

# Denver Real Estate Portfolio



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

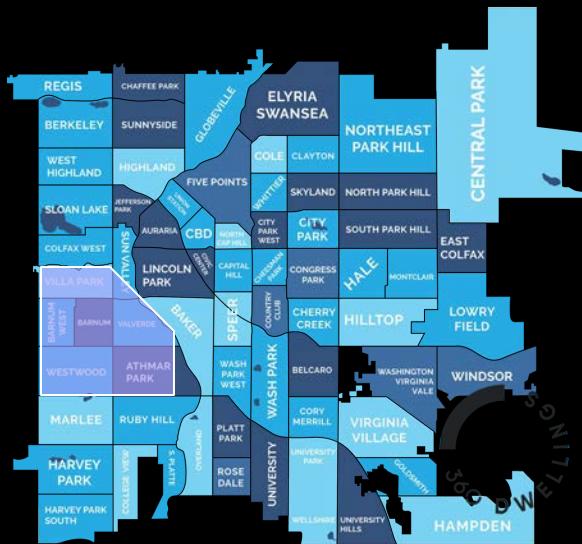
Acquired selectively over the past 18+ years, this portfolio has demonstrated consistent performance as rental housing due to strong location fundamentals, tenant demand, and year over year appreciation. Current ownership and Management, Nikolina Jugovic brings deep local knowledge, a proven vendor network, 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**

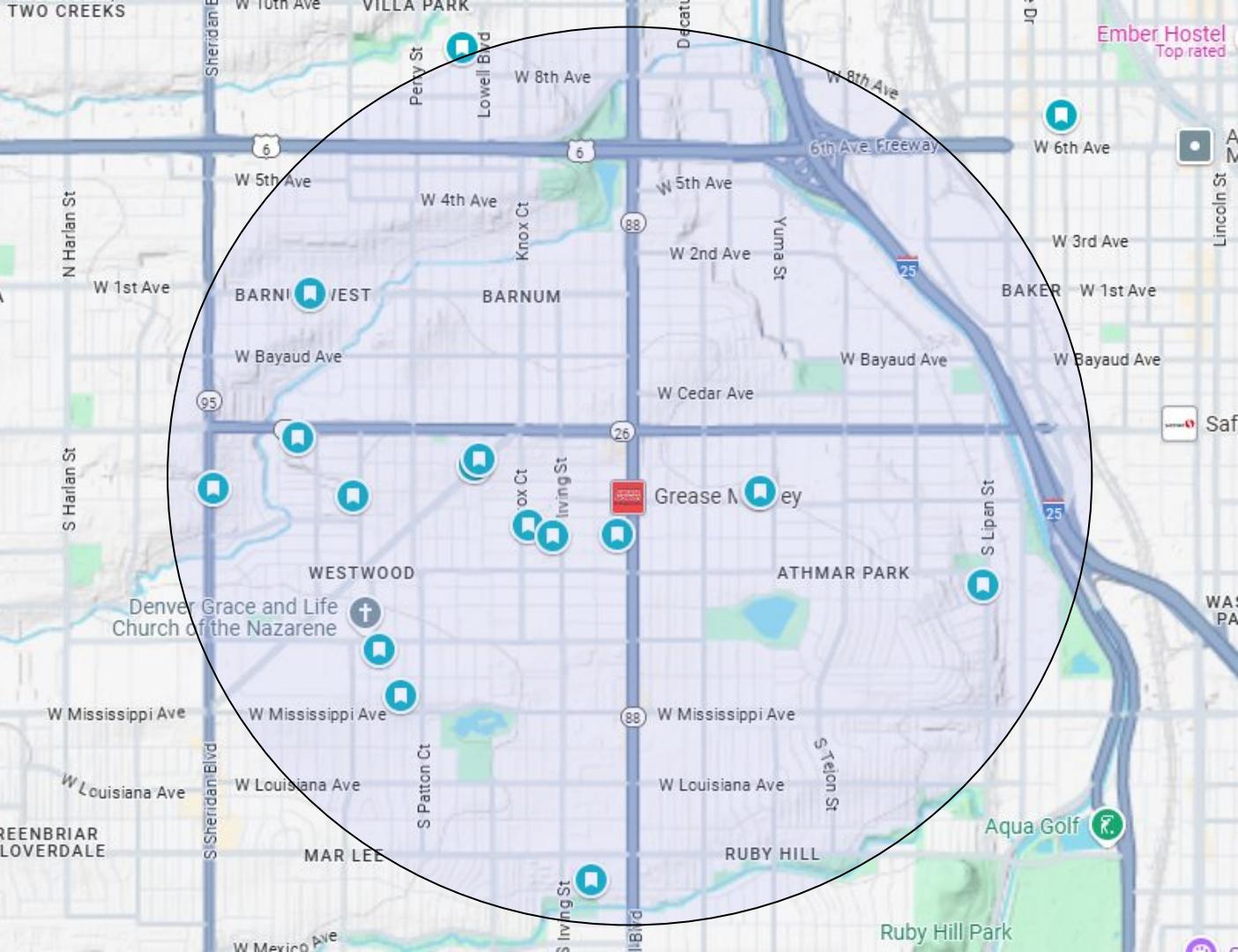
2-3BR layouts rent near ~\$2,200 submarket avg

