5997 MAGNOLIA ST

COMMERCE CITY, CO 80020

4 UNITS | BUILT IN 1942

PRICE REDUCED!

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UNIQUE PROPERTIES
TCN WORLDWIDE REAL ESTATE SERVICES

PRESENTED **BY**

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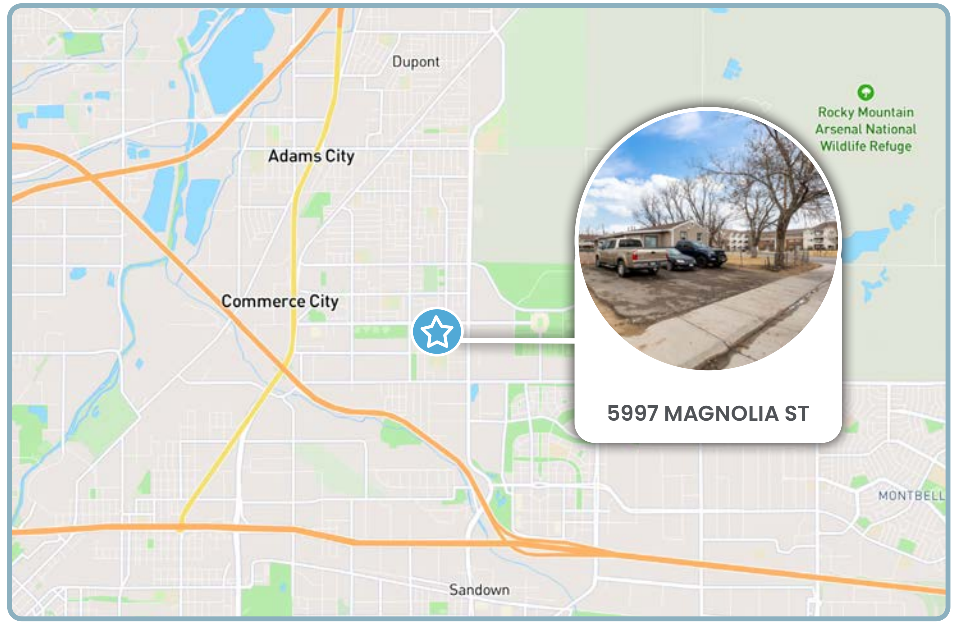
EXECUTIVE SUMMARY

EXECUTIVE **SUMMARY**

5997 Magnolia Street in Commerce City, Colorado is a well-maintained, cash-flowing four-unit investment that blends classic character with modern upgrades. The property features a Duplex and two single family homes, offering a diverse unit mix of one, two, and three-bedroom layouts that appeal to a wide tenant base. Most units include washer and dryer hookups, a highly desirable amenity in today's rental market.

Current ownership has completed significant capital improvements, including full interior renovations, a new roof, and replacement of one hot water heater. These upgrades were thoughtfully executed to achieve strong, market-level rents while enhancing long-term asset quality.



ADDRESS 5997 MAGNOLIA ST COMMERCE CITY, CO	**COUNTY** ADAMS	**UNITS** FOUR (4)	**BLDG SIZE** 3,111 SF
STORIES ONE (1)	**CONSTRUCTION** FRAME SIDING	**Y.O.C.** 1942	**PARKING** SURFACE SPOTS
HVAC GAS FURNACES	**WATER/SEWER** COMBINED - OWNER PAIR	**GAS** INDIVIDUAL	**ELECTRIC** INDIVIDUAL

LOCATION **OVERVIEW**

70,245
Residents
3-Mile Radius

517,114
Residents
5-Mile Radius

35
Avg Age of Residents
3-Mile Radius

$111,972
Median Household Income
3-Mile Radius

3
Avg Persons / Household
3-Mile Radius

31,000
Total Labor Force
Denver-Aurora-Lakewood MSA

$543,200
Median Sale Price
City of Denver

Commerce City is located just northeast of Denver and is part of the Denver–Aurora–Lakewood Metropolitan Statistical Area, one of the fastest-growing metropolitan regions in the United States. Strategically positioned along major transportation corridors including Interstate 70, Interstate 76, and E-470, the city offers convenient regional connectivity to downtown Denver, surrounding suburbs, and Denver International Airport, one of the busiest airports in North America. This accessibility has helped position Commerce City as an important hub for logistics, distribution, and industrial development within the greater Denver metro area.

#2

150 Best Places to Live in the U.S.

– U.S. News & World Report 2020-2021

Over the past decade, Commerce City has experienced significant population and economic growth driven by new residential communities, expanding commercial development, and large-scale infrastructure investment. The city is home to several prominent regional destinations including Dick's Sporting Goods Park, the home stadium of the Colorado Rapids, as well as the nearby Rocky Mountain Arsenal National Wildlife Refuge, a 15,000-acre natural preserve offering outdoor recreation, wildlife viewing, and open space just minutes from the urban core.

In addition to its recreational amenities, Commerce City benefits from proximity to major employment centers across the northeast Denver corridor and has become a preferred location for logistics facilities, manufacturing operations, and distribution centers. With continued residential expansion, new retail and service development, and strong regional transportation access, Commerce City continues to emerge as a strategic destination for industrial, logistics, and retail investment within the greater Denver metropolitan area.

