

6 UNIT APARTMENT OFFERING

2300 N WILLIAMS ST. DENVER, CO 80205



URL
LISTING

FOR SALE: \$1,494,000

5.03-7.03% CAP RATE | BUILDING-WELL MAINTAINED



TOUR
VIDEO

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2300 N WILLIAMS ST.

Six-Unit Apartment Building

Timeless brick architecture anchors this six-unit apartment building in Denver's Whittier neighborhood. Built in 1907, the property features classic design details - stately columns, detailed cornices, and a balanced façade shaded by mature trees. Each residence offers hardwood and tile flooring, large windows, and efficient layouts. Units are a mix of one-bedroom/one-bath and two-bedroom/one-bath, each separately metered for gas and electric, simplifying management.

The building is well maintained with a roof replaced in 2017 and gutters added in 2021. A low-maintenance, zero-scape yard keeps upkeep simple while maintaining curb appeal. Tenants enjoy proximity to City Park, downtown Denver, hospitals, shopping, and major commuter routes.

Recently appraised at \$1,494,000, this property presents an opportunity to purchase below appraised value while owning a stable, income-producing asset in a sought-after location. The combination of historical character, strong tenant base, and solid infrastructure make it a compelling long-term investment.

Schedule a private tour with your agent today.

Jeff Hahl (303) 718-4969

PROPERTY SUMMARY

6

TOTAL UNITS

1907

YEAR BUILT

8BD / 6BA

UNITS

4,722 SF

BUILDING SIZE

OFFERING PRICE

\$1,450,000

PRICE/UNIT

\$241,667

LOT SIZE

4,122 SQ FT

CAP RATE

5.03-7.03%

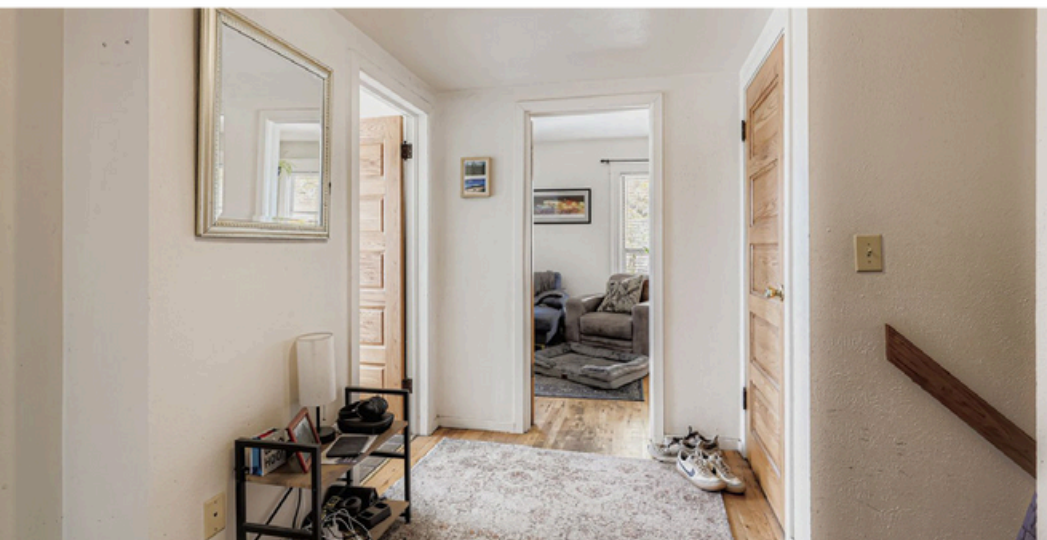


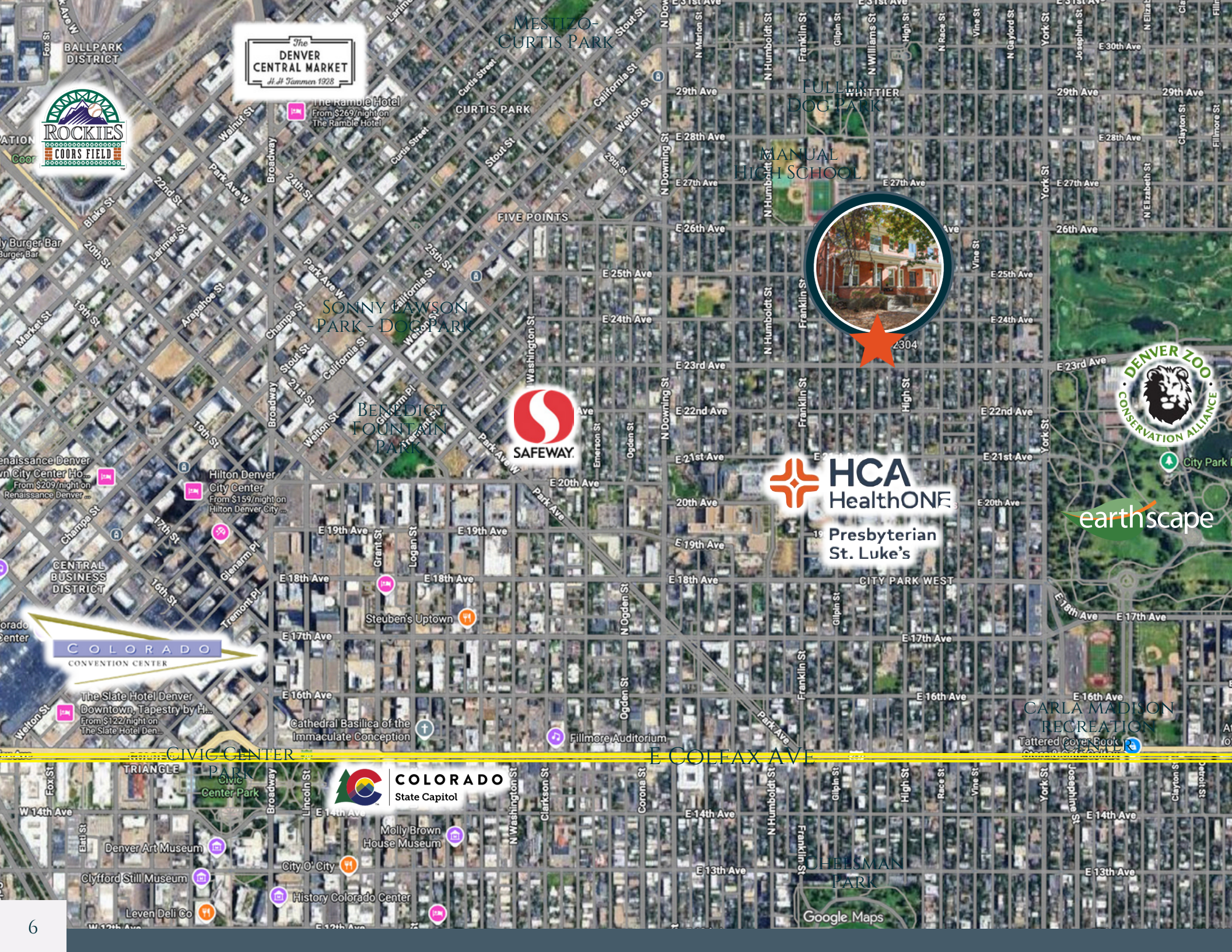
2300 N WILLIAMS ST

Prime central location near Downtown Denver, hospitals, restaurants, grocery stores, and major commuter routes









The DENVER
CENTRAL MARKET
At Tammen 1928



The Ramble Hotel
From \$269/night on
The Ramble Hotel

SONNY LAWSON
PARK - DOG PARK

BENEDICT
FOUNTAIN
PARK



Presbyterian
St. Luke's



earthscape

CARLA MADISON
RECREATION

COLORADO
State Capitol



Income Unit	Unit Mix	Unit Sq. Ft.	Current Income	Proforma Income	Year 2 Income	Year 3 Income
2300 Unit 1	1bd, 1ba	680	\$1,250	\$1,550	\$1,650	\$1,750
2300 Unit 2	2bd, 1ba	800	\$1,425	\$1,750	\$1,850	\$1,950
2300 Unit 3	2bd, 1ba	800	\$1,550	\$1,750	\$1,850	\$1,950
2304 Unit 4	1bd, 1ba	680	\$1,400	\$1,550	\$1,650	\$1,750
2304 Unit 5	1bd, 1ba	680	\$1,250	\$1,550	\$1,650	\$1,750
2304 Unit 6	1bd, 1ba	680	\$1,250	\$1,550	\$1,650	\$1,750
Additional Income (Laundry, Parking, etc)				\$150	\$200	\$250
Monthly Total			\$8,125	\$9,850	\$10,500	\$11,150
Vacancy			0%	3%	3%	3%
Annual Income			\$97,500	\$114,654	\$122,220	\$129,786