### **ADU Potential**

Alley/deep lots ready for yield-boosting additions

# Property Map

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 Bathrooms

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

Upstairs Unit  
2 Bedrooms  
1 Bathroom

Steady Tenant  
(3+ years)

New Boiler &  
Furnace 2025

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



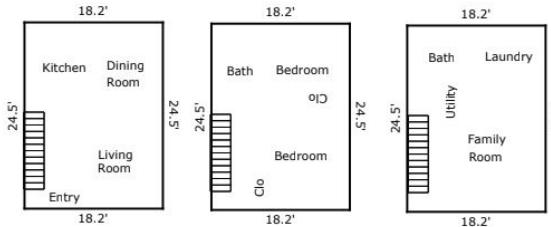
# 3073 W Center Ave Unit C Denver CO 80219

**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



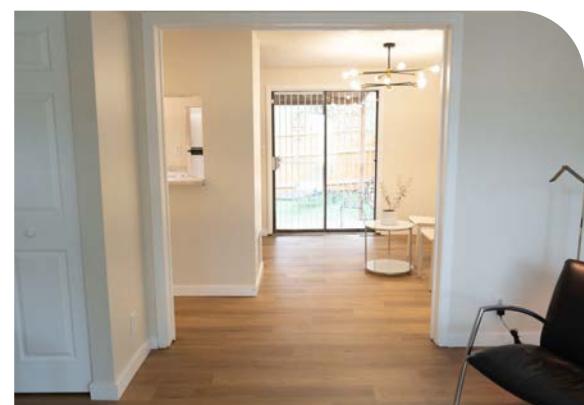
**First Floor**  
[1445.9 Sq ft]

**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

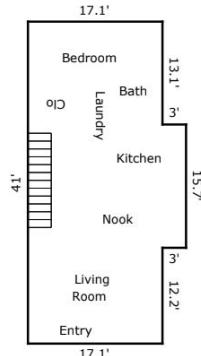
New Fence \$5,000  
Paved Driveway \$3,000  
-  
Total \$8,000



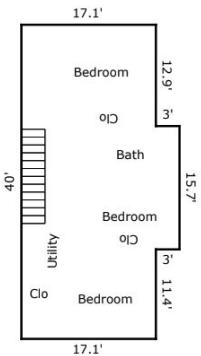
909 Meade St  
Denver CO 80204

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





First Floor  
[748.2 Sq ft]



Basement  
[731.1 Sq ft]

