

# 1360 FRANKLIN STREET

DENVER, CO 80218



**4,604**

BUILDING SF

**4,687**

TOTAL LOT SF

**6**

UNITS

OFFERED BY KAUFMAN HAGAN COMMERCIAL REAL ESTATE:

**RYAN FLOYD**

Broker

720.335.1469

[rfloyd@khcommercial.com](mailto:rfloyd@khcommercial.com)

**KAUFMAN HAGAN**  
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- 
- A photograph of a covered porch with a red door, white columns, and outdoor furniture. The porch has a wooden ceiling and brick walls. There is a red door with a white frame and a small rainbow rug in front of it. To the right of the door are two black metal chairs and a small wooden table. The porch is covered by a wooden roof. On the left side of the image, there is a semi-transparent dark blue overlay containing a list of six items.
1. EXECUTIVE SUMMARY
  2. PROPERTY OVERVIEW
  3. FINANCIAL ANALYSIS
  4. AREA OVERVIEW
  5. LOCAL ECONOMY
  6. KAUFMAN HAGAN



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# EXECUTIVE SUMMARY





# 1360 FRANKLIN STREET

## DENVER, CO 80218

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### EXECUTIVE SUMMARY

1360 Franklin Street is a charming six-unit multifamily property located just half a block from Denver's iconic Cheesman Park. Built in 1901 with classic old-world character, the building has been thoughtfully updated with newly renovated one-bed/one-bath units, each offering private outdoor space in the form of a balcony or porch. The property features a large backyard, four parking spaces for additional income, and a newer furnace. With outstanding walkability and a highly sought-after central Denver neighborhood, this asset provides both stable performance and strong long-term rental upside.



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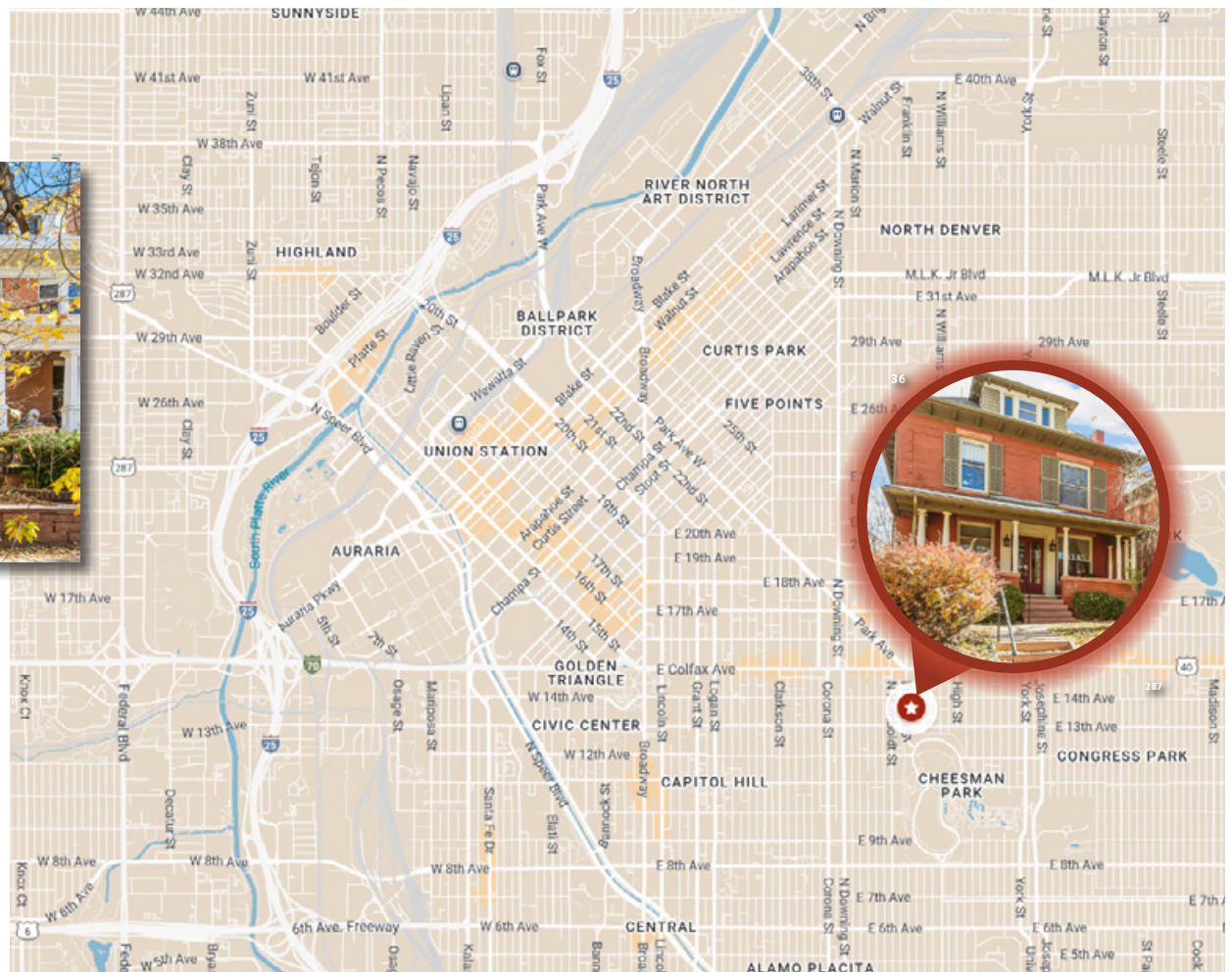
# PROPERTY OVERVIEW





