



**New Price: \$1,995,000 -Reduced by \$405,000!**

**8 Units | 6.64% CAP Rate**

**1266 Lafayette Street, Denver, CO 80218**

Confidential Offering Memorandum

*\* Available as a portfolio with 1568 Vine Street (6 units) or individually*



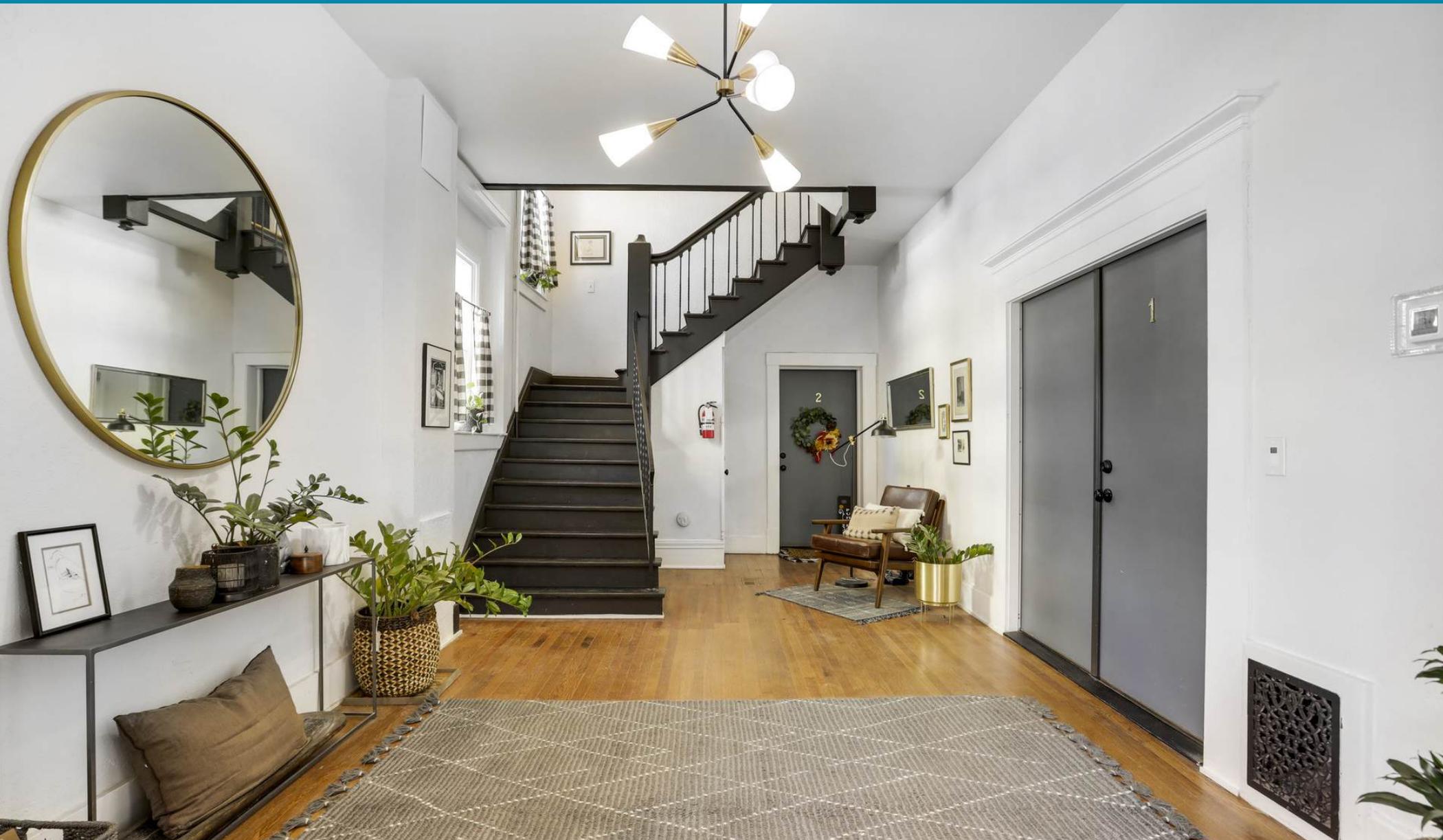
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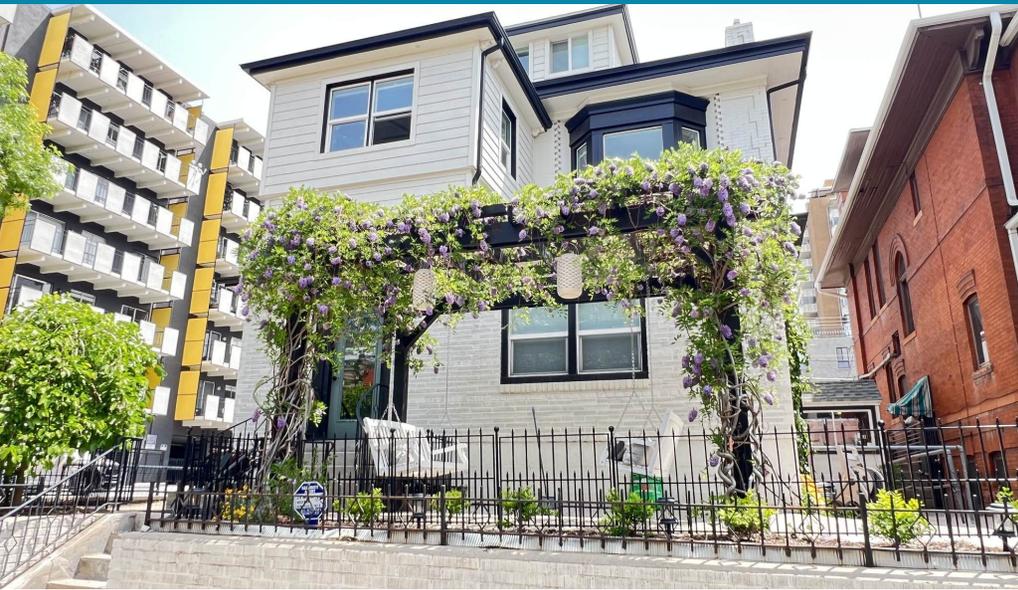
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# INVESTMENT OVERVIEW



