

# 5997 MAGNOLIA ST

COMMERCE CITY, CO 80020

4 UNITS | BUILT IN 1942

**PRICE REDUCED!**

## SALES CONTACTS:

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**UNIQUE**<sup>SM</sup>  
PROPERTIES

TCN  
COMMERCIAL  
REAL ESTATE SERVICES





PRESENTED **BY**



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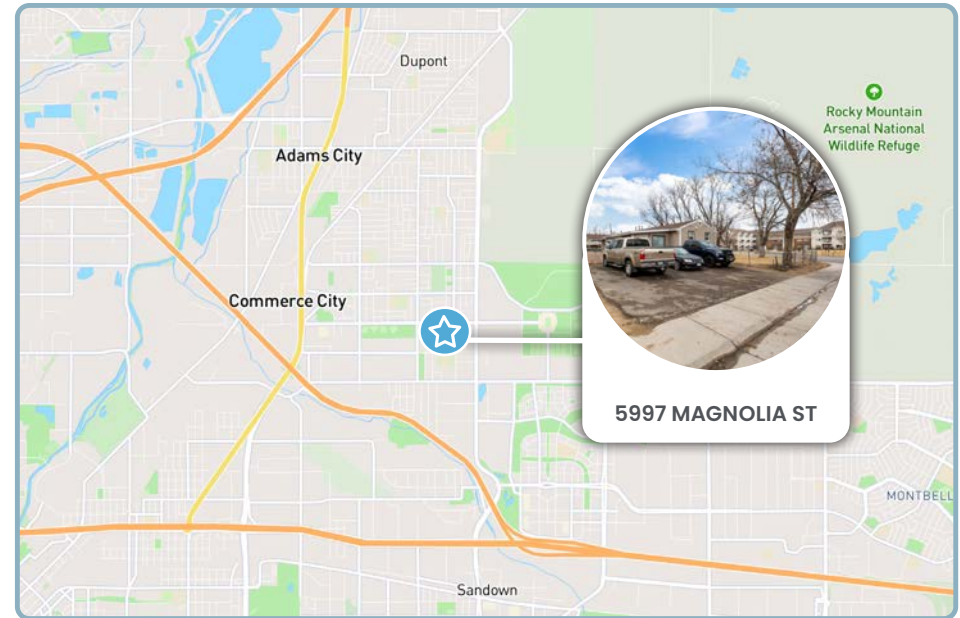
## EXECUTIVE SUMMARY



## 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



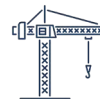
ONE (1)