# 1360 FRANKLIN STREET

## DENVER, CO 80218



County	Denver
Year Built	1901
# Buildings	1
# Stories	3
Total Units	6
Construction	Brick
Roof Type	Pitched
Gross Building SF	4,604
Total Lot SF	4,687
Parking Type	Off Street   4 Spaces
Air Conditioning	Window Mounted
Heating	Gas Furnace
Gas/Electric	Individual / Master
Water/Sewer	Master
Zoning	U-RH-3A

### PROPERTY HIGHLIGHTS

- Six fully renovated 1BD/1BA units with modern finishes.
- Each unit includes its own private outdoor space (balcony or porch).
- Classic 1901 construction featuring old-world charm and architectural character.
- Large backyard and four on-site parking spots for additional income.



# PROPERTY PHOTOS













# FINANCIAL ANALYSIS





# RENT ROLL

UNIT TYPE	#	UNIT SF	CURRENT RENT	CURRENT RENT / SF	MARKET RENT	MARKET RENT / SF
1 Bed, 1 Bath	1	528	\$1,445	\$2.74	\$1,495	\$2.83
1 Bed, 1 Bath	1	498	\$1,345	\$2.70	\$1,395	\$2.80
1 Bed, 1 Bath	1	665	\$1,225	\$1.84	\$1,305	\$1.96
1 Bed, 1 Bath	1	521	\$1,445	\$2.77	\$1,495	\$2.87
1 Bed, 1 Bath	1	665	\$1,195	\$1.80	\$1,245	\$1.87
1 Bed, 1 Bath	1	787	\$1,395	\$1.77	\$1,445	\$1.84
<b>TOTAL / AVERAGE</b>	<b>6</b>	<b>2,212</b>	<b>\$8,050</b>	<b>\$2.27</b>	<b>\$8,380</b>	<b>\$2.36</b>





# INCOME & EXPENSES

INCOME		CURRENT	PROFORMA
Gross Potential Rent		\$96,600	\$100,560
RUBS		\$1,300	\$1,339
Pet Rent		\$564	\$581
Laundry		\$720	\$742
Parking		\$3,600	\$3,708
<b>GROSS POTENTIAL INCOME</b>		<b>\$102,784</b>	<b>\$106,930</b>
Vacancy/Collection Loss	5.0%	\$(4,830)	5.0% \$(5,028)
<b>EFFECTIVE GROSS INCOME</b>		<b>\$97,954</b>	<b>\$101,902</b>

EXPENSES		CURRENT	PROFORMA
Property Taxes		\$6,757	\$6,960
Insurance		\$8,000	\$8,240
Utilities		\$8,550	\$8,807
Repairs & Maintenance		\$8,500	\$8,755
<b>TOTAL EXPENSES</b>		<b>\$31,807</b>	<b>\$32,761</b>
Expenses per SF (gross)		\$6.91	\$7.12
Expenses per Unit		\$5,301	\$5,460
<b>NET OPERATING INCOME</b>		<b>\$66,147</b>	<b>\$69,140</b>



