

Denver Real Estate Portfolio



Denver Real Estate Portfolio

The Denver Portfolio being presented is comprised of 18 properties totaling 25 units, strategically concentrated in the Southwest Denver Metro market.

Acquired selectively over the past 18+ years, this portfolio has demonstrated consistent performance as rental housing due to strong location fundamentals, tenant demand, and year over year appreciation. Current ownership and Management, Nikolina Jugovic brings deep local knowledge, a proven vendor network, and standardized maintenance and remodeling systems that ensure efficient operations and minimized costs. Management is fully transferable with ownership, providing a seamless transition opportunity.

The portfolio's location density fosters community and tenant stability, particularly within Denver's rich Hispanic neighborhoods where relationships have been built over time. This concentration also creates marketing advantages, lower operating costs, and stronger leasing presence.

Looking ahead, the portfolio offers creative value add potential through low cost interior upgrades, optimization of workforce housing layouts, and the ability to unlock additional yield with ADU additions. Together, this creates a compelling opportunity for both stabilized cash flow and scalable long-term growth.

Market Overview

80219 Zip Code



Average Asking Rent (all beds, all types):

- \$2,238 (MoM -\$95; YoY +\$43).
- Active listings: ~163. Zillow

Denver Metro Vacancy:

- ~6.4% in Q2 2025 (down 60 bps from Q1)
- concessions averaging ~4.9% of gross rent (sign of competitive leasing).
- Q1 vacancy peaked near 7%.

Citywide Rent Context:

- Denver avg rent \$1,931 (Aug 31, 2025)
- Rent growth cooling/flat nationally; Denver among metros with softer rent momentum.

Denver Rent Forecast: Upside Catalysts

- Slowing new development pipeline and fewer completions
- Continued in-migration / job growth
- Strong demand for workforce housing (2–3BR) as homeownership remains out of reach
- Value-add upgrades that allow premium rents