DAILY CONVENIENCES

A sampling of conveniences within walking distance or in close proximity to the property are:

Hair and beauty salons, fitness centers, gas stations, auto repair shops and parts supply stores, insurance services, and medical clinics are also nearby.

SHOPPING AND DINING

PRAIRIE CENTER SHOPPING CENTER

A large regional shopping destination located just minutes from Commerce City featuring major retailers and restaurants.

RETAILERS AND ANCHORS INCLUDE:

- Cabela's
- Target
- Best Buy
- Marshalls
- Ulta Beauty

RESTAURANTS NEARBY INCLUDE:

- Buffalo Wild Wings
- Texas Roadhouse
- Chipotle Mexican Grill
- Mile High Flea Market

One of Colorado's largest outdoor markets featuring hundreds of vendors, local food stands, and seasonal events.

NEARBY REGIONAL RETAIL

- Additional retail and dining options are located in nearby Thornton, Brighton, and Denver.

MAP & **DEMOGRAPHICS**

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	27,098	163,864	442,340
2029 Population Projection	27,517	166,638	448,694
Median Age	34	36.9	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2024 Households	9,762	63,878	180,516
Avg Household Income	$78,716	$101,990	$100,004
Median Household Income	$56,002	$71,512	$72,208
Median Home Value	$408,347	$528,218	$487,535

02

RENT & SALES COMPARABLES

COMPARABLE SALE **PROPERTIES SUMMARY**

ONE BEDROOM

	PROPERTY NAME	BED	BATH	SF	RENT	RENT / SF
☆	**5997 Magnolia St** Commerce City, 80022	1	1	624	$1,000	$1.82
1.	**5875 Poplar St** Commerce City, 80022	1	1	568	$1,250	$2.20
2.	**6671 E 73rd Pl** Commerce City, 80022	**1**	**1**	565	$1,200	$2.12
	TOTAL / AVG			**567**	**$1,225**	**$2.16**

