

OFFERING MEMORANDUM



MARION APARTMENTS

1321 Yosemite St. | Denver, CO 80220

Price: \$1,750,000 | **Units:** 14

INVESTMENT ADVISORS



Scott Fetter

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Joe Hornstein

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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1321 Yosemite St. Denver, CO 80220
List Price	\$1,750,000
# of Units	14
Building Size	10,178 SF
Lot Size	9,375 SF
Year Built	1961
Roof	Flat (Newer)
Building Type	Brick/Frame
Heat	Gas Boiler (Master Metered)
Zoning	G-MU-5
Off-Street Parking	14 Spaces

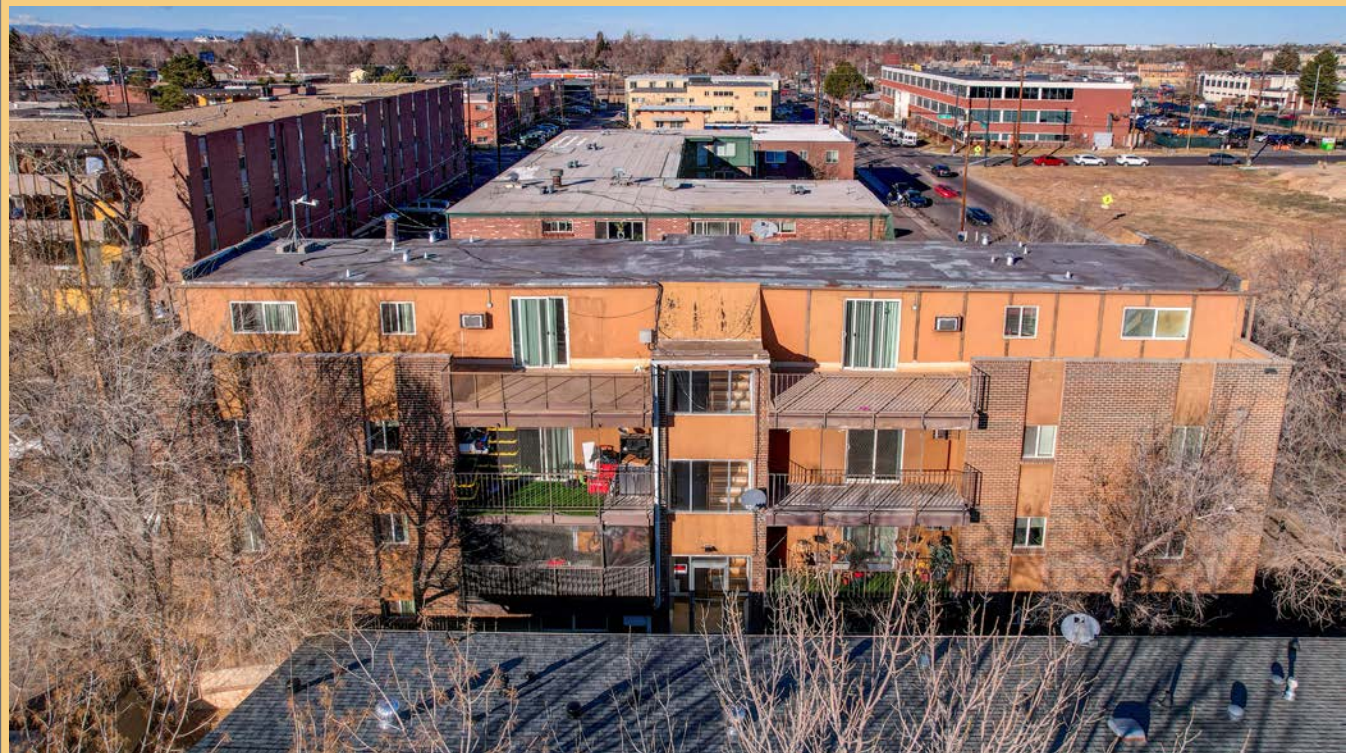
PROPERTY HIGHLIGHTS

- Diverse unit mix
- Balconies for most units
- Newer roof
- Updated windows
- Square D electrical panels