Investment Opportunity

Stabilized Operations

18+ Years Experience

Proven local team & vendor network

Seamless Transition

Management can transfer with ownership

Efficient Systems

Standardized maintenance & remodel formulas cut costs

Concentrated Portfolio Advantage

Location Density

Builds tenant community & stability

Lower Costs

Shared resources & bulk vendor pricing

Market Presence

Stronger visibility & easier leasing

Value-Add Upside

Low-Cost Upgrades

LVP, kitchens, baths, laundry = fast lease-ups

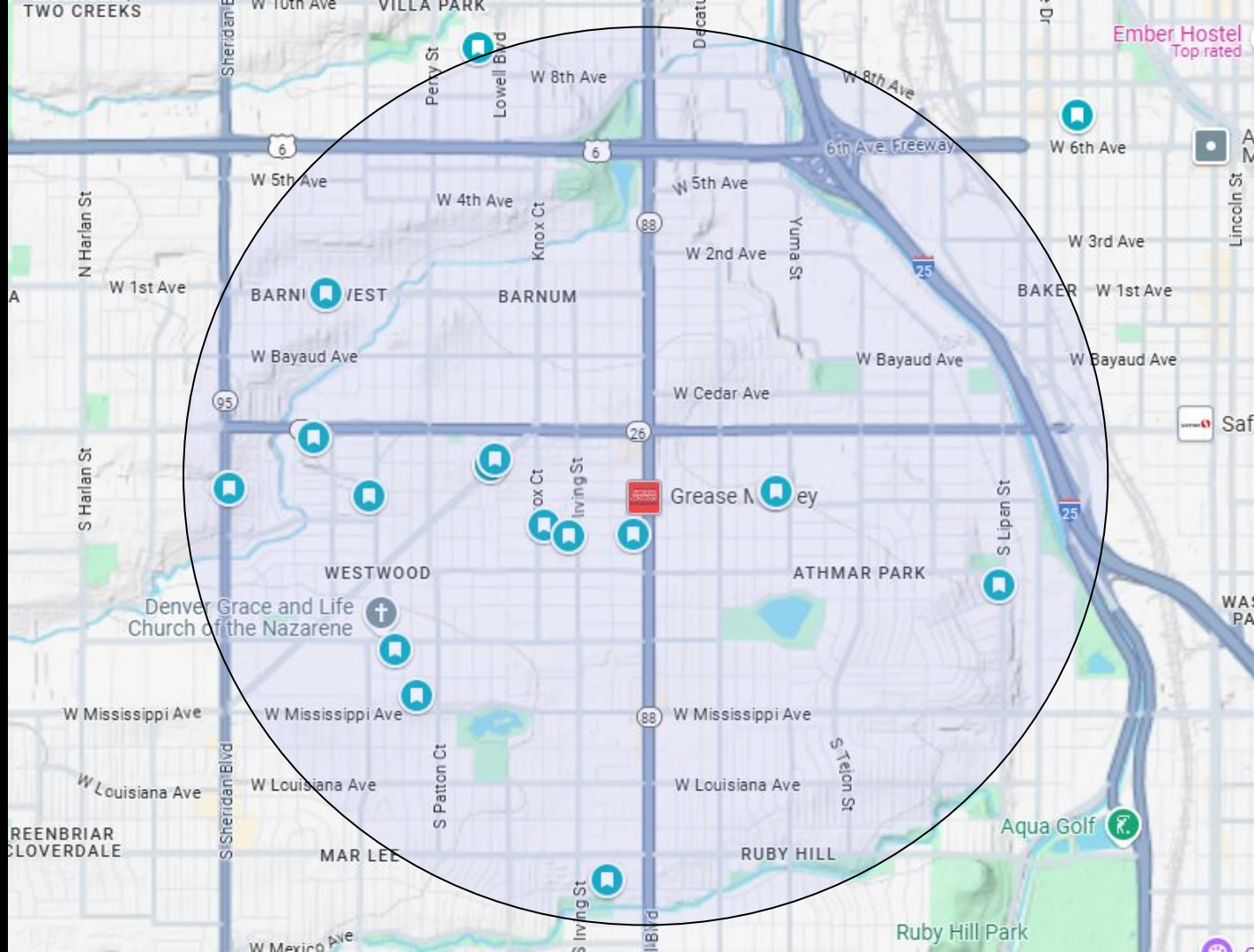
Workforce Focus

2-3BR layouts rent near ~\$2,200 submarket avg

ADU Potential

Alley/deep lots ready for yield-boosting additions

Properties located within 2 mile radius. Excluding 2 properties.





701 Galapago St Denver CO 80204

7 Bedrooms - 4 Bathrooms - 3,198 Sq Ft - Built 1886

First Floor Unit
3 Bedrooms
2 Bathroom

Rent \$2,150

Steady Tenant
(3+ years)

Remodeled 2022
Floors
Kitchen & Appliances
Bathrooms
Outdoor Paint & Siding
Windows
Roof

Immediate Repairs

None - \$00.00



701 Galapago St Denver CO 80204

7 Bedrooms - 4 Bathrooms - 3,198 Sq Ft - Built 1886

Rent \$2,000

New Boiler &
Furnace 2025

Upstairs Unit
2 Bedrooms
1 Bathroom

Steady Tenant
(3+ years)

Immediate Repairs
None - \$00.00



701 Galapago St Denver CO 80204

7 Bedrooms - 4 Bathrooms - 3,198 Sq Ft - Built 1886

Rent \$1,700

Basement Unit
2 Bedrooms
1 Bathroom

New Boiler 2025

Immediate Repairs
None - \$00.00



3073 W Center Ave Unit C Denver CO 80219

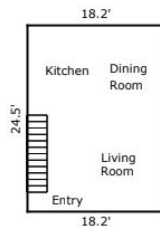
2 Bedrooms - 2 Bathrooms - 1,338 Sq Ft - Built 1980

Rent \$2,700

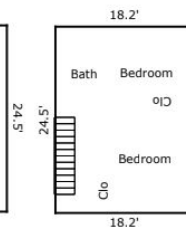
Immediate Repairs

None - \$00.00

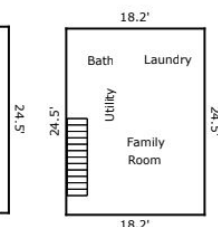
Remodeled 2025
Kitchen & Appliances
Floors
Indoor & Outdoor Paint
New Boiler 2023



First Floor
[445.9 Sq ft]