4580 W Alameda Ave  
Denver CO 80219

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

Rent \$2,850

Immediate Repairs  
None - \$00.00

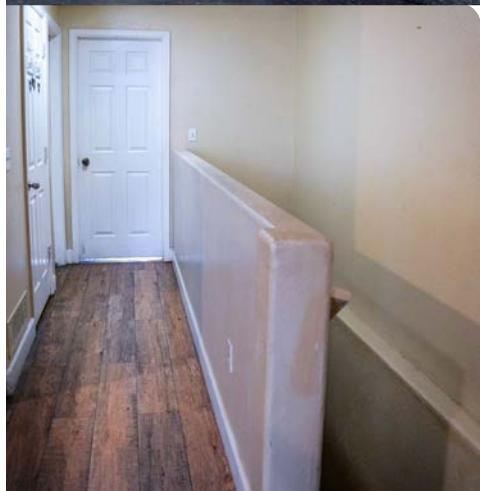
Value Add

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

Value Add

\*ADU Potential

Bathrooms \$7,000

Indoor Paint 2025  
Outdoor Paint 2022  
Laminate Floor 2022

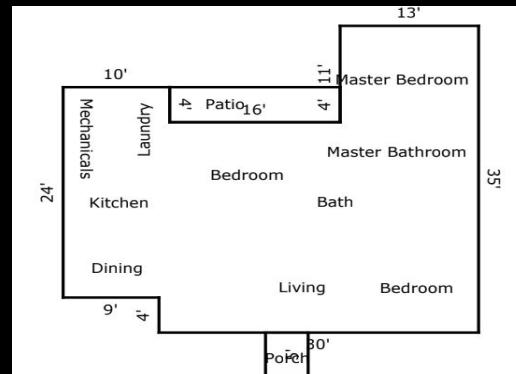
Immediate Repairs

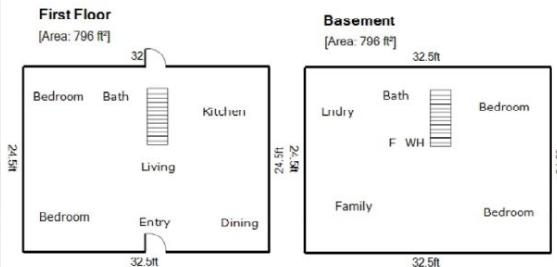
None - \$00.00



711 S Lipan St Denver CO 80223

**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

Value Add

\*ADU Potential

Outdoor Cosmetic \$5,000

Remodel Bathrooms \$10,000

New Backyard Patio \$7,000

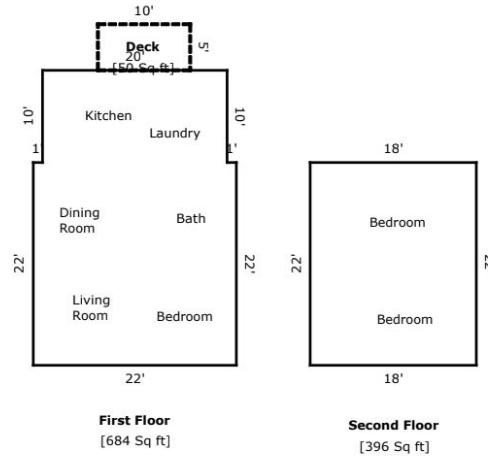
New Fixtures \$2,000

-

Total Cost ~ \$24,000

New Kitchen 2024  
New Boiler 2023

Immediate Repairs  
Grading \$4,500



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

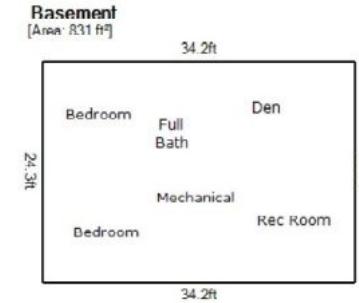
New Carport \$5,000

### New Metal Fence \$7,000

### Update Bathrooms (2) \$15,000

Refinish Hardwood \$5,000

Total ~ \$32,000



# 501 S Stuart St Denver CO 80219

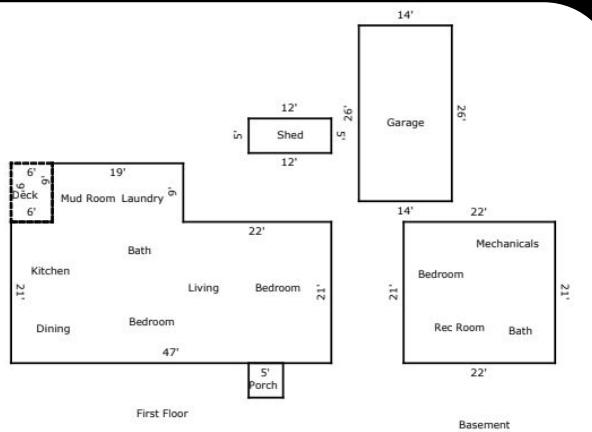
4 Bedrooms - 2 Bathroom - 1287 Sq Ft - Built 1948

