

3394 W 66TH AVENUE



3394 W 66TH AVE., DENVER, CO 80221
CONFIDENTIAL OFFERING MEMORANDUM



3394 W 66TH AVENUE

PRESENTED BY



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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

3394 W 66TH AVENUE

This well-maintained four-unit property presents a compelling investment opportunity in Denver. The asset is comprised of four spacious two-bedroom, one-bath residences, each exceeding 1,000 square feet, and designed in a townhome-style layout spanning two levels. This design provides residents with an enhanced sense of privacy and a more residential living experience compared to traditional stacked apartment units.

The property also features dedicated off-street parking and a large lot with ample outdoor space, further enhancing tenant appeal. Additionally, the location places residents within close proximity to several of Denver's recently redeveloped parks and expanding greenway systems, providing convenient access to outdoor amenities and contributing to the neighborhood's continued growth and desirability. It also sits less than 15 minutes from Downtown Denver and Golden.

Offered at just \$199 per square foot, the property represents a compelling basis relative to the market. At the current list price, this equates to \$77/SF cheaper than the average price per square foot of the comparable sales, which are currently averaging roughly \$277/SF. This helps create an attractive entry point for investors seeking both stable in-place income and long-term upside.





EXECUTIVE SUMMARY

PROPERTY DETAILS

Building Type:	MULTI-PLEX, LOW RISE APARTMENTS
Building Size:	4,020 SF
Lot Size:	.37 ACRES
Units:	4
YOC:	1983
Construction Type:	FRAME MASONRY VENEER



PROPERTY HIGHLIGHTS

FOUR TOWNHOME-STYLE APARTMENTS BUILT IN 1983

HUGE 1,000+ SF UNITS SPANNING TWO FLOORS

EACH APARTMENT COMES WITH IN-UNIT WASHER AND DRYER

HIGH-PERFORMING ASSET IN THE BERKLEY/ MIDTOWN CORRIDOR

LOWEST PRICE/SF CURRENTLY ON THE MARKET WITHIN A THREE MILE RADIUS

SIDE-BY-SIDE UNIT LAYOUTS AND PLENTY OF OFF-STREET PARKING

LARGE LOT WITH POSSIBILITY OF FUTURE REDEVELOPMENT

LOCATION OVERVIEW



LOCATION MAP



LOCATION MAP



MARKET OVERVIEW



DENVER BY THE NUMBERS

#2

MOST HIGHLY EDUCATED STATE

US CENSUS BUREAU

3RD

BUSIEST AIRPORT IN THE US

WALL STREET JOURNAL

#3

#3 MOST ENTREPRENURIAL CITY

YAHOO NEWS

#4

BEST PLACE FOR BUSINESS AND CAREERS

FORBES

#5

MOST DESIRABLE CITIES

CLEVER OFFERS

DENVER, CO

ABOUT

Denver, CO has a population of 711k people with a median age of 34.9 and a median household income of \$85,853. In recent years, the population of Denver, CO grew from 706,799 to 710,800, a 0.566% increase and its median household income grew from \$78,177 to \$85,853, a 9.82% increase. The median property value in Denver, CO is \$540,400, and the homeownership rate is 49.4%.

ECONOMY

The economy of Denver, CO employs 416k people. The largest industries in Denver, CO are Professional, Scientific, & Technical Services (62,131 people), Health Care & Social Assistance (52,548 people), and Educational Services (37,392 people), and the highest paying industries are Management of Companies & Enterprises (\$119,900), Mining, Quarrying, & Oil & Gas Extraction (\$116,454), and Utilities (\$97,803).

710,800

0.566% 1-YEAR GROWTH POPULATION

\$85,853

MEDIAN HHI

34.9

MEDIAN AGE

TOP SECTORS



PROFESSIONAL & TECHNICAL SERVICES



HEALTHCARE



RETAIL TRADE



FINANCIAL ANALYSIS



FINANCIAL ANALYSIS

# OF UNITS	UNIT MIX	ESTIMATED S/F	AVERAGE RENT/ UNIT ACTUAL	RENT/SF ACTUAL	AVERAGE RENT/ UNIT PROFORMA	RENT/SF PROFORMA	SCHEDULED GROSS INCOME ACTUAL	SCHEDULED GROSS INCOME PROFORMA
2	2BR/1BA	1005	\$1,350	\$1.34	\$1,375	\$1.37	\$32,400	\$33,000
2	2BR/1BA	1010	\$1,350	\$1.34	\$1,375	\$1.36	\$32,400	\$33,000
4								

INCOME	CURRENT	PRO FORMA
Gross Rental Income:	\$64,800	\$66,000
Vacancy Allowance:	5.0% \$(3,240)	5.0% \$(3,300)
Effective Rental Income:	\$61,560	\$62,700
OTHER INCOME		
RUBS:	\$-	\$2,400
GROSS OPERATING INCOME:	\$61,560	\$65,100
EXPENSES		
Property Tax:	\$6,195	\$6,195
Property Insurance:	\$5,861	\$5,423
Trash:	\$500	\$500
Utilities:	\$3,441	\$3,441
Repairs & Maintenance:	\$4,000	\$4,000
TOTAL EXPENSES	\$19,997	\$19,559
EXPENSES PER UNIT	\$4,999	\$4,890
NET OPERATING INCOME	\$41,563	\$45,541

PRICING ANALYSIS

INVESTMENT SUMMARY	
Price:	\$799,999
Price/Unit:	\$200,000
Price/SF:	\$199.00
Current Cap Rate:	5.20%

CURRENT	
CASH FLOW INDICATORS	
Net Operating Income	\$41,563
Debt Service	\$(37,814)
Net Cash Flow	\$3,749
Principal Reduction	\$6,267
Total Return	3.6%

PROFORMA	
CASH FLOW INDICATORS	
Net Operating Income	\$45,541
Debt Service	\$(37,814)
Net Cash Flow	\$7,727
Principal Reduction	\$6,267
Total Return	5.0%

PROPOSED FINANCING	
Loan Amount:	\$519,999
Down Payment (35%):	\$280,000
Interest Rate:	6.10%
Loan Type:	30 Years

VALUE INDICATORS	
CAP Rate	5.20%
Price/Unit	\$200,000
Price/SF	\$199.00
Cash-on-Cash	1.34%

VALUE INDICATORS	
CAP Rate	5.69%
Price/Unit	\$200,000
Price/SF	\$199.00
Cash-on-Cash	2.76%



SALE COMPARABLES



3394 W 66TH AVE Denver, CO 80221	
Sale Date	TBD
Sale Price	\$799,999
Units	4
Year Built	1983
Price/Unit	\$200,000
Price/SF	\$199.00

7330 TENNYSON STREET Westminster, CO 80030	
Sale Date	2/3/2026
Sale Price	\$825,000
Units	4
Year Built	1973
Price/Unit	\$206,250
Price/SF	\$215

7320 TENNYSON ST. Westminster, CO 80030	
Sale Date	1/20/26
Sale Price	\$860,000
Units	4
Year Built	1971
Price/Unit	\$215K
Price/SF	\$220

2925 - 2929 W 37TH AVE. Denver, CO 80211	
Sale Date	11/2025
Sale Price	\$885,000
Units	4
Year Built	1947
Price/Unit	\$221,250
Price/SF	\$402.27



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