLNESS

- 18 CorePower Yoga
- 19 Barre 3
- 20 Boost Cherry Creek
- 21 Posture Power Wellness
- 22 Congress Park - Tennis/Pool

RETAIL/SERVICES

- 23 Congress Park Market
- 24 Ace Hardware
- 25 Capital Heights Pharmacy/Liquor
- 26 7-Eleven
- 27 Apothecary Tinctura
- 28 Whole Foods Market
- 29 King Soopers
- 30 Denver Botanic Gardens
- 31 Homebody
- 32 Oliver's Meat Market
- 33 Hair People
- 34 Supreme Drycleaners



CHEESMAN PARK/CONGRESS PARK

Located just east of Downtown Denver, Cheesman Park and neighboring Congress Park are among the city's most prestigious and desirable urban neighborhoods, celebrated for their historic character, walkability, and exceptional quality of life. Anchored by the iconic 80-acre Cheesman Park and the renowned Denver Botanic Gardens, the area offers an exceptional blend of green space, tree-lined streets, and architecturally significant homes and multifamily properties. Historic mansions, classic brick apartments, luxury condominiums, and thoughtfully renovated communities create a timeless neighborhood that continues to attract professionals, healthcare employees, graduate students, and long-term residents.

The Cheesman Park–Congress Park neighborhood offers immediate access to cafés, locally owned restaurants, fitness studios, grocery stores, and neighborhood retail along Colfax Avenue, 13th Avenue, and 8th Avenue, while Cherry Creek North, City Park, and Downtown Denver are all just minutes away. Residents also benefit from convenient access to Denver Health, Saint Joseph Hospital, Presbyterian/St. Luke's Medical Center, and National Jewish Health, making the area especially attractive to healthcare professionals.

With abundant recreational amenities, premier cultural attractions, strong renter demand, and limited opportunities for new multifamily development, Cheesman Park and Congress Park remain among Denver's most sought-after residential neighborhoods and one of the metro area's strongest long-term apartment investment markets.

WALK SCORE	87 ('Very Walkable')
BIKE SCORE	86 ('Very Bikeable')
TRANSIT SCORE	51 ('Good Transit')

DEMOGRAPHICS

Population 2024	1 mi	36,077	Average Household Income	1 mi	\$129,746	Daytime Businesses	1 mi	3,465
	2 mi	134,953		2 mi	\$134,350		2 mi	17,224
	3 mi	244,671		3 mi	\$137,374		3 mi	27,689
Renter Occupied Households	1 mi	13,812	Daytime Employees	1 mi	22,679	Consumer Spending	1 mi	\$672,173,122
	2 mi	51,910		2 mi	144,544		2 mi	\$2,527,646,155
	3 mi	86,170		3 mi	246,313		3 mi	\$4,402,005,468

Disclosure

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Commercial/Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

This Offering Memorandum is not intended to provide a completely accurate summary of the Property. All financial projections are believed to be accurate but may be subject to variation depending on but not limited to the market.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Kentwood Commercial/Kentwood Real Estate and Property Owner has not made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum and no legal commitment or obligation shall arise by reason of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of any interested parties.

Kentwood Commercial/Kentwood Real Estate and Property Owner reserve the right, at their own sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice at any time. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until said contract is approved by the Owner and mutually-executed by all parties to the contract, and any conditions to the Owner obligations thereunder have been satisfied or waived.

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N YORK STREET
DENVER, COLORADO

PRESENTED BY: _____



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