Long term tenant  
(15+ years)

Rent \$3,700

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

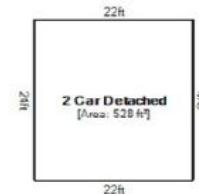
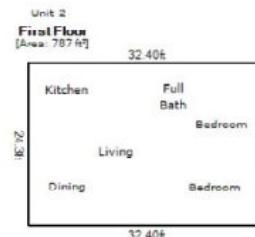
New Fixtures \$3,000

-

Total Cost ~ \$45,000

## Immediate Repairs

None - \$00.00



# 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

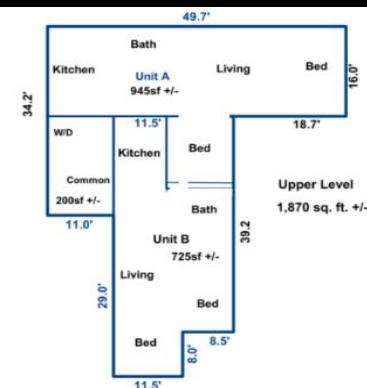
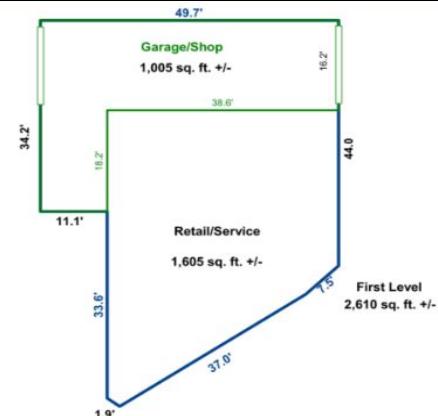
Retail \$2,300

Garage \$2,700

Yard \$1,000

Immediate Repairs

None - \$00.00

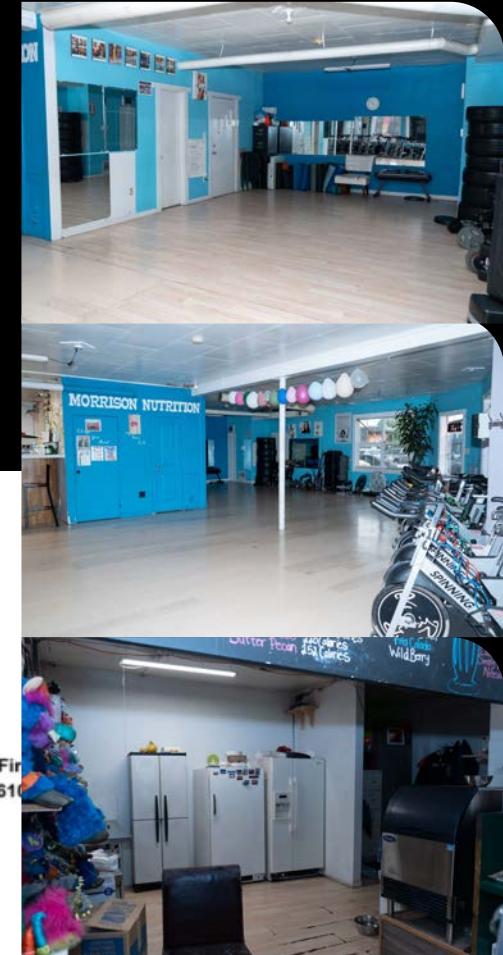
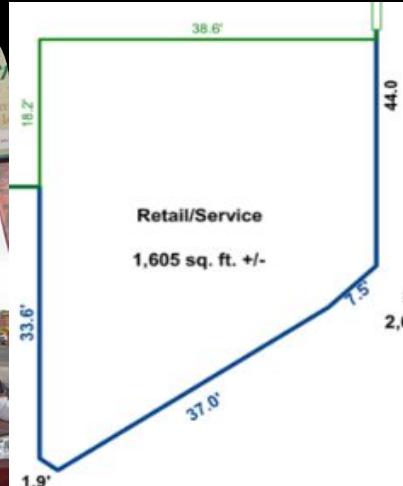