Expenses (Approximate)					
Unit	Current	Proforma	Year 2	Year 3	Notes: Tenant pay Gas, Electricity, and Internet
Utilities	\$3,151	\$3,214	\$3,279	\$3,344	
Property Taxes	\$5,692	\$5,806	\$5,922	\$6,040	
Maintenance	\$5,000	\$5,100	\$5,202	\$5,306	
Property Insurance	\$3,848	\$3,925	\$4,003	\$4,084	
Property Management (7%)	\$6,825	\$8,026	\$8,555	\$9,085	
Annual Expense	\$24,516	\$26,071	\$26,962	\$27,859	
Average Monthly	\$2,043.04	\$2,172.59	\$2,246.80	\$2,321.61	
Net Opp Income	\$72,984	\$88,583	\$95,258	\$101,927	
List Price/Value **	\$1,450,000	\$1,493,500	\$1,538,305	\$1,584,454	
Cap Rate	Current	Proforma	Year 2	Year 3	
	5.03%	6.11%	6.57%	7.03%	
Value on Cap Rate	5.50%	1,610,599	1,731,972	1,853,213	

	Current	Proforma	Year 2	Year 3
Purchase Price	\$1,450,000			
Down Payment %	40%			
Down Payment Amount	\$580,000			
Loan Amount	\$870,000			
Annual Interest Rate	5.83%			
PI Payments	(\$5,121)			
Net Operating Income	\$72,984	\$88,583	\$95,258	\$101,927
Annual Debt Service	(\$61,457)	(\$61,457)	(\$61,457)	(\$61,457)
Annual Cash Flow	\$11,527	\$27,126	\$33,802	\$40,470
Annual Cash on Cash Return	1.99%	4.68%	5.83%	6.98%
Yr 1 Principal Reduction	\$11,338	\$11,338	\$11,999	\$12,699
Total Return	3.94%	6.63%	7.90%	9.17%
Total Return on Investment (Inc Appreciation)		14%	30%	47%
Expense Assume:	2% annual increase			
Appreciation Assume:	3% annual increase			

