

The Residences at 5th Avenue

414-418 E 5TH AVE, DENVER, CO 80203



2,816

BUILDING SF

3,468

TOTAL LAND SQ FT

OFFERED BY:

ELLEN CUMMINGS

Broker
206.478.5658
ellen@khcommercial.com

MARIN DORNSEIF

Broker
720.217.9884
marin@khcommercial.com

OFFERING MEMORANDUM

KAUFMAN HAGAN COMMERCIAL REAL ESTATE

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 the The Residences at 5th Avenue at 414-418 E 5th Ave, Denver, CO 80203 (“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.



1. Property Overview
2. Area Overview
3. Financial Analysis
4. Comparables
5. Local Economy
6. Kaufman Hagan



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE



PROPERTY OVERVIEW



The Residences at 5th Avenue

414-418 E 5TH AVENUE
DENVER, CO 80203

The Residences at 5th Avenue are situated in a highly desirable and walkable area of Denver. This 3-unit rental property benefits from proximity to amenities such as parks, schools, restaurants, and public transportation. The demand for rental properties in this location is likely to remain strong for years to come.



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

CONTACT FOR MORE INFO:

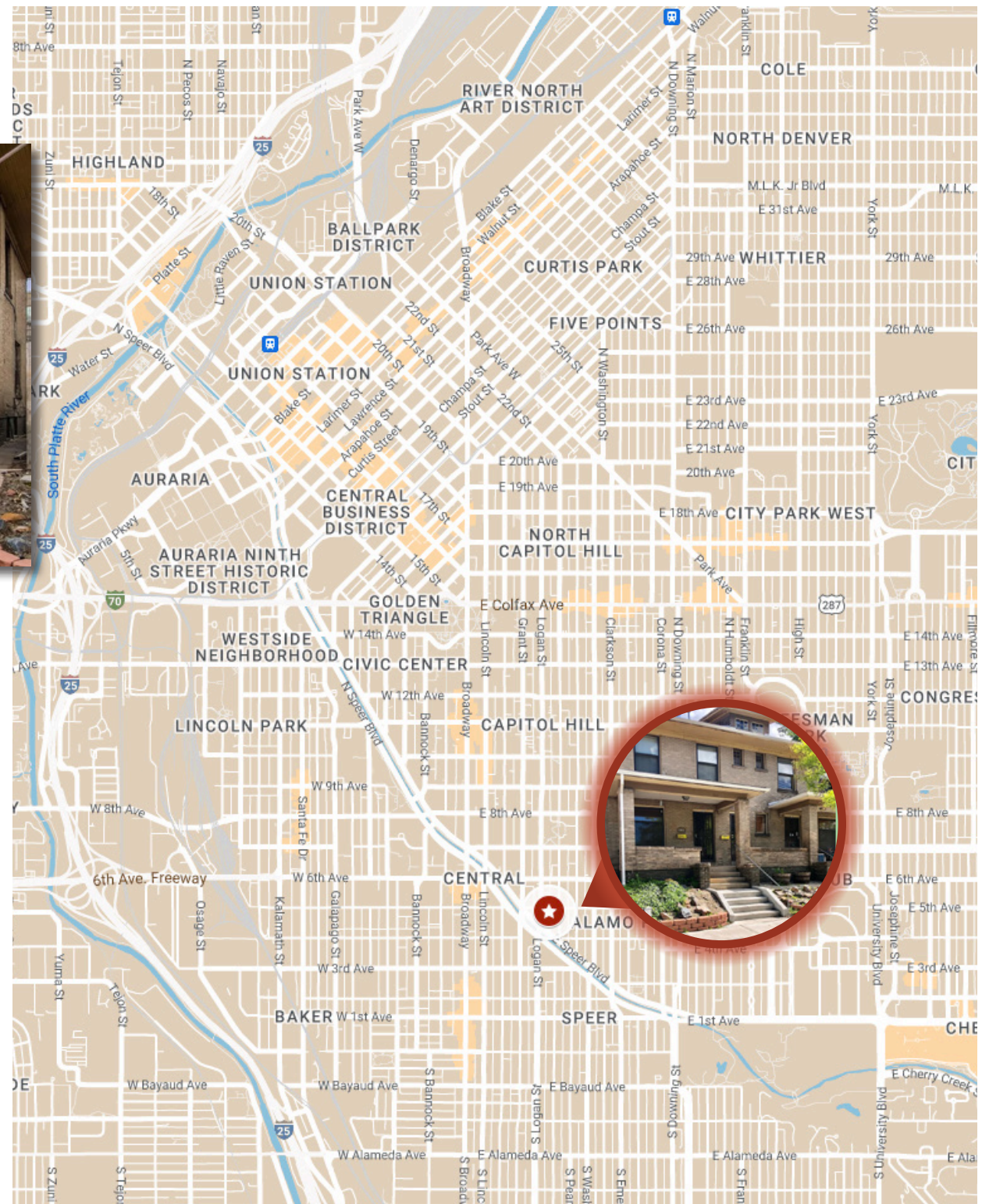
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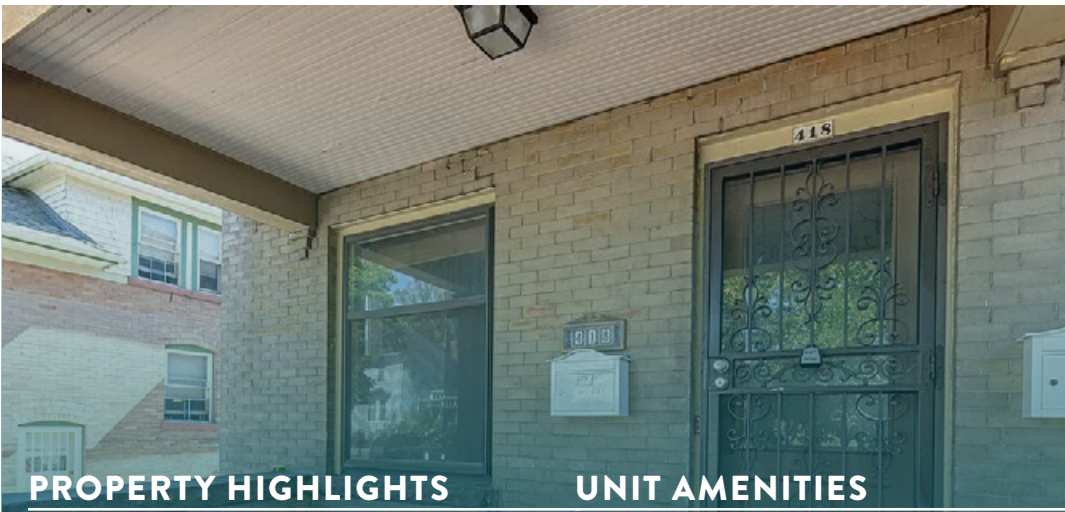
PROPERTY DETAILS