## PROPERTY DESCRIPTION

Chicly modernized beautiful 8-unit multifamily investment property ideally located in the esteemed Cheesman Park submarket with strong rental income and assumable interest-only debt at 3.34%! The property glows with a fully custom contemporary renovation inside and out, seamlessly blending old-world charm with modern allure. With a new roof featuring solar technology, 3 garages, storage, and updated furnace and hot water heaters, this 5,286 SF building with 8 units offers a turnkey investment. The addition of onsite laundry, a gated patio with a fire pit, and inviting outdoor common areas enhances its appeal for residents. Zoned G-MU-3, this property embodies the essence of sophisticated urban living, making it an enticing prospect for multifamily investors seeking a unique, updated, strong-performing, apartment asset.

## PROPERTY HIGHLIGHTS

- Attractive assumable debt at 3.34% interest-only and 11.74% cash-on-cash return
- Very well-maintained, recently updated 5,286 SF building with 8 units

## OFFERING SUMMARY

Reduced Price:	\$1,995,000
Number of Units:	8
Lot Size:	4,762 SF
Building Size:	5,286 SF
NOI:	\$132,420
Cap Rate:	6.64%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,765	8,904	30,486
Total Population	4,186	13,742	47,976
Average HH Income	\$97,662	\$104,294	\$115,278

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# 1266 LAFAYETTE STREET



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## 1266 LAFAYETTE STREET

Denver, CO 80218

### PROPERTY DESCRIPTION

Building Type:	Multifamily
Building Size:	5,286 SF
Lot Size:	4,762 SF
Number of Units:	8
YOC:	1888
Construction Type:	Brick
Parking:	3 Garages

### PROPERTY FEATURES AND HIGHLIGHTS

- Attractive assumable debt at 3.34% interest-only and 11.74% cash-on-cash return
- Can be purchased with 1568 Vine Street (6 units) as a portfolio
- Very well-maintained, recently updated 5,286 SF building with 8 units
- Built in 1888, blending historic charm with modern appeal
- Zoned G-MU-3 for versatile investment potential
- Prime location in the desirable Cheesman Park area
- Full custom contemporary renovation inside and out
- New roof with solar technology for energy efficiency
- 3 garages and additional storage space
- Upgraded furnace and hot water heaters
- Onsite laundry facilities for resident convenience
- Gated patio with fire pit and outdoor common areas

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# OPERATING INCOME & EXPENSES