DENVER, CO

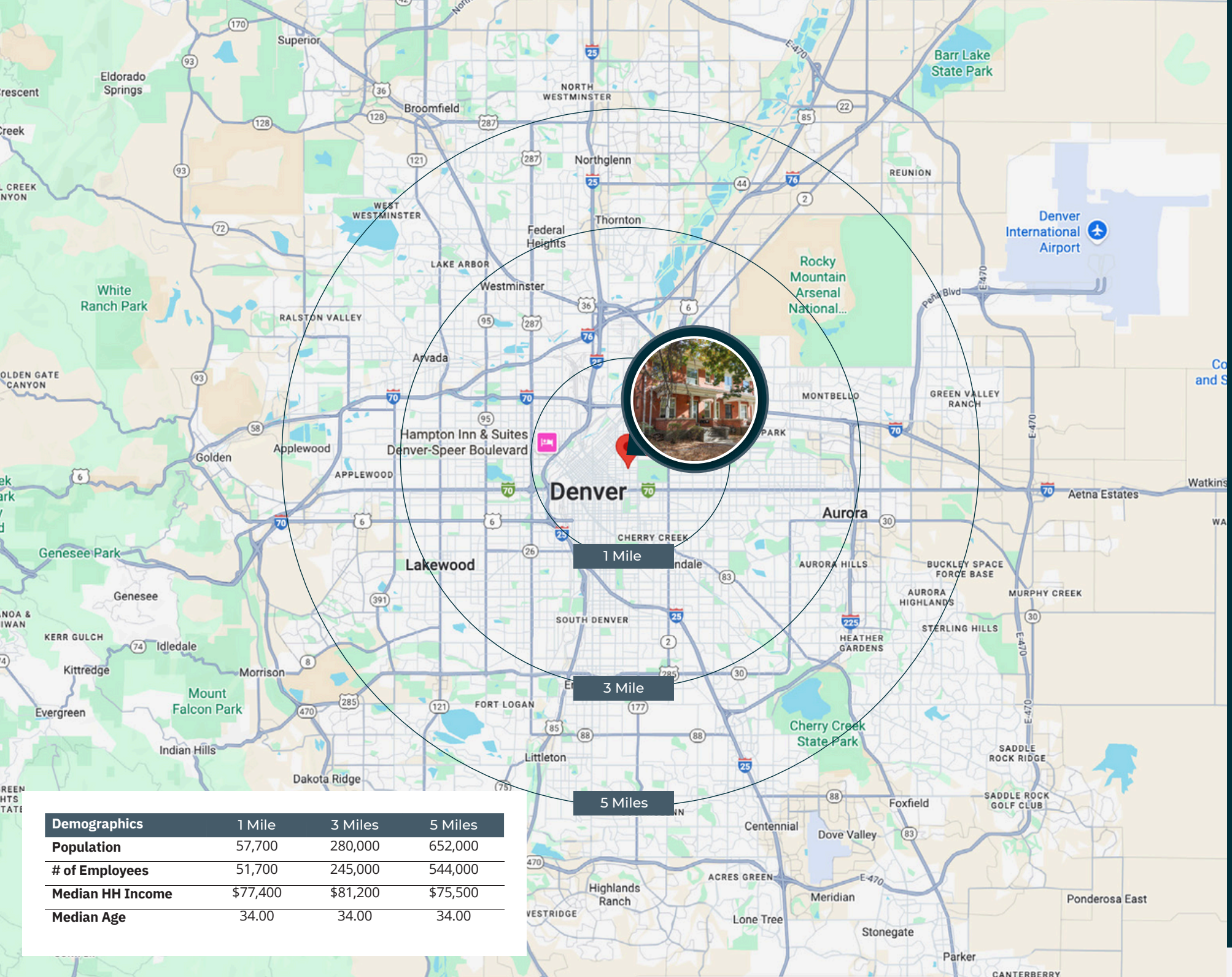
Market Overview

Denver Colorado, the “Mile High City,” is a dynamic urban center perched a mile above sea level, flanked by the scenic Rocky Mountains. Its modern skyline, dotted with high-rises, mirrors its economic progress, particularly in booming sectors like technology, telecommunications, energy, and a burgeoning aerospace industry. The city’s sunny, semiarid climate appeals to outdoor enthusiasts, complementing its urban charm.



Culturally vibrant, Denver boasts landmarks like the Denver Art Museum and the Museum of Nature and Science, reflecting its dedication to both Western heritage and contemporary innovation. The city’s arts district teems with galleries and performance spaces, showcasing local and international talent. The Red Rocks Amphitheatre, set amidst natural geological wonders, epitomizes its thriving music and performing arts scene, attracting global acts and audiences. In addition, the city hosts numerous festivals and events throughout the year, celebrating everything from film to food, further enriching its cultural tapestry. Denver’s economy benefits from this educational and innovative spirit, with environmental initiatives and sustainable urban development further driving economic growth. The city’s diverse culinary landscape, from street food to gourmet dining, and a celebrated craft beer culture, alongside a lively nightlife with bars, clubs, and music venues, makes Denver an inviting and economically vibrant destination for both residents and tourists. This economic dynamism is also reflected in the city’s burgeoning startup scene and tech industry, attracting entrepreneurs and investors alike. Additionally, Denver’s strategic location as a transportation hub contributes significantly to its commercial and logistical sectors, bolstering the overall economic health of the region.





Demographics	1 Mile	3 Miles	5 Miles
Population	57,700	280,000	652,000
# of Employees	51,700	245,000	544,000
Median HH Income	\$77,400	\$81,200	\$75,500
Median Age	34.00	34.00	34.00

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