



Investment/Redevelopment Opportunity

3225-3229 S Lincoln Street
Englewood, Colorado

Offered at \$1,395,000

Kentwood
Commercial

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EXECUTIVE SUMMARY

Seize a rare opportunity to acquire a residential income property portfolio in the heart of Englewood, Colorado. Ideally positioned on a 9,147-square-foot site, this unique offering consists of two income-producing parcels, making it an attractive prospect for both investors seeking strong rental returns and developers looking for future redevelopment potential.

Parcel 1: 3225 S Lincoln Street -

This well-maintained single-family home features two bedrooms and two bathrooms, offering a comfortable living space with modern updates throughout. Additional highlights include a finished basement, a spacious rear porch, and a layout that appeals to both tenants and potential owner-occupants.

Parcel 2: 3229 S Lincoln Street -

This income-producing triplex consists of three fully-occupied two-bedroom, one-bathroom units. Two of the units have been completely renovated, featuring new appliances, fresh paint, upgraded flooring, and modern fixtures, ensuring strong tenant demand and long-term rental stability.

Strategic Location & Growth Potential -

Prime Englewood Location: Situated along South Lincoln Street, this property is just one block from South Broadway, where tenants enjoy easy access to Englewood's vibrant dining, shopping, and entertainment scene. Popular restaurants, boutique shops, bars, and essential services are all within walking distance.

Property Details

Total # of Units	4 Two-Bedroom
Total Building Size	3,502 Square Feet
Total Lot Size	9,147 Square Feet
Year Built	1920
Roof	Composite
Property Type	Residential Income
Construction	Masonry
Heat	Forced Air
Zoning	MU-B-2
Utilities	Tenants Pay

PROPERTY HIGHLIGHTS

LIGHT AND BRIGHT UNITS

NEW KITCHEN APPLIANCES, COUNTERTOPS & FIXTURES

REMODELED BATHROOMS

NEW FLOORING & PAINT THROUGHOUT

LAUNDRY AVAILABLE IN EACH UNIT

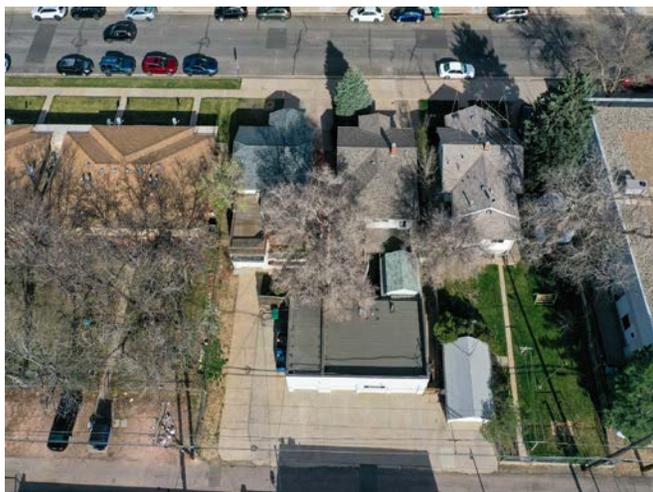
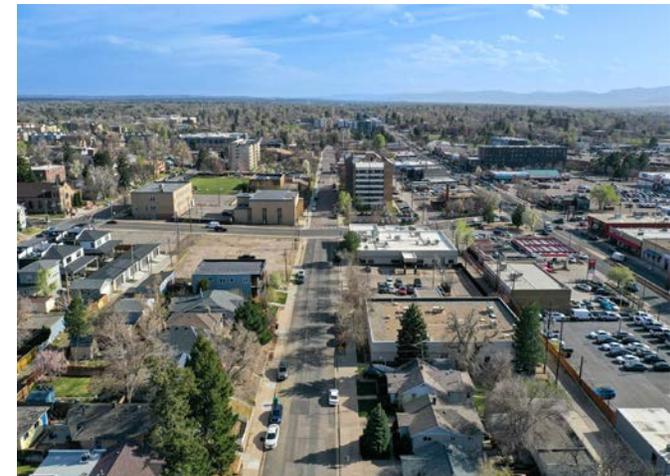
FOUR ONE-CAR GARAGE STALLS

BRAND-NEW SEWER LINE (2024)

