



818 - 820 E 20th & 1960 N Clarkson St | Denver, CO

Price: \$1,975,000


BROCKMAN
GROUP



BROCKMAN GROUP

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PROPERTY DETAILS

Price	\$1,975,000
Price per SqFt	\$352
Lease Term	One Year Leases
Property Type	Investment or Owner User
Current NOI	\$118,931
Market NOI	\$142,774 (\$25/SF NNN)
Current CAP	6.02%
Market CAP	7.23%
Renovated	2025



- Completely Renovated Office or Retail Property
- Three Separate Properties allows for Single or Multiple Tenants
- Short-Term Leases provides great Owner User Opportunity
- Desirable Midtown Location
- Immediately adjacent to Grocery Anchored Shopping Center
- Next to two major Hospitals and Kaiser Permanente Campus

PROPERTY SUMMARY

Investment Highlights

Address	1960 N Clarkson St Denver, CO 80218
Property Type	Office/Retail
Year Built	1881
Building Size	2,234 SF
Lot Size	5,570 SF
Zoning	PUD



Address	818 E 20 th Ave Denver, CO 80218
Property Type	Office/Retail
Year Built	1967
Building Size	1,989 SF
Lot Size	2,989 SF
Zoning	PUD



Address	820 E 20 th Ave Denver, CO 80218
Property Type	Office/Retail
Year Built	1906
Building Size	1,380 SF
Lot Size	2,119 SF
Zoning	PUD