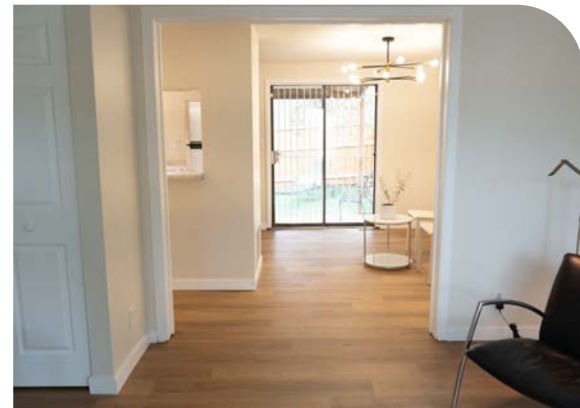
Second Floor
[445.9 Sq ft]



Basement
[445.9 Sq ft]

3073 W Center Ave Unit C Denver CO 80219

2 Bedrooms - 2 Bathrooms - 1,338 Sq Ft - Built 1980





909 Meade St Denver CO 80204

3 Bedrooms – 1 Bathroom – 1,087 Sq Ft – Built 1953



Rent \$2,500

Immediate Repairs

None – \$00.00

Remodeled 2025

Kitchen & Appliances

Paint

New Boiler

New Laminate Floor 2022

New Siding 2022

Value Add

New Fence \$5,000

Paved Driveway \$3,000

–

Total \$8,000



909 Meade St Denver CO 80204

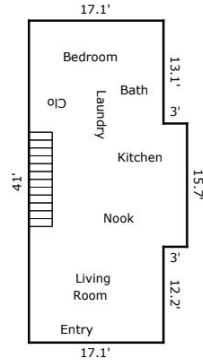
3 Bedrooms - 1 Bathroom - 1,087 Sq Ft - Built 1953



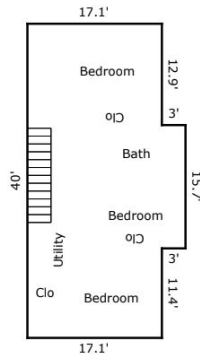


4580 W Alameda Ave Denver CO 80219

4 Bedrooms - 2 Bathrooms - 1,479 Sq Ft - Built 2005



First Floor
[748.2 Sq ft]



Basement
[731.1 Sq ft]