SPECTACULAR LOCATION NEAR DOWNTOWN
ENGLEWOOD & 285



AERIAL PHOTOS



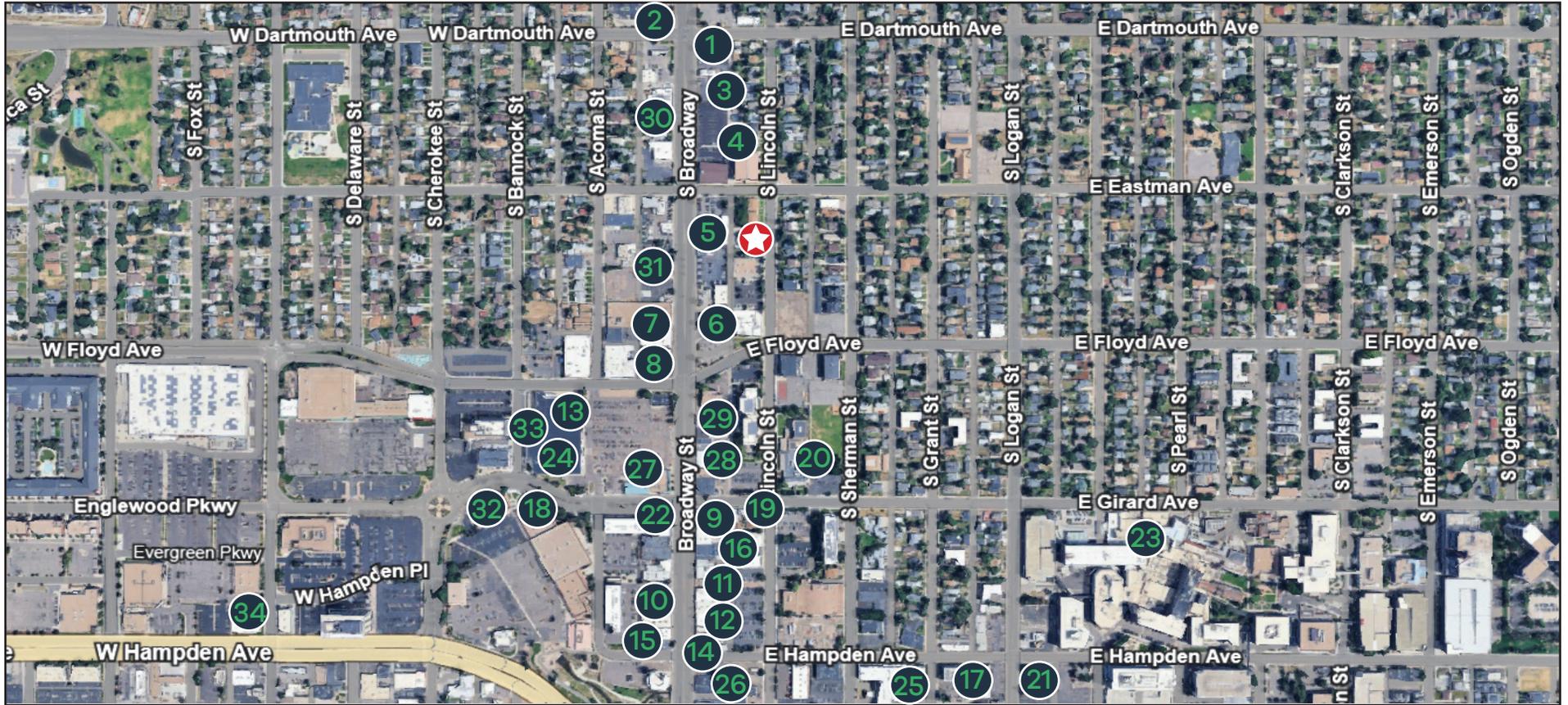
EXTERIOR PHOTOS



INTERIOR PHOTOS



Area Map



AREA HIGHLIGHTS

DINING/BARS

- 1 Hamburger Stand
- 2 Chick-Fil-A
- 3 Jalapeno's Restaurant
- 4 Chop Shop Casual Urban Eatery
- 5 Tomasa & Elizabeth's Burritos
- 6 Garibaldi Mexican Bistro
- 7 Moe's Original BBQ
- 8 Spicy Basil Thai
- 9 The Tabletop Tap
- 10 ZOMO
- 11 Breakfast Queen
- 12 Aki Japanese Cuisine

COFFEE/CONFECTIONS

- 13 Starbucks
- 14 Mango Tree Cafe
- 15 Mutiny Information Cafe
- 16 Gallo Italian Bakery
- 17 Dairy Queen

HEALTH & FITNESS

- 18 Anytime Fitness
- 19 Rhythm Art & Yoga
- 20 Malley Rec Center
- 21 Club Pilates
- 22 High Intense Workout

RETAIL/SERVICES

- 23 Swedish Medical Center
- 24 King Soopers
- 25 Safeway
- 26 Army Surplus
- 27 Off-Broadway Wine & Spirits
- 28 Access Printing
- 29 Treelotta: Fabric & Crafts
- 30 Studio 303
- 31 Gothic Theater
- 32 XO Nails & Spa
- 33 US Bank
- 34 Wells Fargo Bank