Unit Type	Est. SF	In-Place Rent	Market Rent
1 Bed / 1 Bath #1	550	\$1,600	\$1,625
1 Bed / 1 Bath #2	550	\$1,675	\$1,700
1 Bed / 1 Bath #3	550	\$1,700	\$1,725
2 Bed / 1 Bath #4	950	\$2,400	\$2,500
1 Bed / 1 Bath #5	480	<u>\$1,500</u>	\$1,525
Studio #6	475	\$1,225	\$1,250
1 Bed / 1 Bath #3b	550	\$1,575	\$1,600
Studio #4b	475	\$1,500	\$1,525
<b>Total / Weighted Avg.</b>	<b>573</b>	<b>\$1,647</b>	<b>\$1,681</b>



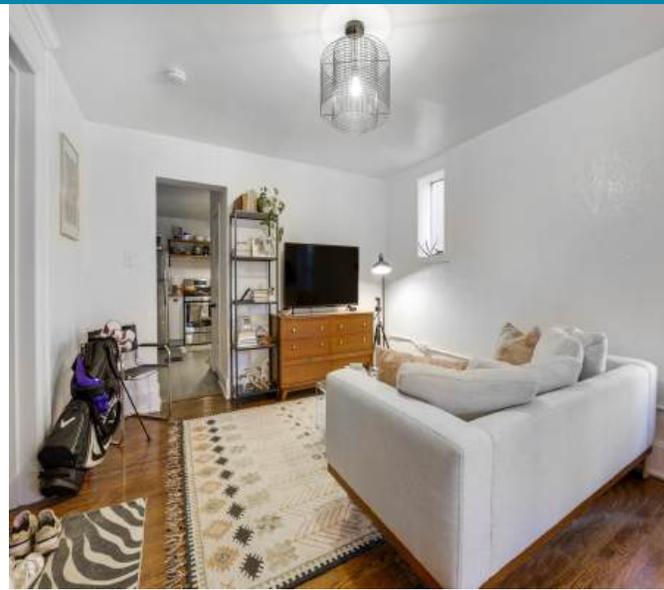
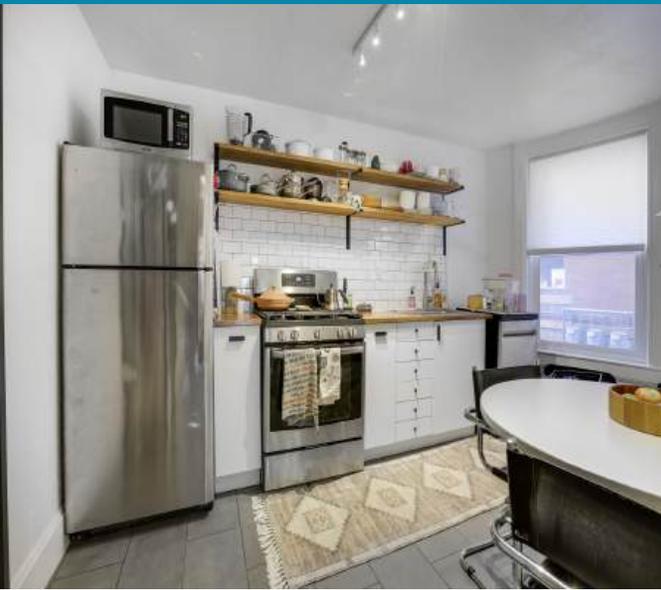
OPERATING INCOME	Current	Year 1 Pro Forma
<b>Gross Market Rent</b>	<b>158,100</b>	<b>161,400</b>
Vacancy Loss	(4,743)	(4,842)
<b>Total Lease Rent</b>	<b>153,357</b>	<b>156,558</b>
Parking	3,600	5,400
Utilities	10,800	12,000
<b>Total Other Income</b>	<b>14,400</b>	<b>17,400</b>
<b>Effective Gross Income</b>	<b>167,757</b>	<b>173,958</b>

OPERATING EXPENSES	Current	Year 1 Pro Forma
Repairs & Maintenance	8,000	8,000
Utilities	14,400	14,832
Real Estate Taxes	8,337	8,337
Insurance	4,600	4,600
<b>Total Operating Expenses</b>	<b>35,337</b>	<b>35,769</b>

<b>Net Operating Income</b>	<b>132,420</b>	<b>138,189</b>
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FINANCIAL ANALYSIS		
<b>Acquisition Price</b>	<b>\$1,995,000</b>	<b>\$1,995,000</b>
<b>Assumable Loan Amt</b>	<b>\$1,210,000</b>	<b>\$1,210,000</b>
<b>Down Payment</b>	<b>\$785,000</b>	<b>\$785,000</b>
<b>Interest Rate</b>	<b>3.34%</b>	<b>3.34%</b>
<b>Annual Debt Service</b>	<b>(40,414)</b>	<b>(40,414)</b>
<b>Before Tax Cash Flow</b>	<b>92,006</b>	<b>97,055</b>
<b>Cap Rate</b>	<b>6.64%</b>	<b>6.93%</b>
<b>Cash-on-Cash Return</b>	<b>11.72%</b>	<b>12.36%</b>