# INVESTMENT CONCLUSIONS

<b>PURCHASE PRICE</b>	<b>\$1,100,000</b>
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Total SF:	4,604
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Price Per SF:	\$238.92
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Total Units:	6
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Price Per Unit:	\$183,333
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In-Place Cap Rate:	6.01%
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Proforma Cap Rate:	6.29%
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## FINANCING

Loan to Value:	65%
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Loan Amount:	\$715,000
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Down Payment:	\$385,000
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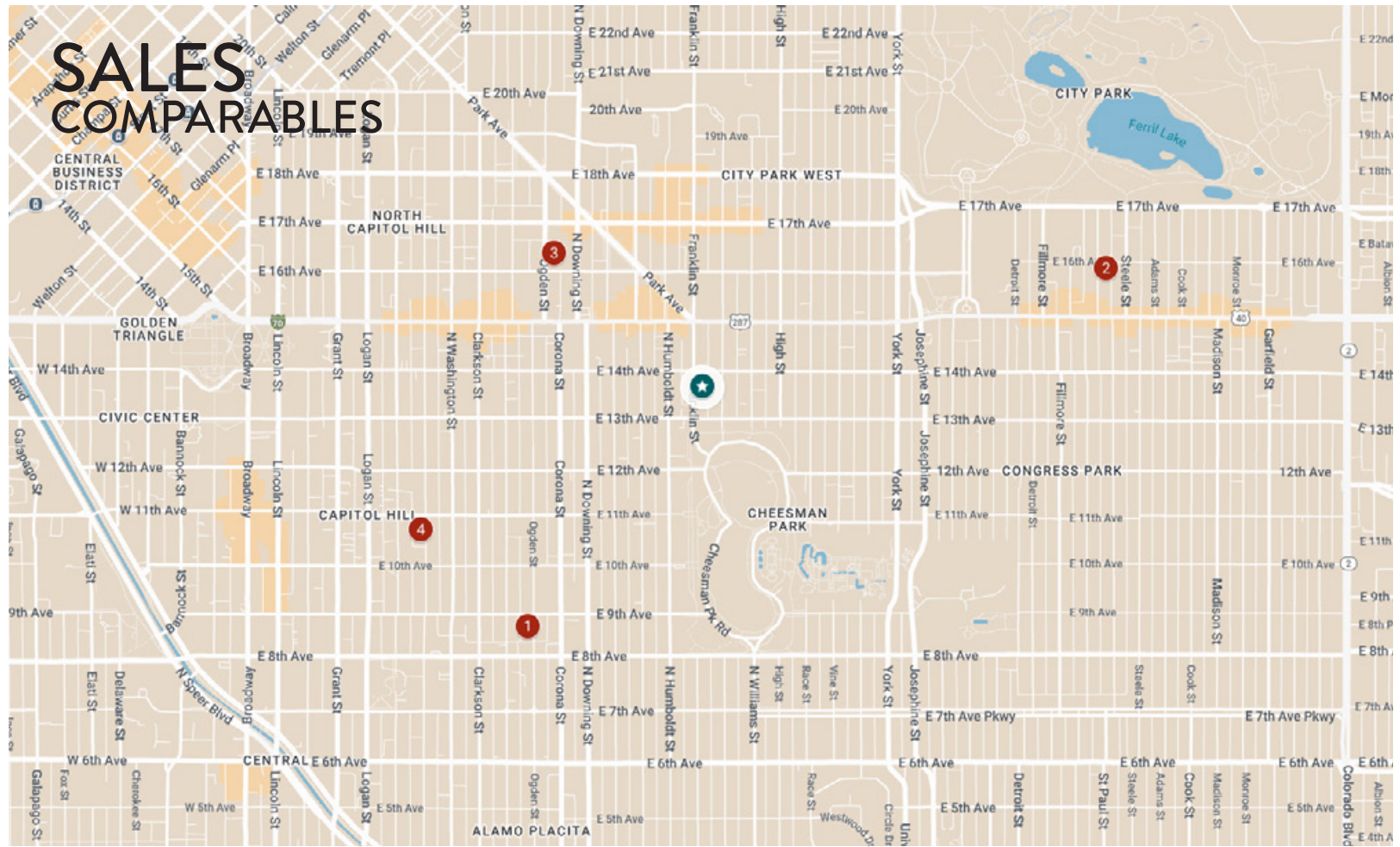
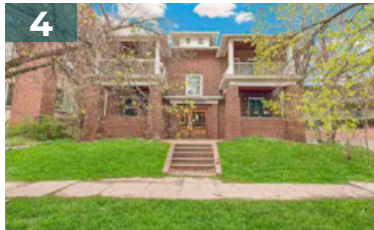
Interest Rate:	6.25%
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Amortization:	30 Years
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#	PROPERTY	SOLD DATE	SOLD PRICE	UNITS	\$/UNIT	SF	\$/SF	CAP RATE	YEAR BUILT
	1360 Franklin St, Denver, CO 80218		\$1,100,000	6	\$183,333	5,616	\$238.92	6.01%	1901
1	853 N Ogden St, Denver, CO 80218	9/26/2025	\$1,263,500	6	\$210,583	4,394	\$287.55	6.40%	1900
2	1580 St Paul St, Denver, CO 80206	8/20/2025	\$1,939,380	9	\$215,487	9,868	\$196.53	4.43%	1929
3	1630 N Ogden St, Denver, CO 80218	4/11/2025	\$1,475,000	6	\$245,833	6,346	\$232.43	7.05%	1890
4	1069 Pearl St, Denver, CO 80203	12/23/2024	\$1,600,000	8	\$200,000	4,878	\$328.00	6.56%	1925