The Hornstein Fetter team at NorthPeak Commercial Real Estate Advisors are pleased to team with Barry Bruskin of HomeSmart Realty to bring **1321 Yosemite Street**, also known as the Marion Apartments, to market. This 14-unit asset offers a mix of studio, 1bd/1ba and 2bd/1ba units. The property has been owned and operated for years by the same family and it has been well managed under their care. Units are bright and finished with vinyl flooring, updated windows and many newer kitchens and baths. Many units also feature large, private balconies.

Offered at \$1,750,000 or only \$125,000 per unit, Marion Apartments represents a compelling value opportunity for qualified investors in the Denver market. The property has received a number of updates (roof, electrical panels) and offers a very attractive basis for the next owner to continue successful ownership of this property.

Private tours and additional information can be offered by contacting Joe Hornstein or Scott Fetter.



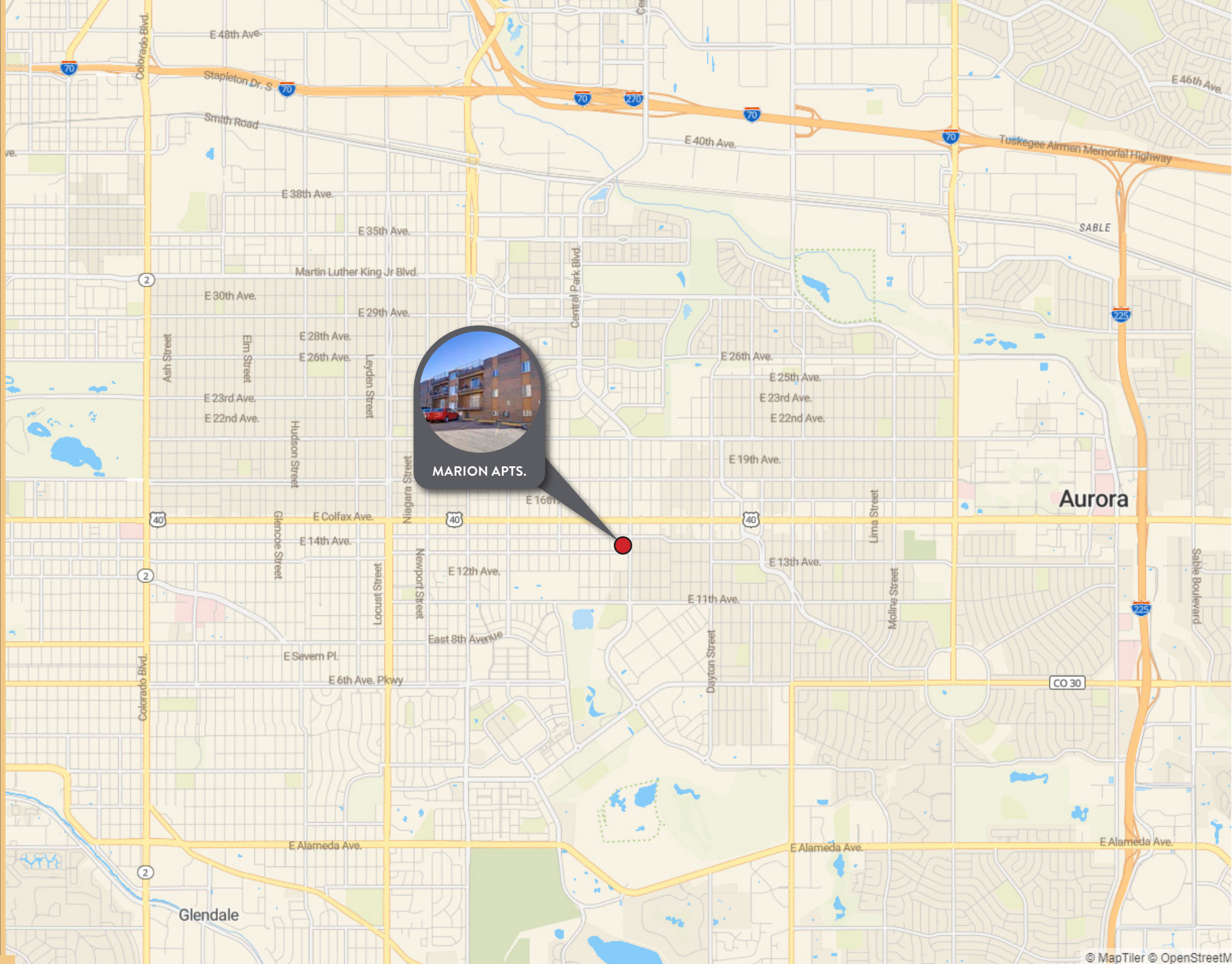




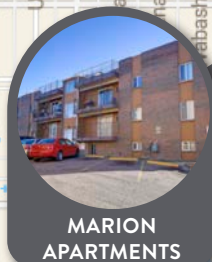
LOCATION OVERVIEW



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MARION APTS.



MARION APARTMENTS



WESTERLY CREEK PARK



E 26th Ave.

E 28th Ave.

E 28th Ave.

E 26th Ave.

East 25th Drive

E 22nd Ave.

E Montview Blvd.

E 19th Ave.

E 17th Ave.

E 16th Ave.

E 16th Ave.

E Colfax Ave.

E 16th Ave.

E 13th Ave.

E 12th Ave.

E 11th Ave.

E 11th Ave.

E 13th Ave.

E 14th Ave.

E 12th Ave.

E 11th Ave.

E Lowry Blvd.

CO 30

Monaco Parkway

Niagara Street

Monaco Parkway

Ave. Pkwy

Pontiac Street

Poplar Street

Quebec Street

Syracuse Street

Central Park Blvd.

Dayton Street

Geneva Street

Hanover Street

Iola Street

Joliet Street