Rent \$2,850

Immediate Repairs

None - \$00.00

Value Add

Outdoor Cosmetic \$5,000

Refinish Kitchen \$7,000

New Fixtures \$1,000

Total ~ \$13,000



4582 W Alameda Ave Denver CO 80219

4 Bedrooms - 2 Bathrooms - 1,479 Sq Ft - Built 2005

Rent \$3,200

Immediate Repairs

None - \$00.00

Value Add

Outdoor Cosmetic \$5,000

Refinish Kitchen \$7,000

New Fixtures \$1,000

Total ~ \$13,000

711 S Lipan St Denver CO 80223

3 Bedrooms - 2 Bathroom - 1,083 Sq Ft - Built 1956

Rent \$2,700

Indoor Paint 2025
Outdoor Paint 2022
Laminate Floor 2022

Value Add

*ADU Potential

Bathrooms \$7,000

Immediate Repairs

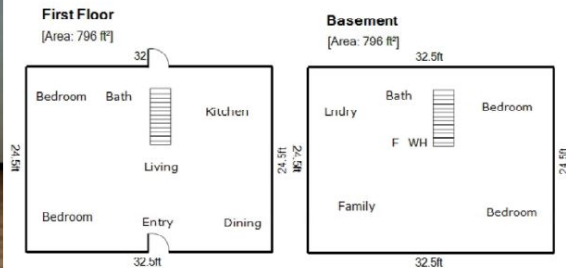
None - \$00.00



3 Bedrooms - 2 Bathroom - 1,083 Sq Ft - Built 1956

3 Bedrooms - 2 Bathroom - 1,083 Sq Ft - Built 1956





460 S Alcott St Denver CO 80219

4 Bedrooms - 2 Bathrooms - 1,592 Sq Ft - Built 1954

Rent \$3,100

New Kitchen 2024
New Boiler 2023

Immediate Repairs
Grading \$4,500

Value Add

*ADU Potential

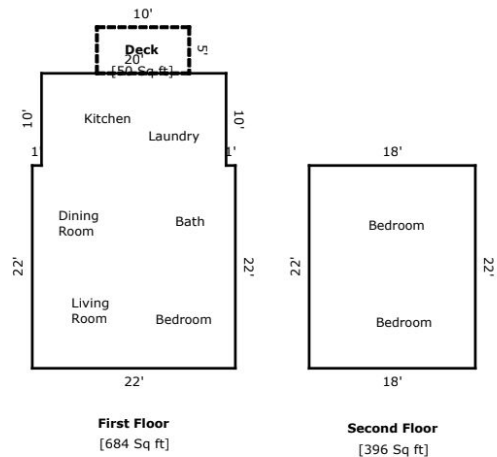
Outdoor Cosmetic \$5,000
Remodel Bathrooms \$10,000
New Backyard Patio \$7,000
New Fixtures \$2,000
—
Total Cost ~ \$24,000



3333 W Center Ave Denver CO 80219

2 Bedrooms - 1 Bathrooms - 1,080 Sq Ft - Built 1938

Voucher Tenant



Rent \$2,550

New Carpet 2024
New Laminate Floor 2022

Immediate Repairs
None - \$00.00

Value Add

*ADU Potential

Remodel Bathroom \$5,000

Refinish Kitchen \$2,000

-

Total Cost ~ \$7,000

460 S Sheridan Blvd Denver CO 80226

4 Bedrooms - 2 Bathroom - 1,662 Sq Ft - Built 1954



Rent \$3,350

New Carpet
2023

Immediate Repairs
None - \$00.00

Value Add

New Carport \$5,000

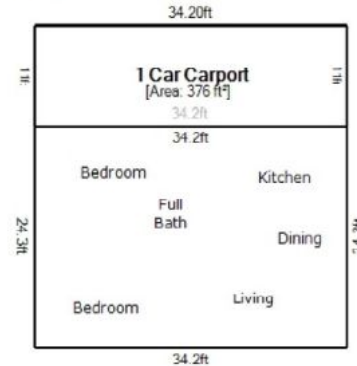
New Metal Fence \$7,000

Update Bathrooms (2) \$15,000

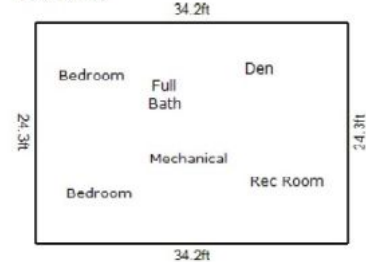
Refinish Hardwood \$5,000

—
Total ~ \$32,000

First Floor [Area: 831 ft²]



Basement [Area: 831 ft²]



501 S Stuart St Denver CO 80219

4 Bedrooms - 2 Bathroom - 1287 Sq Ft - Built 1948

Long term tenant
(15+ years)

Rent \$3,700

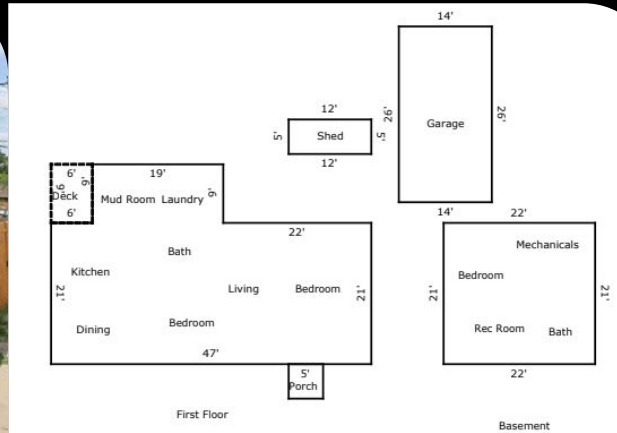
New Wood Fence
2023

Value Add

*ADU Potential

Immediate Repairs

None - \$00.00



4128 W Kentucky Ave Denver CO 80219

Total | 4 Bedrooms - 2 Bathrooms - 1,568 Sq Ft - Built 1958
Unit A | 2 Bedrooms - 1 Bathroom - 781 Sq Ft
Unit B | 2 Bedrooms - 1 Bathroom - 787 Sq Ft
Two Detached Garages - One garage available to Owner