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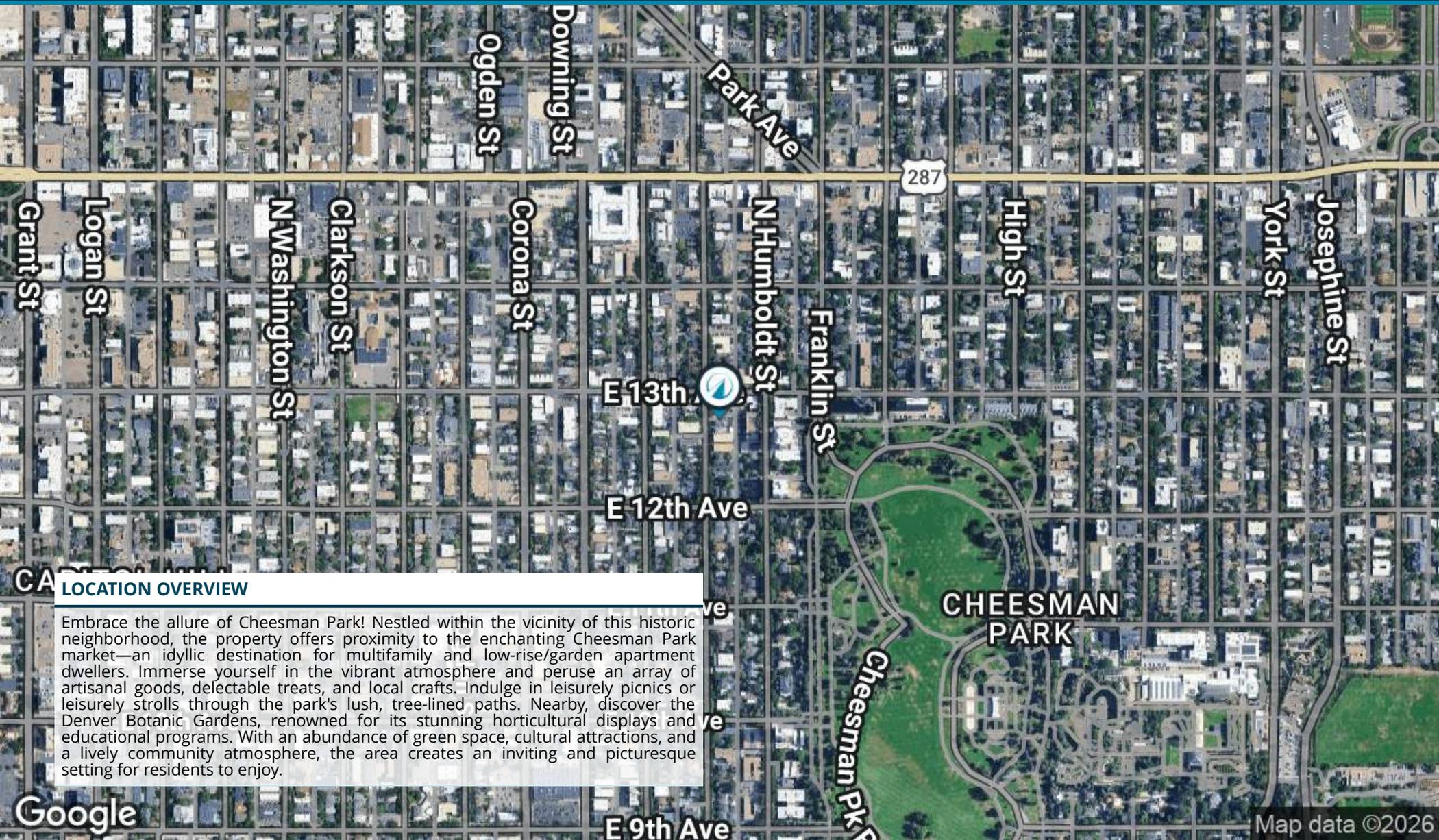
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# LOCATION MAP



## LOCATION OVERVIEW

Embrace the allure of Cheesman Park! Nestled within the vicinity of this historic neighborhood, the property offers proximity to the enchanting Cheesman Park market—an idyllic destination for multifamily and low-rise/garden apartment dwellers. Immerse yourself in the vibrant atmosphere and peruse an array of artisanal goods, delectable treats, and local crafts. Indulge in leisurely picnics or leisurely strolls through the park's lush, tree-lined paths. Nearby, discover the Denver Botanic Gardens, renowned for its stunning horticultural displays and educational programs. With an abundance of green space, cultural attractions, and a lively community atmosphere, the area creates an inviting and picturesque setting for residents to enjoy.

