

OFFERING MEMORANDUM



# INVESTMENT ADVISORS



**Dan Hawthorne**  
**Senior Advisor**

406-531-4246

Dan@NorthPeakCRE.com



**NORTHPEAK**<sup>®</sup>  
COMMERCIAL ADVISORS

NorthPeak Commercial Advisors  
1720 S Bellaire St. Suite 701  
Denver, CO 80222  
720-738-1949 • NorthPeakCRE.com





# PROPERTY SUMMARY



**NORTHPEAK**<sup>®</sup>  
COMMERCIAL ADVISORS

# EXECUTIVE SUMMARY

## PROPERTY DETAILS

Address	<b>3162 S Dale Ct.</b> Englewood, CO 80110
Price	\$750,000
# of Units	2
Building Size	2,916 SF
Lot Size	8,799 SF
Year Built	1964
Roof	Pitched
Building Type	Wood Siding
Heat	Boiler
Off-Street Parking	Ample

## PROPERTY HIGHLIGHTS

- Good location in Englewood
- Spacious units
- Both units have their own private yard
- Both units have their own balcony/patio
- Ample off-street parking
- Large detached garage
- New retaining wall installed 2023

**3162 S Dale Court** is a duplex located in Englewood, CO. Building is composed of two spacious units both of which are approx. 1,200 SF each. The top unit is a 3Bd/1Ba unit, tenants have the front yard exclusively along with their own private balcony on the backside. The bottom unit is a 2Bd/1Ba with an extra room. Tenants on the bottom level have access to their own private fenced-in backyard and patio on the ground level.

Building operates off of a boiler, there is one gas meter and one electric meter currently paid by the owner. There is off-street parking in the back along with a spacious garage that currently is used by the top unit.





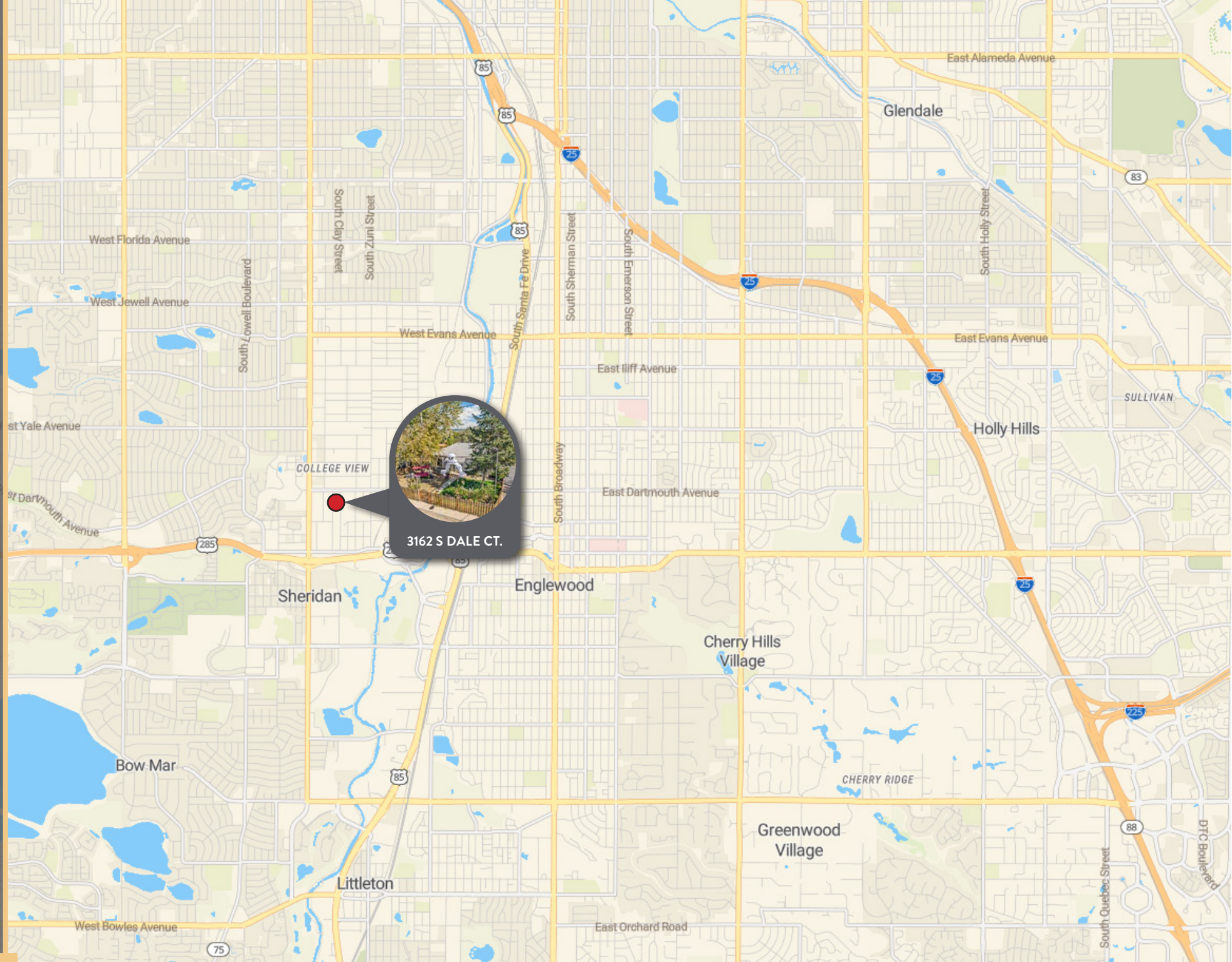




# LOCATION OVERVIEW



**NORTHPEAK**<sup>®</sup>  
COMMERCIAL ADVISORS



3162 S DALE CT.

COLLEGE VIEW





3162 S DALE CT.



## ENGLEWOOD

Englewood is home to 35,000 people in the heart of the Denver metropolitan region. Englewood is a proudly independent, full-service community with the third highest concentration of millennials in Colorado. Minutes from world class art and entertainment venues in downtown Denver and the Rocky Mountain foothills, Englewood is home to major medical and manufacturing facilities along with its own foodie, arts and startup communities centered in historic downtown Englewood and the Central Business District.