Rent Total \$3,700

Unit A \$1,850

Unit B \$1,850

Value Add

Refinish Hardwood Floors \$12,000

Refinish Kitchens \$20,000

Refinish Bathrooms \$20,000

New Fixtures \$3,000

-

Total Cost ~ \$45,000

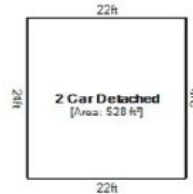
Immediate Repairs

None - \$00.00

Unit 1
First Floor
[Area: 781 ft²]



Unit 2
First Floor
[Area: 787 ft²]



1037 S Perry St Denver CO 80219

3 Bedrooms - 1 Bathroom - 1,116 Sq Ft - Built 1940



Voucher
Long term Tenant
(15+ years)

Rent \$2,600

Immediate Repairs

None - \$00.00

Up - Side

ADU Potential*

Refinish Kitchen \$7,000

Refinish Bathrooms \$10,000

New Fixtures \$3,000

—

Total Cost ~ \$20,000



3601 Morrison Rd Denver CO 80219

Total | 4 Bedrooms - 2 Bathrooms - 2,697 Sq Ft - Built 1934
Unit A | 2 Bedrooms - 1 Bathroom - 945 Sq Ft
Unit B | 2 Bedrooms - 1 Bathroom - 745 Sq Ft
Retail - 1,605 Sq Ft
Garage - 1,005 Sq ft
Yard/ Storage ~ 3,000 Sqft