Lansing Street

Lima Street

Moline Street

Argon Street

Quince Street

Roslyn Street

Spruce Street

Ulster Street

Valentia Street

Vina Street

Wabash Street

Low Street

Yosemite Street

Clinton Street

Emporia Street

Havana Street

Joliet Street

Lansing Street

Lima Street

Macon Street

Moline Street

AURORA

Tucked just east of Denver and resting in the shadow of the majestic Rocky Mountains, Aurora, Colorado is one of the state's most underrated destinations. It's a city that blends natural beauty, cultural diversity, and modern comfort in a way that's both laid-back and full of discovery. Whether you're a nature enthusiast, a foodie, or just someone looking to experience a different side of Colorado, Aurora offers something uniquely its own.

For outdoor lovers, Aurora is a haven of green space, with over 100 parks and expansive reservoirs perfect for kayaking, paddleboarding, or just soaking in some Colorado sunshine. Places like the Aurora Reservoir and Cherry Creek State Park offer trails, beaches, and wildlife watching, all without venturing far from the city.

Aurora is also home to luxury retreats and recreation. Resorts like the Gaylord Rockies offer stunning accommodations with spas, water parks, and panoramic views of the Front Range. Golfers can enjoy pristine courses like Saddle Rock or Murphy Creek, while those seeking relaxation can find it at a local day spa or along a peaceful nature trail.

Aurora is also an ideal launch point for further Colorado exploration. With Denver International Airport right next door and quick access to places like Red Rocks Amphitheater or Rocky Mountain National Park, it's easy to make Aurora your home base while experiencing the best of the region.