### 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, CO

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 |



**5997 MAGNOLIA  
ST**





# 02

RENT & SALES COMPARABLES



# COMPARABLE SALE **PROPERTIES SUMMARY**

## ONE BEDROOM

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

## TWO BEDROOM

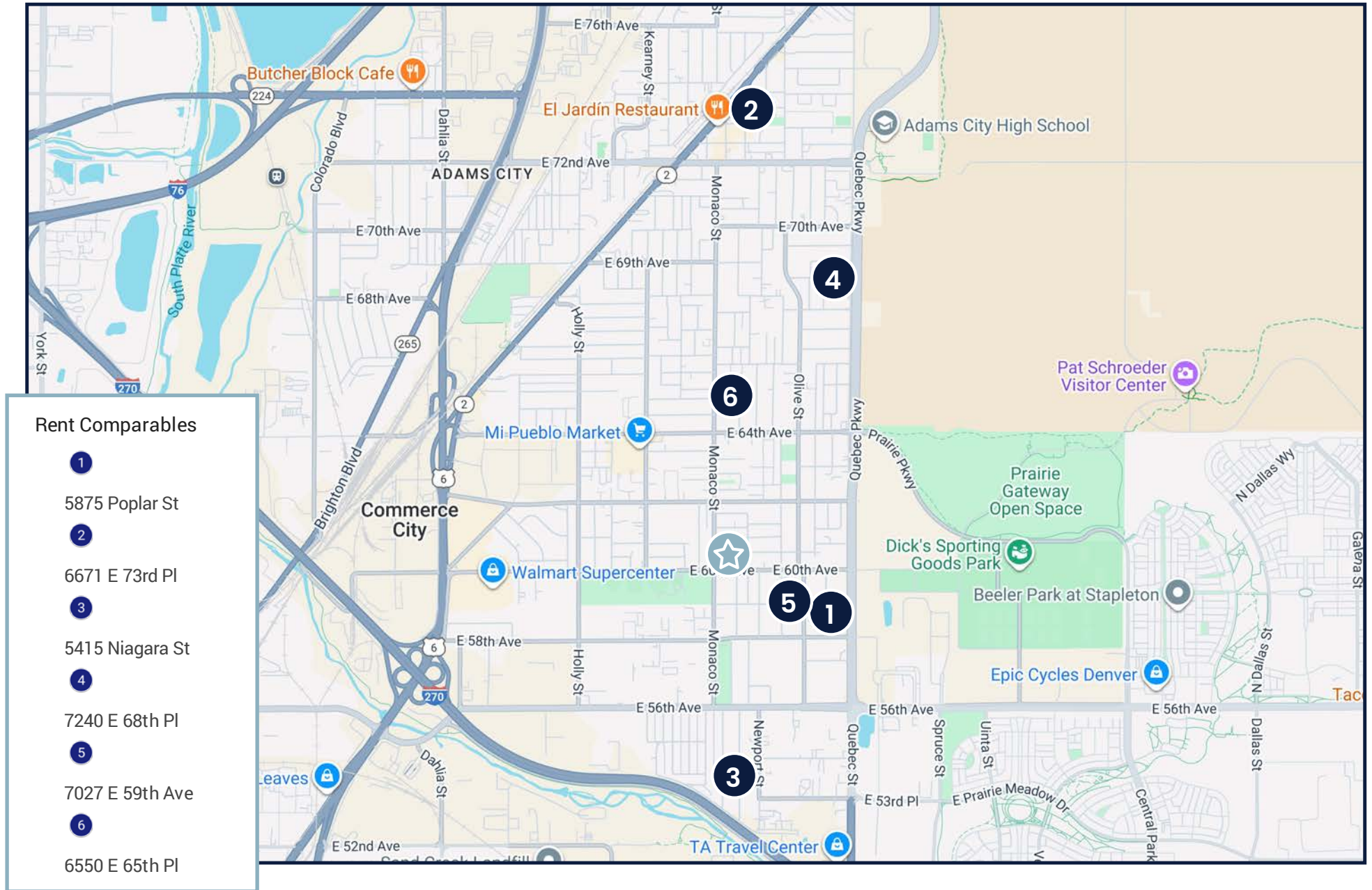
| PROPERTY NAME |                                              | BED | BATH | SF  | RENT    | RENT / SF |
|---------------|----------------------------------------------|-----|------|-----|---------|-----------|
| ☆             | 5997 Magnolia St<br>Commerce City, 80022     | 2   | 1    | 750 | \$1,838 | \$2.45    |
| 1.            | 5415-5417 Niagara St<br>Commerce City, 80022 | 2   | 1    | 896 | \$1,800 | \$2.01    |
| 2.            | 7240-7242 E 68th Pl<br>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<br>Commerce City, 80022     | 3   | 1    | 1,000 | \$2,300 | \$2.30    |
| 1.            | 7027-7037 E 59th Ave<br>Commerce City, 80022 | 3   | 1    | 1,534 | \$3,000 | \$1.96    |
| 2.            | 6550 E 65th Pl<br>Commerce City, 80022       | 3   | 1    | 1,182 | \$2,150 | \$1.82    |
| TOTAL / AVG   |                                              |     |      | 1,358 | \$2,575 | \$1.89    |



# COMPARABLE RENT **PROPERTIES SUMMARY**







# 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      |
| <b>TOTAL</b>            | <b>4</b>   | <b>\$6,875</b>  |              |              | <b>All Units--&gt;</b> | <b>\$7,100</b>    | <b>3,050</b>    |             |              |
| <b>ANNUALIZED TOTAL</b> |            | <b>\$82,500</b> |              |              |                        | <b>\$85,200</b>   |                 |             |              |

## 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 |
| <b>EXPENSES</b>                      |          |           |           |           |           |          |
| <b>Taxes, Property:</b>              |          |           |           |           |           |          |
| Real                                 | \$3,248  | \$3,248   | \$812     | \$3,248   | \$3,248   | \$812    |
| <b>Insurance:</b>                    |          |           |           |           |           |          |
| Property                             | \$5,507  | \$5,507   | \$1,377   | \$4,006   | \$4,006   | \$1,002  |
| <b>Management:</b>                   |          | \$-       | \$-       |           | \$-       | \$-      |
| Utilities:                           |          |           |           |           |           |          |
| <b>Utilities:</b>                    | \$6,887  | \$6,887   | \$1,722   | \$6,887   | \$6,887   | \$1,722  |
| <b>Repairs &amp; Maintenance:</b>    |          |           |           |           |           |          |
| Repairs and Maintinace               | \$5,250  | \$5,250   | \$1,313   | \$5,250   | \$5,250   | \$1,313  |
| Marketing & Promotion:               |          | \$-       | \$-       |           | \$-       | \$-      |
| <b>General &amp; Administrative:</b> |          |           |           |           |           |          |
| Legal & Accounting                   | \$477    |           |           | \$477     |           |          |
| Meals & Entertainment                | \$82     |           |           | \$82      |           |          |
| Office Equipment                     | \$29     |           |           | \$29      |           |          |
| Training                             | \$336    | \$923     | \$231     | \$336     | \$923     | \$231    |
| <b>Total Expenses</b>                |          | \$21,816  | \$5,454   |           | \$20,315  | \$5,079  |
| <b>NET OPERATING INCOME</b>          |          | \$54,909  | \$13,727  |           | \$58,921  | \$14,730 |



# PRICING OPTIONS

|                                  | PRICING                             |
|----------------------------------|-------------------------------------|
|                                  | <u>CURRENT / PRO FORMA</u>          |
| 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                 |
|                                  | <u>CURRENT / PRO FORMA ANALYSIS</u> |
|                                  | <u>CURRENT / PRO FORMA</u>          |
| 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                            |







**UNIQUE PROPERTIES**  
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