Rent Total \$9,750

Unit A \$1,850

Unit B \$1,850

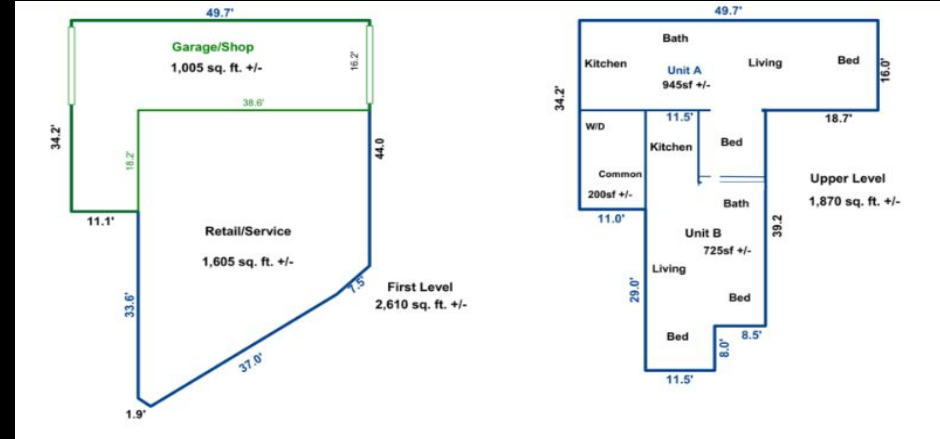
Retail \$2,300

Garage \$2,700

Yard \$1,000

Immediate Repairs

None - \$00.00

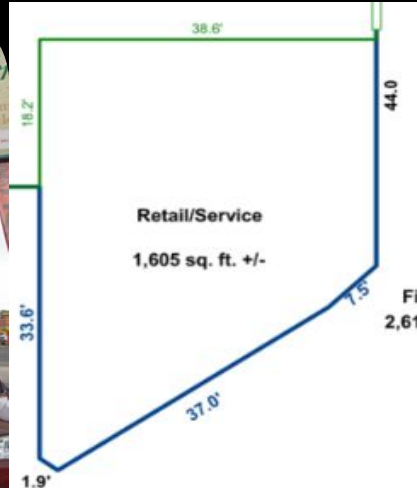


3601 Morrison Rd Retail Unit

Retail – 1,605 Sq Ft

Rent Total
Retail \$2,300

Immediate Repairs
Ceiling Boards \$300



3601 Morrison Rd Garage & Yard

Garage – 1,005 Sq ft
Yard/ Storage ~ 3,000 Sqft

Rent Total \$9,650

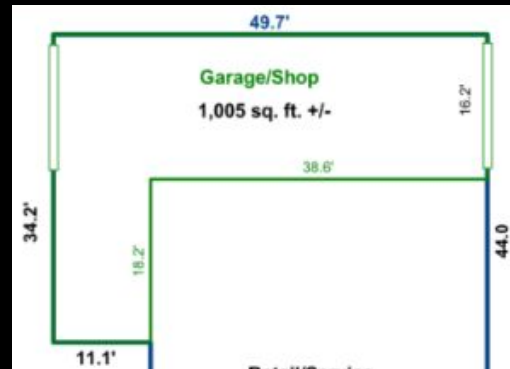
Garage \$2,700

Yard \$1,000

New Garage Door &
Paint 2025

Immediate Repairs

None – \$00.00



3601 Morrison Rd Residential Apartments

Total | 4 Bedrooms - 2 Bathrooms - 2,697 Sq Ft - Built 1934

Unit A | 2 Bedrooms - 1 Bathroom - 945 Sq Ft

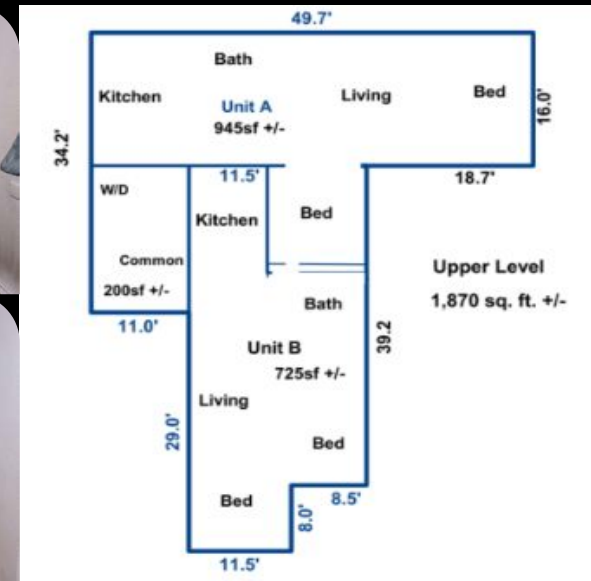
Unit B | 2 Bedrooms - 1 Bathroom - 745 Sq Ft