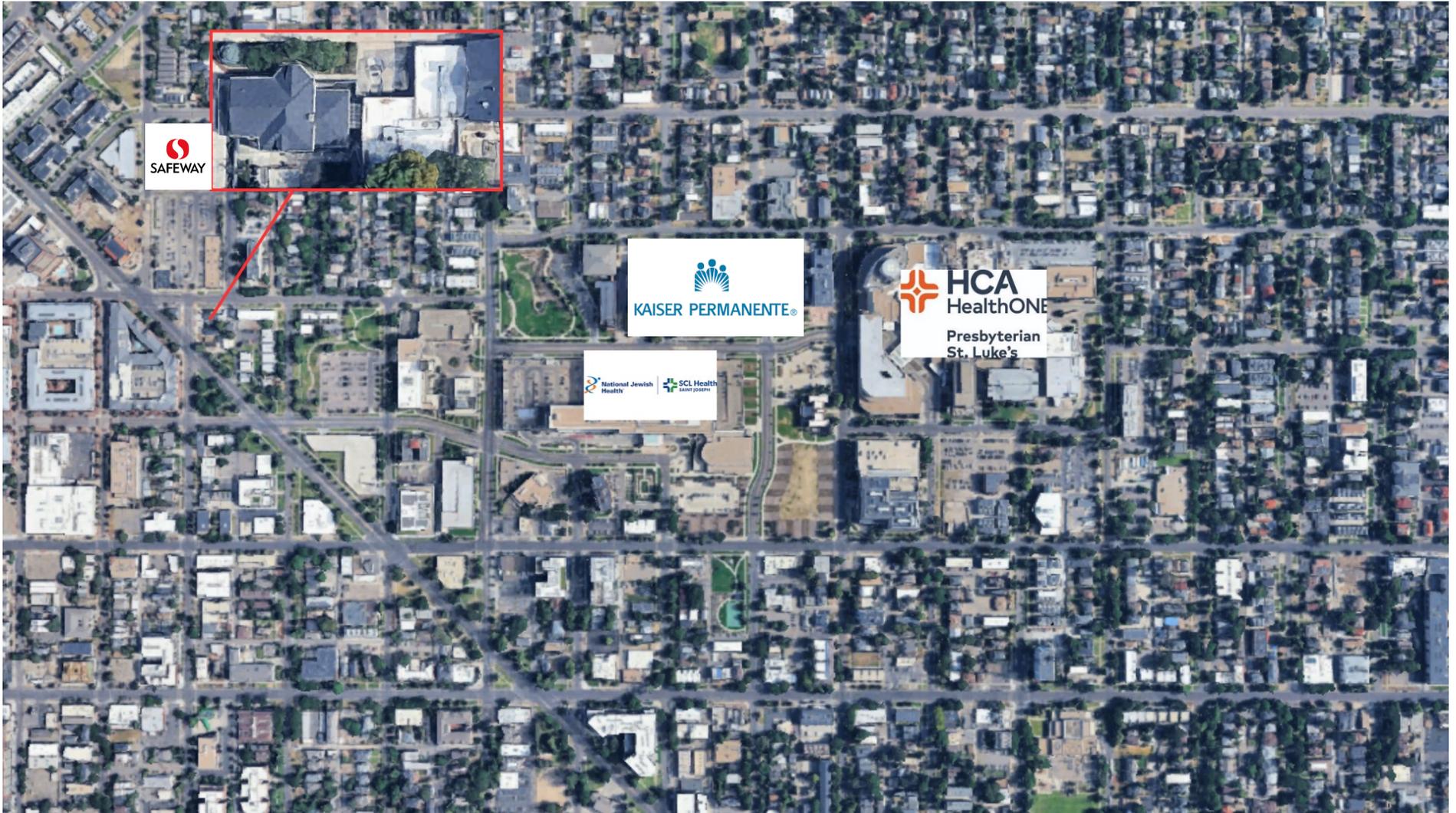


UNDERWRITING

As-Is		
Tenant	\$/SF	Annual Rent
1960 Clarkson St	\$15.26	\$34,092
818 E 20th Ave	\$41.07	\$81,696
820 E 20th Ave	\$23.75	\$32,772
Gross Rental Income	\$26.51	\$148,560
Vacancy & Collection Loss (0.00%)	\$0.00	\$0
Effective Rental Income	\$26.51	\$148,560
Expense Reimbursement	\$/SF	Annual
Property Tax	\$0.00	\$0
Insurance	\$0.00	\$0
Gas/Electric	\$0.89	\$5,000
Water/Sewer	\$0.45	\$2,500
Trash	\$0.43	\$2,400
Snow Removal	\$0.00	\$0
Landscaping	\$0.00	\$0
Total Expense Reimbursement	\$1.77	\$9,900
Gross Operating Income	\$28.28	\$158,460
Expenses	\$/SF	Annual
Property Tax	\$3.40	\$19,026
Insurance	\$1.00	\$5,603
Gas/Electric	\$0.89	\$5,000
Water/Sewer	\$0.45	\$2,500
Trash	\$0.43	\$2,400
Snow Removal	\$0.45	\$2,500
Landscaping	\$0.45	\$2,500
Total Expenses	\$7.05	\$39,529
Net Operating Income		\$118,931

Proforma		
Tenant	\$/SF	Annual Rent
1960 Clarkson St	\$25.00	\$34,092
818 E 20th Ave	\$25.00	\$81,696
820 E 20th Ave	\$25.00	\$34,500
Gross Rental Income	\$26.82	\$150,288
Vacancy & Collection Loss (5.00%)	\$1.34	\$7,514
Effective Rental Income	\$25.48	\$142,774
Expense Reimbursement	\$/SF	Annual
Property Tax	\$3.40	\$19,026
Insurance	\$1.02	\$5,715
Gas/Electric	\$0.91	\$5,100
Water/Sewer	\$0.46	\$2,550
Trash	\$0.44	\$2,448
Snow Removal	\$0.46	\$2,550
Landscaping	\$0.46	\$2,550
Total Expense Reimbursement	\$7.13	\$39,939
Gross Operating Income	\$32.61	\$182,713
Expenses	\$/SF	Annual
Property Tax	\$3.40	\$19,026
Insurance	\$1.02	\$5,715
Gas/Electric	\$0.91	\$5,100
Water/Sewer	\$0.46	\$2,550
Trash	\$0.44	\$2,448
Snow Removal	\$0.46	\$2,550
Landscaping	\$0.46	\$2,550
Total Expenses	\$7.13	\$39,939
Net Operating Income		\$142,774

LOCATION SUMMARY



1960 N CLARKSON PROPERTY PHOTOS



818 E 20TH PROPERTY PHOTOS



820 E 20TH PROPERTY PHOTOS



DISCLOSURE

This confidential Offering Memorandum has been prepared by Brockman Group LLC 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. Brockman Group LLC recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property herein 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 Brockman Group LLC.

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This Offering Memorandum and the 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 the Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, 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 Brockman Group LLC. 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 Brockman Group LLC at your earliest convenience.



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