

OFFERING MEMORANDUM

PRICE REDUCED



INVESTMENT ADVISORS



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NORTHPEAK[®]
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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	848-852 S Logan St. Denver, CO 80209
Price	\$1,200,000
# of Units	4
Building Size	3,358 SF
Lot Size	8,356 SF
Year Built	1924
Roof	Pitched
Building Type	Brick
Heat	Electric/Boiler
Zoning	U-SU-B2
Parking	2 Car Garage (485 SF)

PROPERTY HIGHLIGHTS

- Fully renovated units
- West Washington Park location
- Updated HVAC
- Updated landscaping
- Large, 8,356 SF lot
- Ideal property for AirBnB or Owner Occupants

NorthPeak Commercial Real Estate Advisors is pleased to offer **848-852 S Logan St.**, a stunning, renovated, four-unit property in Denver's popular West Washington Park Neighborhood.

848-852 S Logan St. has been renovated from top to bottom and offers renters a truly premier living space. Upstairs units are both 2bd/1ba, with spacious bedrooms, updated kitchens, renovated bathrooms with bright skylights for natural light and window A/C units. Downstairs offers 1bd/1ba units that are cool, comfortable, and rent well. Both sides feature washer/dryer, access to private backyards and each side even has private garage parking in addition to off street parking.

Situated on an oversize, 8,356 SF lot, this property is just blocks from Washington Park while also being walking distance to bars, restaurants, Whole Foods and neighborhood coffee shops tucked all around. Tenants can access I-25 only moments after leaving the property, but they also enjoy a quiet home in a leafy neighborhood often regarded as one of Denver's best places to live.

Offered at \$1,200,000, this is a compelling opportunity for owner occupants, AirBnB operators, or investors simply looking for a well-located rental property in an A+ location.





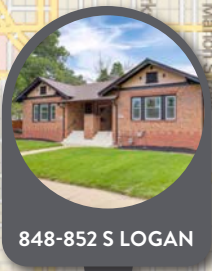
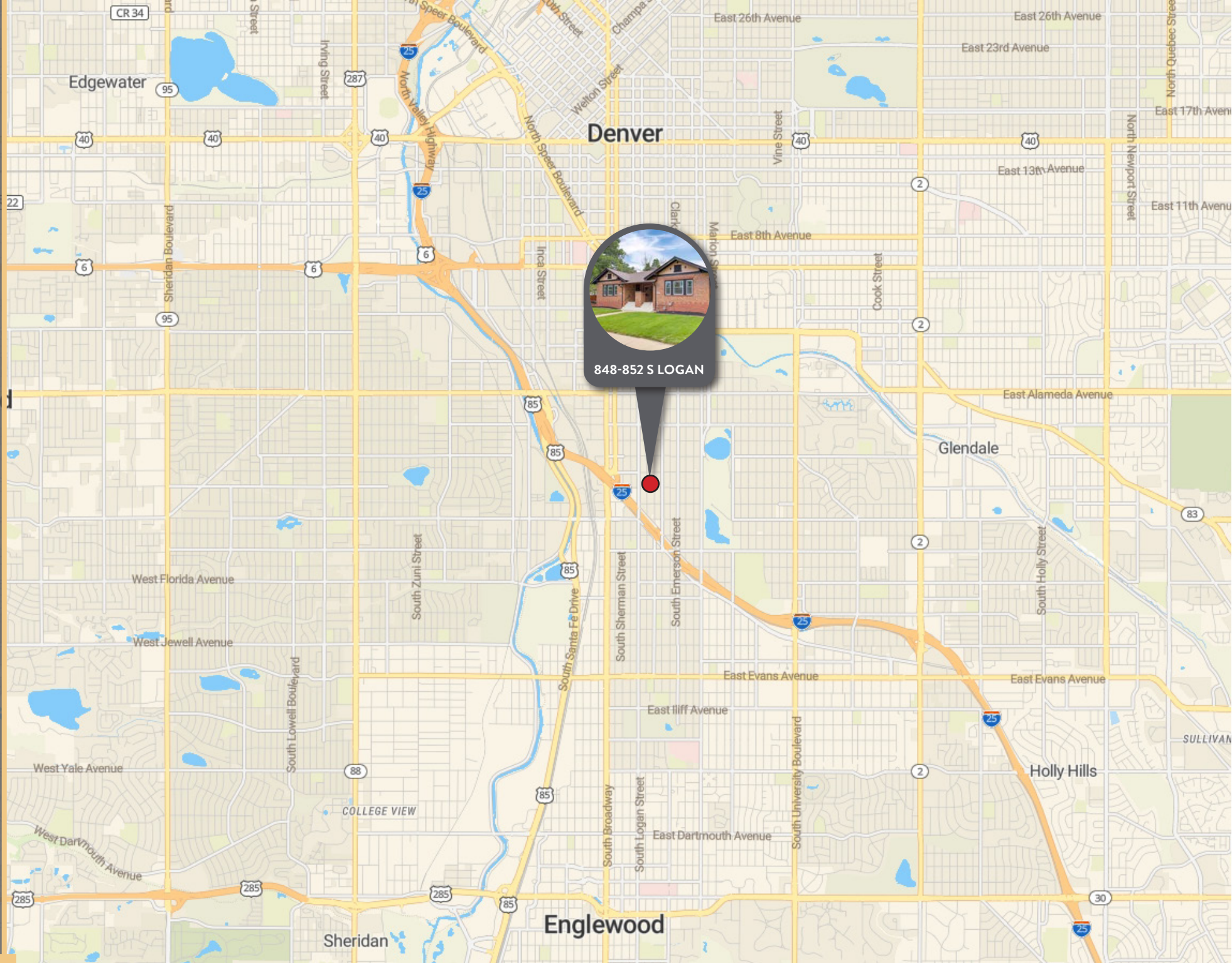