# 3601 Morrison Rd Retail Unit

Retail - 1,605 Sq Ft

Rent Total  
Retail \$2,300

Immediate Repairs  
Ceiling Boards \$300



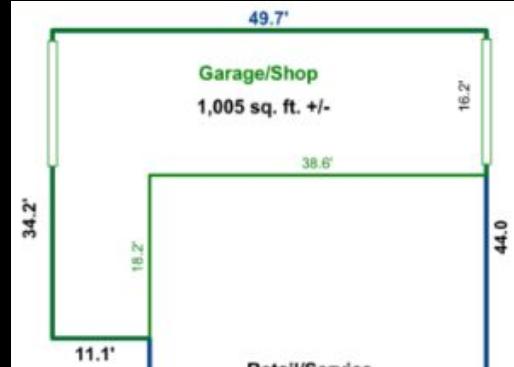
# 3601 Morrison Rd Garage & Yard

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

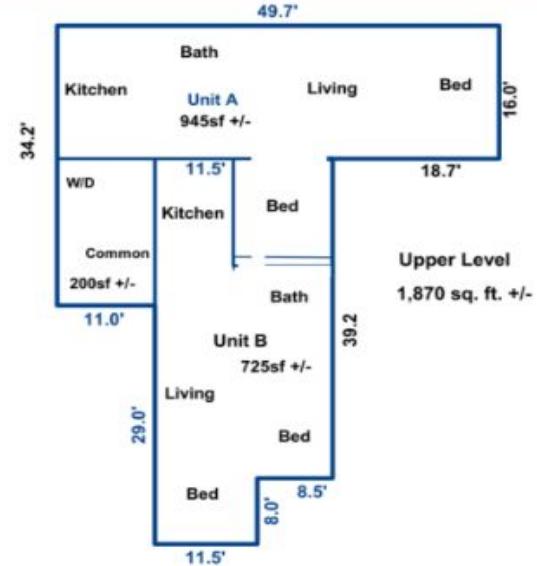
**Total | 4 Bedrooms - 2 Bathrooms - 2,697 Sq Ft - Built 1934**