Englewood is also a transportation hub with two light rail stops on the Denver regional passenger rail system and exceptional roadway access provided from all directions by US Highway 285 (Hampden Ave.) and US Highway 85 (Santa Fe Blvd.). Bus service is provided by RTD, including the most frequent bus route in the region the 0, and the free Englewood Trolley that connects the Englewood light rail station to downtown Englewood, the medical district and civic center.

Englewood has also been ranked #26 on WalletHub's "Best Small Cities for Starting a Business".





# INVESTMENT ANALYSIS



**NORTHPEAK**<sup>®</sup>  
COMMERCIAL ADVISORS

# UNIT MIX & INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
3Bd/1Ba	1	1,200	\$2,300	\$2,300	\$2,300	\$2,300
2Bd/1Ba	1	1,200	\$2,100	\$2,100	\$2,300	\$2,300
<b>TOTALS</b>	<b>2</b>	<b>2,400</b>		<b>\$4,400</b>		<b>\$4,600</b>

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$52,800	\$55,200
Vacancy (3%)	(\$1,584)	(\$1,656)
Garage (\$250/Month)	\$-	\$3,000
<b>GROSS RENTAL INCOME</b>	<b>\$51,216</b>	<b>\$56,544</b>
EXPENSES	CURRENT	PRO FORMA
Property Tax	\$2,746	\$2,746
Insurance (\$1,000/Unit)	\$1,617	\$2,000
Gas/Electric	\$3,049	\$3,049
Water/Sewer	\$755	\$755
Trash	\$375	\$375
Repairs/Maint. (\$1,000/Unit)	\$531	\$2,000
<b>TOTAL EXPENSES</b>	<b>\$9,073</b>	<b>\$10,925</b>
<b>TOTAL EXPENSES / UNIT</b>	<b>\$4,537</b>	<b>\$5,463</b>
<b>NET OPERATING INCOME</b>	<b>\$42,143</b>	<b>\$45,619</b>

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$42,143	\$45,619
Projected Debt Service	(\$36,976)	(\$36,976)
Before Tax Cash Flow	\$5,167	\$8,643
Cash-on-Cash Return	2.0%	3.3%
Principal Reduction	\$5,449	\$5,449
Total Return	\$10,616	\$14,092
<b>CAP RATE</b>	<b>5.62%</b>	<b>6.08%</b>

INVESTMENT SUMMARY	
List Price	\$750,000
Price/Unit	\$375,000
Price/SF	\$257

FINANCING	
Loan Amount	\$487,500
Down Payment	\$262,500
Interest Rate	6.50%
Amortization	30 Years



# COMPARABLE SALES



**NORTHPEAK**<sup>®</sup>  
COMMERCIAL ADVISORS



**SUBJECT PROPERTY**

3162 S Dale Ct., Englewood, CO

Sale Date	JUST LISTED
List Price	\$750,000
Year Built	1964
Building Size	2,916 SF
Price/SF	\$257
Unit Mix	1 - 2 Bd / 1 Ba 1 - 3 Bd / 1 Ba



3068-3070 S Delaware St.  
Englewood, CO 80110

#1

Sale Date	9/26/24
Sale Price	\$887,000
Year Built	1977
Building Size	2,304 SF
Price/SF	\$385
Unit Mix	2 - 3 Bd / 2 Ba



2785 S Grant St.  
Englewood, CO 80113

#2

Sale Date	5/6/24
Sale Price	\$879,000
Year Built	1952
Building Size	2,340 SF
Price/SF	\$376
Unit Mix	1 - 1 Bd / 1 Ba 1 - 3 Bd / 2 Ba



4300 S Delaware St.  
Englewood, CO 80110

#3

Sale Date	5/6/24
Sale Price	\$770,000
Year Built	1951
Building Size	3,384 SF
Price/SF	\$228
Unit Mix	1 - 1 Bd / 1 Ba 1 - 3 Bd / 1 Ba



4444-4446 S Acoma St.  
Englewood, CO 80110

#4

Sale Date	3/1/24
Sale Price	\$585,000
Year Built	1930
Building Size	2,118 SF
Price/SF	\$276
Unit Mix	1 - 1 Bd / 1 Ba 1 - 3 Bd / 1 Ba



4660 S Acoma St.  
Englewood, CO 80110

#5

Sale Date	10/31/24
Sale Price	\$566,700
Year Built	1953
Building Size	1,440 SF
Price/SF	\$394
Unit Mix	2 - 2 Bd / 1 Ba

# DISCLOSURE AND CONFIDENTIALITY AGREEMENT

---

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 3162 S Dale Ct., Englewood, CO 80110 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.



3162 S DALE CT. | ENGLEWOOD, CO

# INVESTMENT ADVISORS:

**DAN HAWTHORNE**

Senior Advisor

406-531-4246

Dan@NorthPeakCRE.com



**NORTHPEAK**<sup>®</sup>  
COMMERCIAL ADVISORS

1720 S Bellaire St. Suite 701 | Denver, CO 80222

720-738-1949 | [www.NorthPeakCRE.com](http://www.NorthPeakCRE.com)