## AVERAGES

**SOLD PRICE**

**\$2,278,438**

PRICE / UNIT

**\$208,331**

PRICE / SF

**\$265**

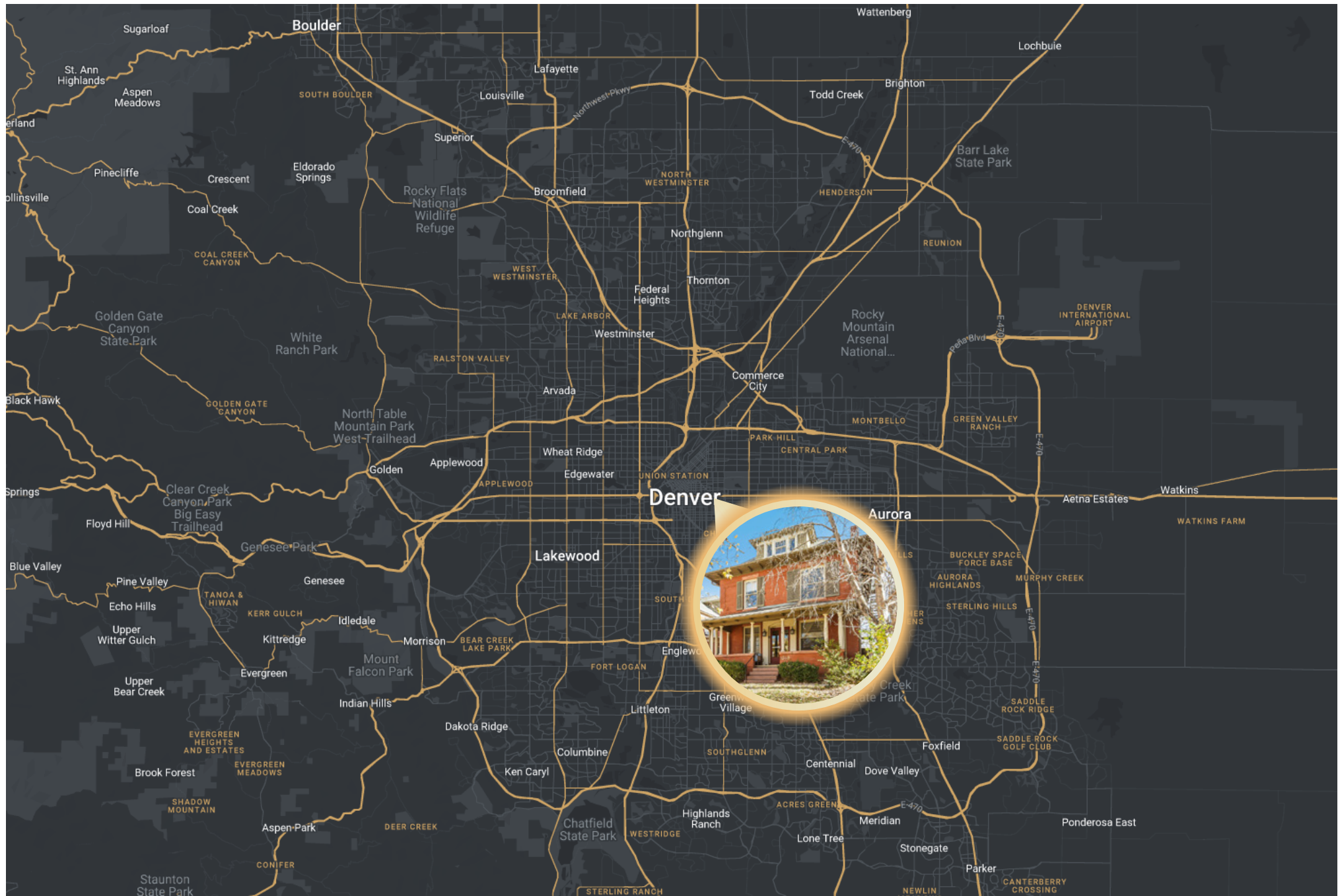


# AREA OVERVIEW





# LOCATION MAP








## LOCATION ATTRACTIONS

- Premier Denver location—just half a block from Cheesman Park.
- Exceptional walkability to parks, retail, dining, and transit.
- One of Denver's most desirable and historically rich neighborhoods.
- Strong rental demand driven by proximity to major amenities and urban lifestyle.

Walk Score® 



Walk Score



**Very Walkable**

Most errands can be accomplished on foot



Bike Score



**Biker's Paradise**

Daily errands can be accomplished on a bike



## THE HISTORICAL CHARM OF CHEESMAN PARK

39.7335° N, 104.9645° W

**RANKED #9 OF 73 BEST NEIGHBORHOODS FOR YOUNG PROFESSIONALS IN DENVER**

A tranquil residential area, Cheesman Park centers on its namesake green space, with expansive lawns, shady jogging trails, a dramatic neoclassical pavilion and regular LGBT-oriented events. Just east of the park, Denver Botanic Gardens features themed areas and an amphitheater for popular summer concerts. Casual pizzerias, relaxed coffeehouses and hip craft-cocktail bars dot the streets around the park.

Cheesman Park offers residents a close-by city feel, tons of historical character, and a relaxed suburban feeling. Named for the park within the neighborhood, Cheesman Park is one of the area's oldest communities and was developed in the late 1800s by some of Denver's wealthiest residents. Today, the historical mansions of this area have been turned into charming apartment homes on tree-lined streets. This highly sought-after area has one of the city's densest populations. The Cheesman Park neighborhood is bordered by Colfax Avenue to the north, Eighth Avenue to the south, Josephine/York to the east, and Downing Street to the west.



# RETAIL/AREA MAP





# LOCAL ECONOMY





# DENVER EMPLOYERS

Home to some of the fastest-growing counties in the nation, Metro Denver attracts businesses and keeps them. Our competitive environment, sound transportation infrastructure, and variety of industries bring companies here.