INVESTMENT ANALYSIS



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UNIT MIX & INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
Studio	1	312	\$750	\$750	\$750	\$750
1Bd/1Ba	8	600	\$1,010	\$8,077	\$1,050	\$8,400
2Bd/1Ba	5	740	\$1,220	\$6,100	\$1,250	\$6,250
TOTALS	14	8,812		\$14,927		\$15,400

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$179,128	\$184,800
Vacancy (8%)	(\$14,330)	(\$14,784)
Laundry Income	\$120	\$120
Renters Insurance	\$203	\$203
Misc Fees	\$2,425	\$2,425
GROSS RENTAL INCOME	\$196,207	\$202,333

EXPENSES	CURRENT	PRO FORMA
Property Taxes (1)	\$10,852	\$9,506
Property Insurance (2)	\$11,811	\$11,811
Utilities (3)	\$17,529	\$17,529
Trash (4)	\$9,000	\$9,000
Management (5)	\$19,621	\$20,233
Repairs & Maintenance (6)	\$14,000	\$14,000
Contract Services (7)	\$1,620	\$1,620
Misc. (8)	\$250	\$250
TOTAL EXPENSES	\$84,683	\$83,950
TOTAL EXPENSES / UNIT	\$6,049	\$6,049
NET OPERATING INCOME	\$111,524	\$118,383

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$111,524	\$118,383
Projected Debt Service	(\$81,838.65)	(\$81,838.65)
Before Tax Cash Flow	\$29,685	\$36,544
Cash-on-Cash Return	4.85%	5.97%
Principal Reduction	\$13,969	\$13,969
Total Return	7.13%	8.25%
CAP RATE	6.37%	6.76%

INVESTMENT SUMMARY		FINANCING	
List Price	\$1,750,000	Loan Amount	\$1,137,500 (65%)
Price/Unit	\$125,000	Down Payment	\$612,500 (35%)
Price/SF	\$171.94	Interest Rate	6.0%
		Amortization	30 Years

- Property Taxes:** Current based on 2025 actual expense at assessed value of \$2.1M; projected based on lower 2026 assessed value of \$1.839M
- Property Insurance:** Current/Projected based on 2025 YTD (Jan-June) annualized
- Utilities:** Current/Projected based on 2025 YTD (Jan-June) annualized
- Trash:** Current/Projected based on \$750/month estimated contract expense
- Management:** Current/Projected based on 10% EGI
- Repairs & Maintenance:** Current/Projected based on \$1000/unit/year budget
- Contract Services:** Based on 2025 YTD (Jan-June) annualized
- Misc:** Current/Projected based on 2025 YTD (Jan-June) annualized



COMPARABLE
SALES



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**SUBJECT PROPERTY**

1321 Yosemite St., Denver, CO

Sale Date	JUST LISTED
List Price	\$1,750,000
Year Built	1961
Price/Unit	\$125,000
Price/SF	\$172
Cap Rate	6.37%

9407 E 17th Ave
Aurora, CO 80010

#1

Sale Date	11/14/25
Sale Price	\$1,750,000
Year Built	1971
Price/Unit	\$145,833
Price/SF	\$209
Cap Rate	7.54%

1663-1683 Alton St.
Aurora, CO 80010

#2

Sale Date	5/14/25
Sale Price	\$7,205,000
# Units	55
Price/Unit	\$131,000
Price/SF	\$166
Unit Mix	5 - 1 Bd / 1 Ba 29 - 2 Bd / 1 Ba 21 - 3 Bd / 1 Ba

1371 Xenia St
Denver, CO 80220

#3

Sale Date	9/18/24
Sale Price	\$3,075,000
Year Built	1961
Price/Unit	\$133,696
Price/SF	\$222
Cap Rate	6.60%

1377-1379 Laredo St.
Aurora, CO 80011

#4

Sale Date	2/23/24
Sale Price	\$6,132,807
Year Built	1974
Price/Unit	\$127,767
Price/SF	\$221
Cap Rate	4.88%

1415 Yosemite St
Denver, CO 80220

#5

Sale Date	12/20/23
Sale Price	\$2,000,000
Year Built	1960
Price/Unit	\$125,000
Price/SF	\$84
Cap Rate	6.37%

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 1321 Yosemite St., Denver, CO 80220 (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.



1321 YOSEMITE ST. | DENVER, CO

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