**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

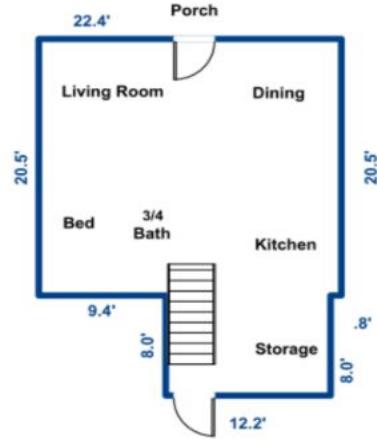
## New Electrical Boxes 2025





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





# 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

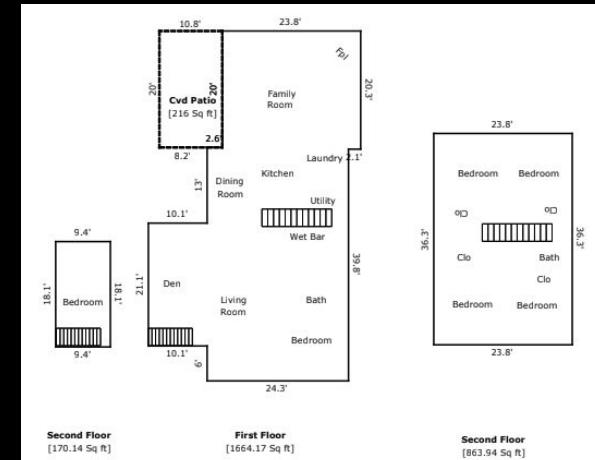


Rent Total \$4,550  
Front \$2,000  
Back \$2,550

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

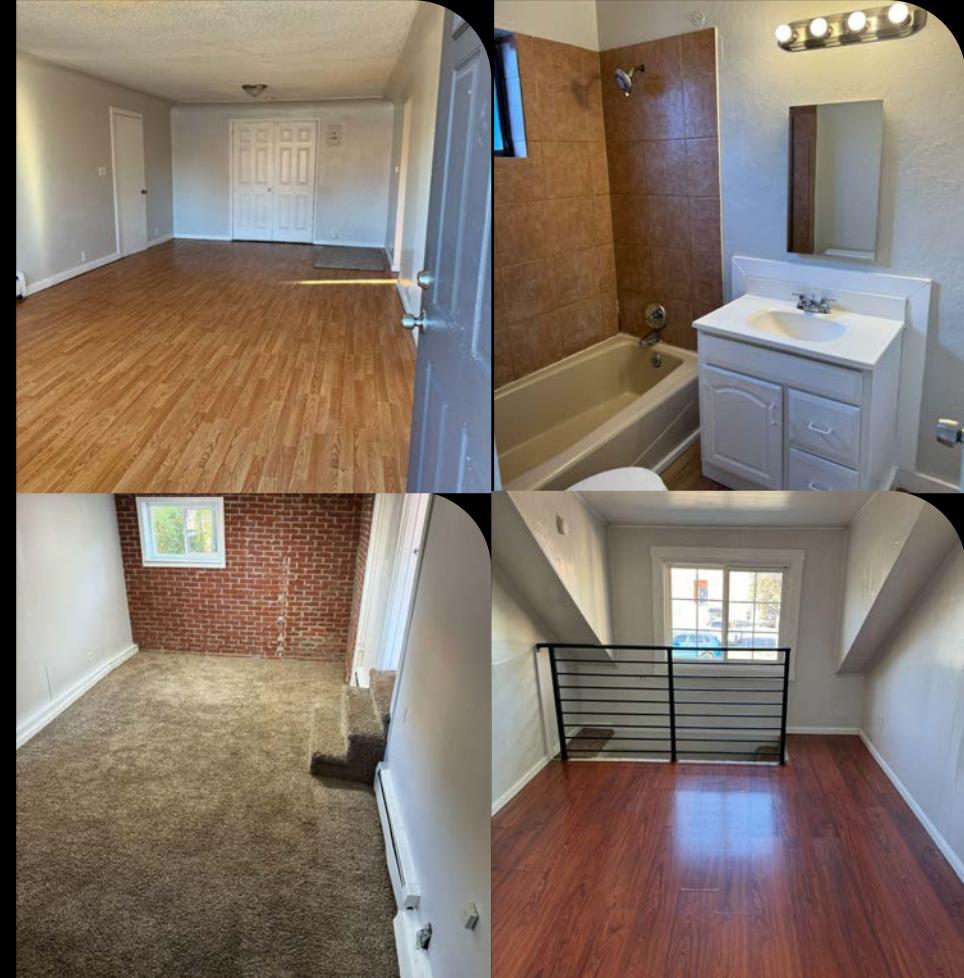


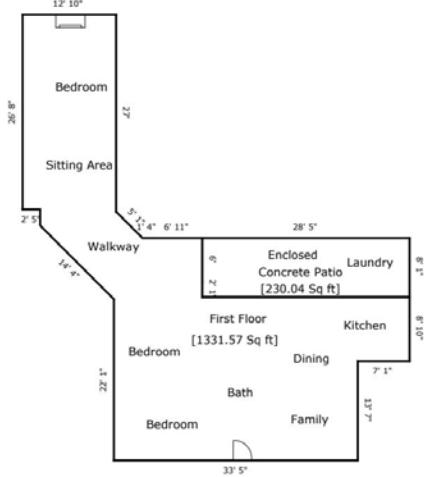
# 3440 W Custer Pl Denver CO 80219

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**

### 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

Rent \$2,200

Immediate Repairs

Gutters \$3,000

Total Cost ~ \$67,000