

FOR SALE

826-838 Cherry Street Denver CO 80220

DUPLEX DEVELOPMENT

DETAILS

PRICE	1,700,000
STABILIZED CAP RATE	6.1%
UNITS	2
RSF	1,750-1,777
OCCUPANCY	0%
CO	DECEMBER 2025



HIGHLIGHTS

- ▶ 2025 construction
- ▶ Front and back yards for pet-friendly units
- ▶ Rooftop deck
- ▶ Walkability to amenities
- ▶ Central location



DESCRIPTION

Cherry Street Homes is a newly built duplex (2 total units) in a prime Denver infill location. Front unit is 1,777 SF and the rear unit is 1,750 SF, featuring modern layouts and finishes. With proximity to Cherry Creek, Rose Medical Center, the 9th & Co redevelopment, and Downtown Denver, the property benefits from strong and diverse renter demand. Brand-new construction minimizes near-term capital needs while offering stable Class A rental appeal.



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2 UNIT PROFORMA

Cherry Street Homes – 2 Units | Levered 5-Year Projection

Assumptions		Unit Mix			
Asking Price	\$1,700,000		SF	Monthly Rent	Rent PSF
Loan-to-Value	65.00%	Unit 1 (1x)	1,777	5000	\$ 2.81
Interest Rate	6.00%	Unit 2 (1x)	1,750	5000	\$ 2.86
Amortization (Years)	25				
Monthly Rent/Unit (Yr 1)	\$5,000				
Units	2				
Annual Expenses/Unit (Yr 1)	\$8,000				
Rent Growth	3.00%				
Expense Growth	2.00%				
Exit Cap Rate (Yr 5 NOI)	5.00%				

Metric	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Income	\$120,000	\$123,600	\$127,308	\$131,127	\$135,061
Expenses	\$16,000	\$16,320	\$16,646	\$16,979	\$17,319
NOI	\$104,000	\$107,280	\$110,662	\$114,148	\$117,742
Debt Service	\$85,434	\$85,434	\$85,434	\$85,434	\$85,434
Cash Flow After Debt	\$18,566	\$21,846	\$25,227	\$28,714	\$32,308
Loan Balance	\$1,085,331	\$1,064,448	\$1,042,277	\$1,018,739	\$993,750

IRR Levered						
CF0	CF1	CF2	CF3	CF4	CF5	
\$ (595,000)	\$ 18,566	\$ 21,846	\$ 25,227	\$ 28,714	\$ 1,361,093	
IRR	20.47%					

Key Metrics	
Exit Value (Yr 5 NOI / Exit Cap)	\$2,354,843
Net Exit Proceeds (Exit - Loan Balance)	\$1,361,093

The information contained in this financial analysis is based on assumptions provided and estimated projections. Actual results may differ materially from these assumptions due to market conditions, operational factors, financing terms, and other variables beyond the control of the preparer. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein. This analysis is for illustrative purposes only and should not be relied upon as a guarantee of future performance. Investors are advised to conduct their own independent due diligence and consult with their financial, legal, and tax advisors before making any investment decisions.



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FINISHES