A photograph of a backyard. In the background is a single-story brick building with a few windows. A wooden fence runs along the back and sides of the yard. In the foreground, there is a green lawn and a stone path. The sky is blue with some clouds.

LOCATION OVERVIEW



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848-852 S LOGAN



NORTH
ITALIA

Office
DEPOT.

The UPS Store



ALAMEDA STATION



BROADWAY STATION



WASH
PERK
COFFEE HOUSE



HOMEGROWN
TAP & DOUGH



Sandwiches



WASHINGTON PARK

This petite neighborhood is considered one of Denver's most livable spaces. It sits barely south of the booming Baker neighborhood, west of the ever-busy Washington Park, and walking distance to South Pearl Street, but maintains the air of quiet suburbia perfectly suited for families and professionals.

Colloquially known as West Wash Park, this neighborhood is heavily residential, filled with early-20th century houses that have been turned into multi-unit rentals, and offers easy access to a variety of essential and just-for-fun amenities such as grocery stores, fitness clubs, watering holes and music venues.



VERY WALKABLE

Most errands can be accomplished on foot.



GOOD TRANSIT

Many nearby public transportation options.



VERY BIKEABLE

Biking is convenient for most trips.



INVESTMENT ANALYSIS



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UNIT MIX & INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
2 Bd / 1 Ba (848 Up)	1	950	\$2,429	\$2,429
1 Bd / 1 Ba (848 Down)	1	729	\$1,350	\$1,350
2 Bd / 1 Ba (852 Up)	1	950	\$2,567	\$2,567
1 Bd / 1 Ba (852 Down)	1	729	\$1,375	\$1,375
TOTALS	4			\$7,721

INCOME	PRO FORMA
Gross Scheduled Income (GSI)	\$92,652
Vacancy (5%)	(\$4,633)
Garage	\$3,000
GROSS RENTAL INCOME	\$91,019

EXPENSES	PRO FORMA
Property Taxes	\$7,633
Insurance	\$4,300
Utilities	\$4,800
Repairs & Maintenance	\$3,200
TOTAL EXPENSES	\$19,933
TOTAL EXPENSES / UNIT	\$4,983
NET OPERATING INCOME	\$71,086

INVESTMENT SUMMARY	
List Price	\$1,200,000
Price/Unit	\$300,000
Price/SF	\$357



DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) 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. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 848-852 S Logan St., Denver, CO 80209 (the "Property") 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 NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its 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 Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, 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 NorthPeak Commercial Advisors. 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 NorthPeak Commercial Advisors at your earliest convenience.



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