Denver ranks No. 4 among Forbes' 2019 The Best Places for Business and Careers.

Colorado ranked No. 9 on Forbes' Best States for Business.

Denver International Airport is just a few hours from either coast, making our area especially attractive for regional and international headquarters. Our modern airport offers direct flights to some of the major business centers in Europe, Japan, Mexico, and Canada. It's easy to understand why the Metro Denver region is fast becoming headquarters central.

## Fortune 500 Companies That Call Colorado Home:

- Arrow Electronics
- DISH Network
- Qurate Retail
- Ball
- DaVita
- FV
- Newmont
- Liberty Media
- DCP Midstream
- Ovintiv

# PUBLIC TRANSPORTATION



With more than 170 bus routes, 12 rail lines, and many specialty services, RTD makes it easy to get around town.

Get where you want to go with over 100 Local, Regional and SkyRide bus routes, 10 rail lines providing 113 miles of rail service and 96 Park-n-Rides.



POPULATION

**710,800**

MEDIAN HOME PRICE

**\$574K**

# OF EMPLOYEES

**474,978**

ECONOMIC & JOB GROWTH

**#1**

AREA DEVELOPMENT

ECONOMIC RANKING

**#1**

U.S. NEWS

BEST PLACES TO LIVE

**#2**

U.S. NEWS & WORLD REPORT

HEALTHIEST CITY

**#3**

FORBES

BEST CITY FOR GRADS

**#3**

RENT.COM

BEST PLACE TO WORK

**#4**

FORBES

FASTEST GROWING METRO

**#6**

FORBES

BEST PLACE TO TRAVEL

**TOP 10**

LONELY PLANET



## DENVER COLORADO

### 2025 ECONOMIC OVERVIEW

Denver's multifamily market is approaching a turning point as new supply begins to slow while demand strengthens with the spring leasing season. Vacancies, now at 11.6%, have more than doubled in the past four years but recently stabilized as the gap between supply and demand has narrowed. Absorption reached 8,500 units in the past year—well above historical averages—though much of this activity has been driven by heavy use of concessions rather than organic rent growth. Nearly half of all Denver apartments are now offering incentives, with competition especially sharp in high-construction submarkets like Downtown and East Denver.