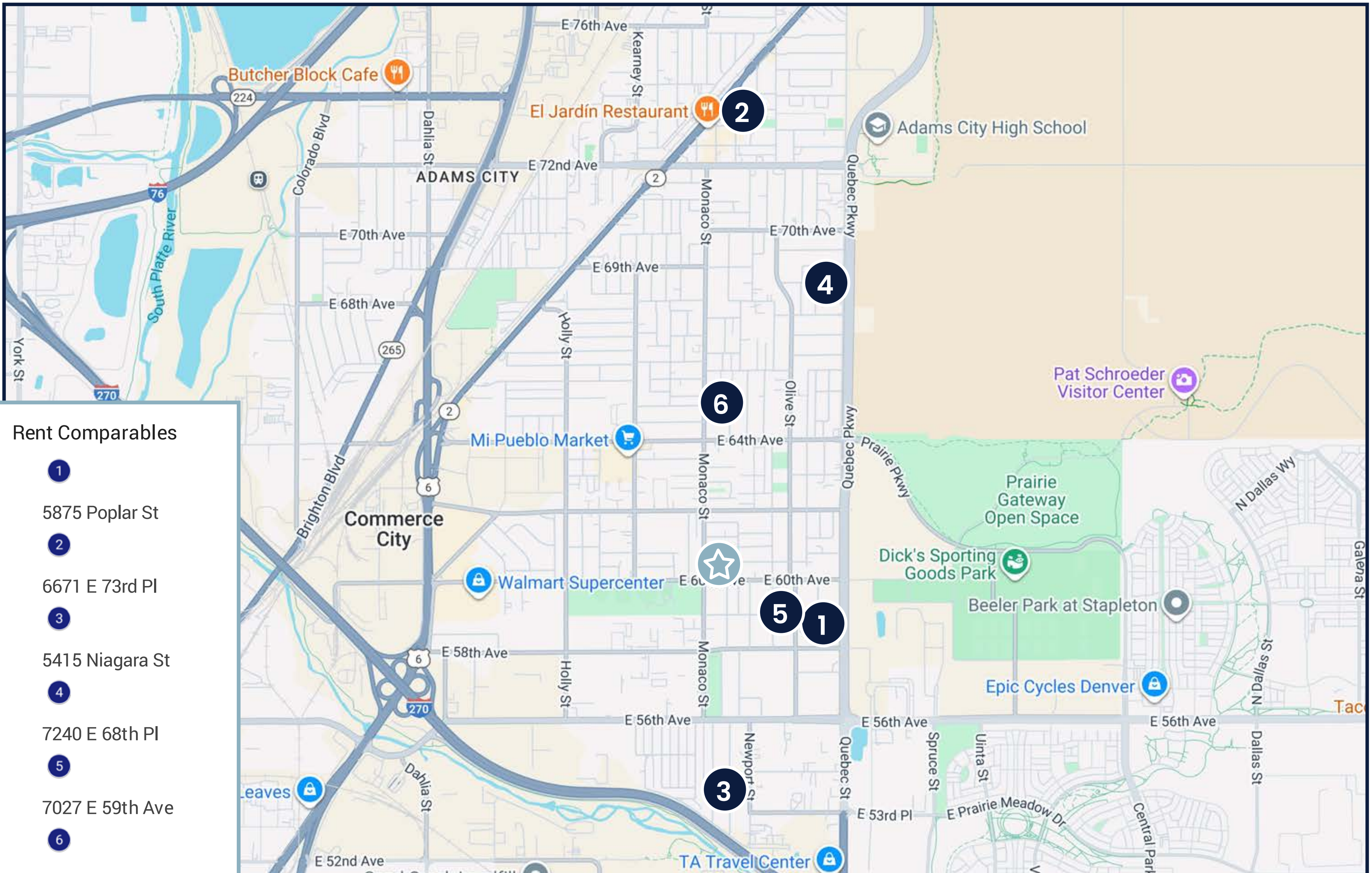
TWO BEDROOM

	PROPERTY NAME	BED	BATH	SF	RENT	RENT / SF
☆	**5997 Magnolia St** Commerce City, 80022	2	1	750	$1,838	$2.45
1.	**5415-5417 Niagara St** Commerce City, 80022	2	1	896	$1,800	$2.01
2.	**7240-7242 E 68th Pl** Commerce City, 80022	**2**	**1**	640	$1,700	$2.66
	TOTAL / AVG			**768**	**$1,750**	**$2.33**

THREE BEDROOM

	PROPERTY NAME	BED	BATH	SF	RENT	RENT / SF
☆	**5997 Magnolia St** Commerce City, 80022	3	1	1,000	$2,300	$2.30
1.	**7027-7037 E 59th Ave** Commerce City, 80022	3	1	1,534	$3,000	$1.96
2.	**6550 E 65th Pl** Commerce City, 80022	**3**	**1**	1,182	$2,150	$1.82
	TOTAL / AVG			**1,358**	**$2,575**	**$1.89**

COMPARABLE RENT **PROPERTIES SUMMARY**



Rent Comparables

1 5875 Poplar St

2 6671 E 73rd Pl

3 5415 Niagara St

4 7240 E 68th Pl

5 7027 E 59th Ave

6 6550 E 65th Pl

03

FINANCIAL ANALYSIS

UNIT MIX AND RENT SCHEDULE

TYPE	# OF UNITS	CURRENT RENT	AVERAGE RENT	AVERAGE SIZE	RENT / SF	MONTHLY PRO FORMA	TOTAL UNIT SIZE	LOWEST RENT	HIGHEST RENT
1 Bed, 1 Bath	1	$1,000	$1,000	550	$1.82	$1,050	550	$1,000	$1,000
2 Bed, 1 Bath	2	$3,575	$1,788	750	$2.38	$1,875	1,500	$1,700	$1,875
3 Bed, 1 Bath	1	$2,300	$2,300	1,000	$2.30	$2,300	1,000	$2,300	$2,300
TOTAL	4	$6,875			All Units-->	$7,100	3,050		
ANNUALIZED TOTAL		$82,500				$85,200			

NET OPERATING INCOME

INCOME	CURRENT		PER UNIT	PRO FORMA		PER UNIT
Scheduled Rent Income	$82,500			$85,200		
Scheduled Gross Income		$82,500	$20,625		$85,200	
Vacancy Allowance		$(5,775)	$(1,444)		$(5,964)	
Effective Gross Income:		$76,725	$19,181		$79,236	$19,809
EXPENSES						
Taxes, Property:						
Real	$3,248	$3,248	$812	$3,248	$3,248	$812
Insurance:						
Property	$5,507	$5,507	$1,377	$4,006	$4,006	$1,002
Management:		$-	$-		$-	$-
Utilities:						
Utilities:	$6,887	$6,887	$1,722	$6,887	$6,887	$1,722
Repairs & Maintenance:						
Repairs and Maintinace	$5,250	$5,250	$1,313	$5,250	$5,250	$1,313
Marketing & Promotion:		$-	$-		$-	$-
General & Administrative:						
Legal & Accounting	$477			$477		
Meals & Entertainment	$82			$82		
Office Equipment	$29			$29		
Training	$336	$923	$231	$336	$923	$231
Total Expenses		$21,816	$5,454		$20,315	$5,079
NET OPERATING INCOME		$54,909	$13,727		$58,921	$14,730

PRICING **OPTIONS**

	PRICING
	CURRENT / PRO FORMA
Price	$750,000
Down Payment	$187,500 (25%)
Loan Amount	$562,500
Interest Rate / Amortization	6.25% / 30 Years
Current NOI / Pro Forma NOI	$54,909 / $58,921

CURRENT / PRO FORMA ANALYSIS	
	CURRENT / PRO FORMA
Debt Service	$(41,561)
Net Cash Flow After Debt Service	$13,348 / $17,360 7.12% / 9.26%
Principal Reduction	$6,591
Total Return	$19,940 / $23,952 10.63% / 12.77%
Cap Rate	7.32% / 7.86%
GRM	9.09 / 8.80
Price/Unit	$187,500
Price/Sq Ft	$241.08

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