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# AERIAL PHOTOS



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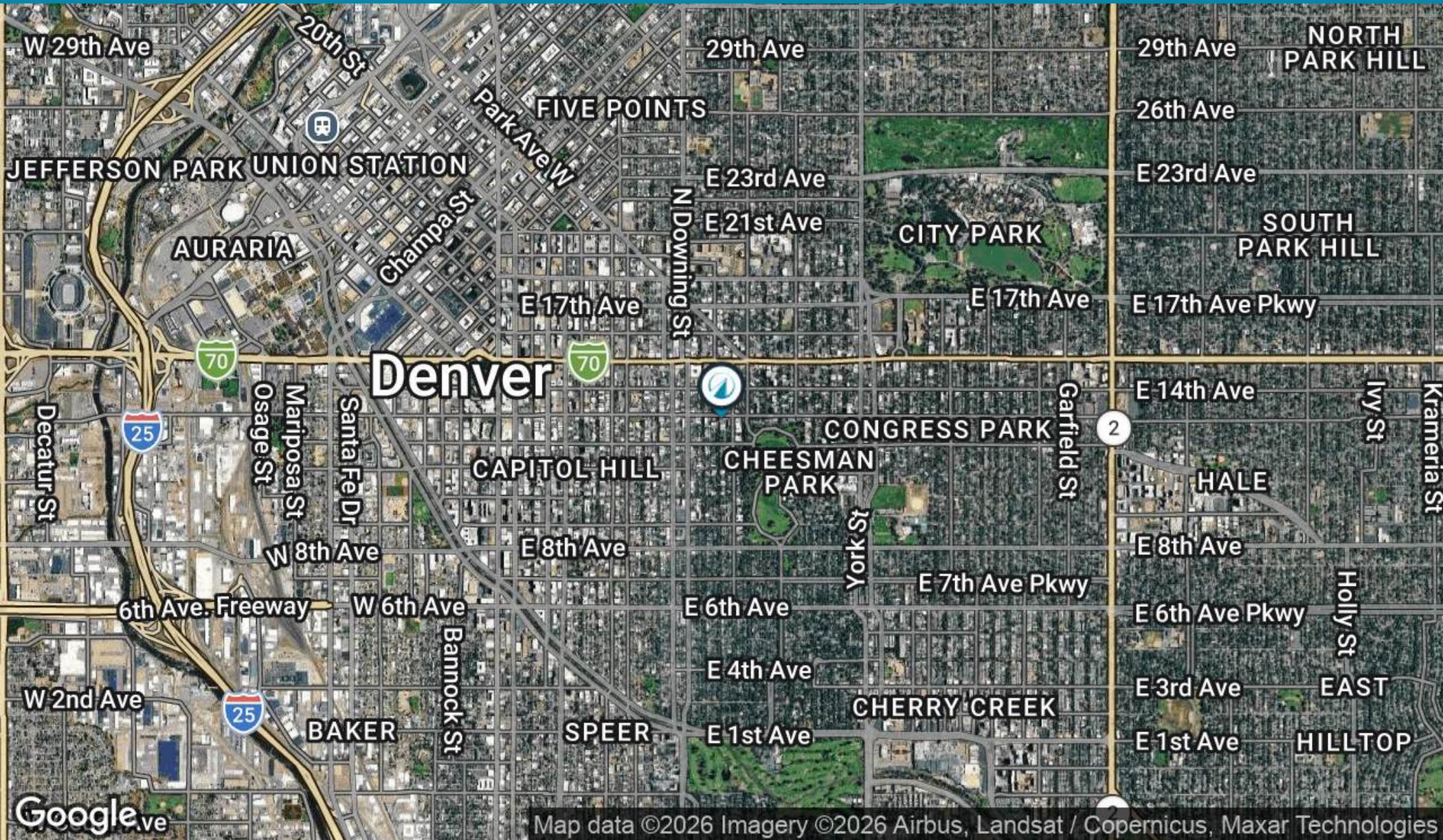
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# NEIGHBORHOOD MAP



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

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# DISCLOSURE



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