Rent Total

Unit A \$1,850

Unit B \$1,850

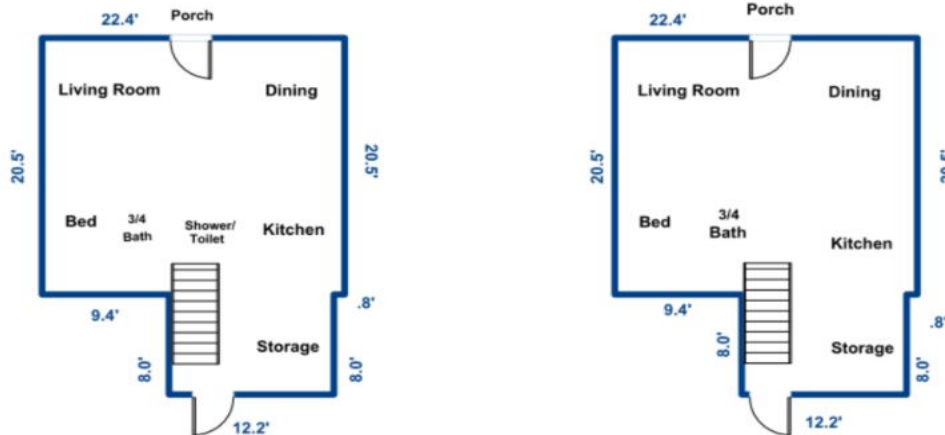
New Electrical Boxes 2025





369 & 371 S Lowell Blvd Denver CO 80219

Total | 4 Bedrooms - 2 Bathrooms - 1,114 Sq Ft - Built 1929



Rent Total \$3,850

369 - \$1,700

371 - \$1,900



369 S Lowell Blvd

Total | 2 Bedrooms - 2 Bathrooms - 557 Sq Ft - Built 1929

Rent

369 - \$1,700

Immediate Repairs

Window \$350

Value Add

Refinish Hardwood \$6,000

Remodel Bathrooms \$5,000

Remodel Kitchen \$6,000

New Fixtures \$1,000

Concrete Driveway \$5,000

—

Total Cost ~ \$23,000



371 S Lowell Blvd

Total | 2 Bedrooms - 1 Bathroom - 557 Sq Ft - Built 1929

Rent

371 - \$1,900

Immediate Repairs

None - \$00.00

Value Add

Refinish Hardwood \$6,000

Remodel Bathrooms \$5,000

Remodel Kitchen \$6,000

New Fixtures \$1,000

Concrete Driveway \$5,000

-

Total Cost ~ \$23,000

3601 Morrison Rd

Development Potential:
Zoning E-MX-3 , UO-1 UO-2
Multi Family, Retail, Drive Through, etc.

Potential Development Plans for three story builds

Option 1 10 townhouses 2,100 sqft

Option 2 12 apartment units 1,200 sqft & Ground Floor Retail



Option 1



Option 2



4641 W 1st Ave Denver CO 80219

3 Bedrooms - 1 Bathroom - 1,083 Sq Ft - Built 1953



Rent \$2,500

New Bathroom
2025

Immediate Repairs
Texture & Painting \$1,500

Value Add

New Electrical Panel \$2,000

New Kitchen \$10,000

Refinish Stucco \$5,000

Refinish Hardwood \$5,000

Total ~ \$22,000

3440 W Custer Pl Denver CO 80219

7 Bedrooms - 2 Bathroom - 2,698 Sq Ft - Built 1967



Rent Total \$4,550
Front \$2,000
Back \$2,550

Immediate Repairs
None - \$00.00

Value Add

*ADU Potential

Refinish Floors (Laminate) \$20,000

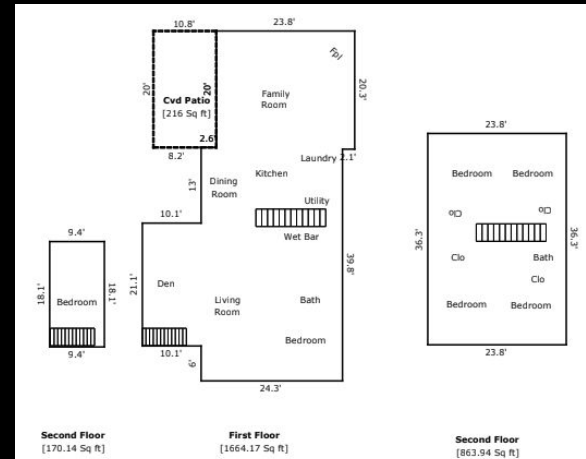
Remodel Bathrooms \$10,000

Remodel Kitchen \$19,000

New Fixtures \$3,000

—

Total Cost ~ \$52,000



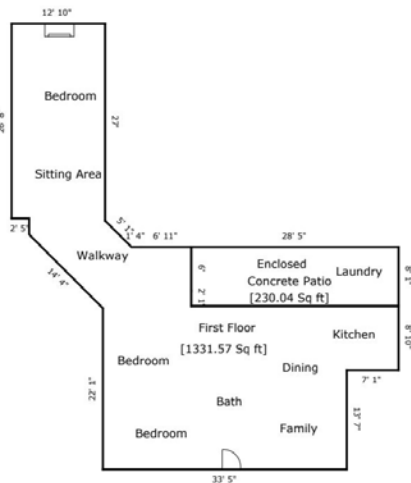
3440 W Custer Pl Denver CO 80219

2.5 Bedrooms - 1 Bathroom - 1,083 Sq Ft - Built 1967 -
Duplex

Rent Front Unit
\$2,000

Immediate Repairs
None - \$00.00





1575 S Hazel Ct
Denver CO 80219

3 Bedrooms - 1 Bathrooms - 1,561 Sq Ft - Built 1955

Rent \$2,200

Immediate Repairs
Gutters \$3,000

Value Add

*ADU Potential

Refinish Hardwood Floors \$7,000

Remodel Bathroom \$7,000

Remodel Kitchen \$10,000

Outdoor – Paint & Gutters \$15,000

New Fixtures \$3,000

New Windows \$25,000

—

Total Cost ~ \$67,000