The surge in new units has been concentrated in the luxury segment, which makes up about 75% of recent deliveries. This has led to steep rent declines at the top end of the market, while mid-tier 3 Star properties initially held stronger. However, widespread concessions—such as up to three months of free rent—are now pulling renters into higher-quality buildings, weakening demand for more affordable units. Overall, rents are down 3.7% year-over-year, well below the national average, and while Q1 2025 saw slight growth, it was the weakest first-quarter performance in several years.

Despite 12,000 units still under construction, new project starts have fallen dramatically, signaling a likely easing of supply pressures by late 2025. This slowdown, combined with ongoing absorption, should set the stage for stronger rent growth ahead. In the meantime, landlords are focused on retention, as renewals are proving more valuable than competing aggressively for new leases in today's highly concession-driven environment.

*\*Source: CoStar, Sept. 2025*



# KAUFMAN HAGAN

## COMMERCIAL REAL ESTATE





Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.

BROKERED SALES

**\$1B+**

CLOSED TO DATE

COMBINED EXPERIENCE

**100+**

YEARS

TRANSACTION VALUE

**\$115M**

CURRENTLY ACTIVE

## WHAT WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and its value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.



## WHO WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

## WHAT WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.





**BRANDON  
KAUFMAN**  
PRINCIPAL



**TEAL  
HAGAN**  
PRINCIPAL + EMPLOYING BROKER



**HALEY  
FORD**  
DIRECTOR OF MARKETING



**ERIN  
FRIBERG**  
DIRECTOR OF OPERATIONS



**COLBY  
CONSTANTINE**  
INVESTMENT ADVISOR



**ANDREW  
VOLLERT**  
BROKER



**ZACHARY  
BIERMAN**  
BROKER



**RYAN  
FLOYD**  
BROKER



**AMANDA  
WEAVER**  
BROKER



**LOUIS  
PASSARELLO**  
JUNIOR BROKER



**DREW  
MADAYAG**  
JUNIOR BROKER

#### ► **EMPATHY**

We recognize that buying or selling an investment property is more than a transaction. We listen more than we talk. We see things from their perspective. We empower our clients with empathy-driven solutions to navigate their real estate journey with care and understanding.

#### ► **TEAM MENTALITY**

We value championships over MVP's. We collaborate openly and vulnerably every day and we view our clients as our investment partners.

#### ► **DISPROPORTIONATE VALUE**

We provide more value than what is provided by other brokers in our market. We will give you more than you pay for. We acknowledge real estate as a dynamic value exchange and prioritize meeting all parties' needs comprehensively.

#### ► **PERSEVERANCE & PASSION**

We pursue long-term success. We navigate through short-term market fluctuations with a long-term mindset.

#### ► **TANGIBLE RESULTS**

We do not confuse activity with achievement. We provide more than just promises. We are driven by results and motivated by success by delivering measurable outcomes, turning our client's real estate goals into tangible achievements.

#### ► **ELITE PERFORMANCE**

We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.



# Ryan Floyd

## BROKER

Ryan is a seasoned real estate broker well-versed in transactions across all commercial asset classes. Ryan has a proven track record of transforming “one off” investors into multi-transaction clients and quickly growing market share from scratch.

He excels in developing processes and systems that streamline deal-making, even crafting a top-notch CRM for real estate professionals to optimize every facet of their business. With an impressive portfolio of 550+ end-to-end transactions, Ryan consistently ensures a smooth and efficient process for clients.

Ryan is the father of three teenage boys and enjoys coaching in their many sporting events on his busy weekends.

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LIC#: FA0400326



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Denver, CO 80218



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Broker  
720.335.1469  
[rfloyd@khcommercial.com](mailto:rfloyd@khcommercial.com)



# DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the Multifamily Property known as 1360 Franklin St, Denver, CO 80218 (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property.