Neighborhood Info

WALK, TRANSIT & BIKE SCORES

Bike Score	99	'Biker's Paradise'
Walk Score	93	'Walker's Paradise'
Transit Score	66	'Good Transit'

DEMOGRAPHICS

POPULATION 2024	1 mi	19,046
	2 mi	53,969
	3 mi	125,272

POPULATION PROJECTION 2029	1 mi	19,231
	2 mi	54,446
	3 mi	126,050

HOUSEHOLDS 2024	1 mi	9,711
	2 mi	24,422
	3 mi	53,126

RENTER OCCUPIED HOUSEHOLDS	1 mi	6,300
	2 mi	12,972
	3 mi	27,151

AVERAGE HOUSEHOLD INCOME	1 mi	\$95,566
	2 mi	\$112,193
	3 mi	\$111,105

OLD ENGLEWOOD

Old Englewood, nestled just off South Broadway, is a neighborhood where historic character meets creative momentum. Once a quiet streetcar suburb, the area has transformed into a thriving community that maintains its small-town charm while embracing a wave of revitalization. Classic mid-century bungalows and craftsman-style homes line the leafy streets, offering a snapshot of Englewood's rich past. Along South Broadway, you'll find an eclectic mix of vintage shops, record stores, locally owned cafes, and a growing number of craft breweries, distilleries, and innovative restaurants that draw in both locals and visitors alike.

This part of Englewood has become a haven for artists, entrepreneurs, and young professionals looking for a more laid-back, authentic alternative to Denver's fast-paced core. Its walkability, access to light rail, proximity to downtown, and nearby outdoor amenities like the South Platte River Trail and Englewood's parks system make it a highly desirable spot to live, work, and explore. Whether you're in search of a cozy coffee shop, a place to launch your next venture, or a neighborhood that feels like home, Old Englewood near South Broadway delivers a sense of place that's both rooted in history and forward-thinking in spirit.



UNIT MIX & AVERAGE RENT SCHEDULE

UNIT	UNIT TYPE	AVERAGE SQFT	GROSS MONTHLY RENT	MONTHLY PROFORMA RENT
3229 (A)	2 BED/1 BATH	890	\$1,750	\$1,800
3229 (B)	2 BED/1 BATH	800	\$1,350	\$1,400
3229 (C)	2 BED/1 BATH	550	\$1,675	\$1,725
3225	2 BED/2 BATH	1262	\$2,195	\$2,200

OPERATING DATA: INCOME

INCOME	CURRENT	PROFORMA
GROSS ANNUAL RENT	\$83,640	\$85,500
VACANCY ALLOWANCE	(\$3,346)	(\$3,420)
NET RENTAL INCOME	\$80,294	\$82,080
UTLITY FEE INCOME	\$4,740	\$5,220
EFFECTIVE GROSS INCOME	\$85,034	\$87,300

OPERATING DATA: EXPENSES

ESTIMATED EXPENSES	CURRENT	PROFORMA
INSURANCE	\$5,155	\$5,200
TAXES (2024)	\$5,814	\$5,814
MANAGEMENT	\$5,194	\$5,200
UTILITIES	\$7,960	\$8,000
REPAIRS/MAINTENANCE	\$5,023	\$6,000
TOTAL EXPENSES	\$29,145	\$30,214
EXPENSES PER UNIT	\$7,286	\$7,554
NOI	\$55,889	\$57,086

PROPERTY DESCRIPTION

UNITS:	4
YEAR BUILT:	1920
TOTAL BUILDING SIZE:	3,502 SQFT
TOTAL LOT SIZE:	9,147 SQFT

INVESTMENT SUMMARY

PRICE	\$1,395,000
PRICE/UNIT	\$348,750
PRICE/SQUARE FOOT	\$398.34

PROPOSED FINANCING

LOAN AMOUNT	\$837,000
DOWN PAYMENT	\$558,000
INTEREST RATE	6.500%
AMORTIZATION (yrs)	30
EST. MONTHLY PAYMENT	\$5,290

FINANCIAL ANALYSIS

	CURRENT	PROFORMA
NET OPERATING INCOME (NOI):	\$55,889	\$57,086
PROJECTED DEBT SERVICE:	(\$63,485)	(\$63,485)
BEFORE TAX - CASH FLOW:	(\$7,596)	(\$6,399)
CAP RATE:	4.01%	4.09%
CASH-ON-CASH RETURN:	(1.36%)	(1.15%)
PRINCIPLE REDUCTION (YR 1):	\$9,355	\$9,355
TOTAL RETURN:	0.30%	0.50%

Disclosure

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