County	Denver
Year Built	1910
GBA	2,816 SF
Lot Size	3,468 SF
# Buildings	1
# Stories	2
Parking	Street
Air Conditioning	Window Units
Heating	Forced Air
Gas/Electric	Master
Water/Sewer	Master
Zoning	G-MU-3



414-418 E 5TH AVE · DENVER /7



PROPERTY HIGHLIGHTS

- One 3-Bedroom Unit
- Two 1-Bedroom Units
- Washer/Dryers in Each Unit
- Sewer Lines Replaced in 2021
- Walking Distance to Cherry Creek Trail

UNIT AMENITIES

- In-Unit Washer/Dryers
- Spacious Floorplans
- Outdoor Spaces
- Original Character with Modern Upgrades





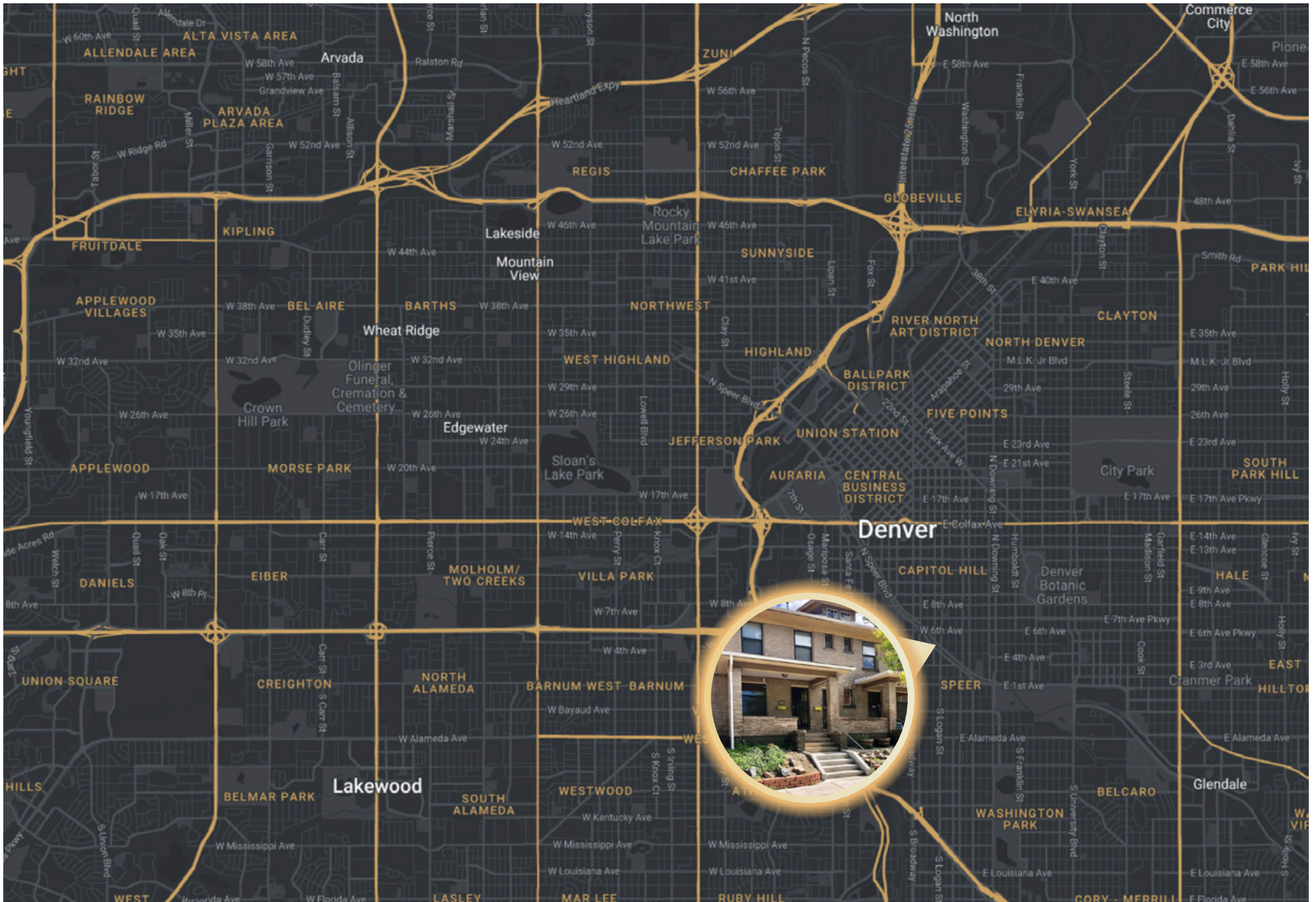




AREA OVERVIEW



LOCATION MAP



LOCATION HIGHLIGHTS

- Highly Walkable & Bikeable area
- Easy access to the Cherry Creek Trail, Alamo Placita Park, and shops on Broadway
- One block off Speer Blvd
- Low Vacancy Area

WALK SCORE



WALK SCORE



Walker's Paradise

Daily errands do not require a car



TRANSIT SCORE



Some Transit

A few nearby public transportation options



BIKE SCORE



Biker's Paradise

Daily errands can be accomplished on a bike



NEIGHBORHOOD GUIDE: ALAMO PLACITA, DENVER

Centrally located in the heart of Denver, Alamo Placita represents a tranquil escape from the bustle of many of its neighboring locales. Populated with an eclectic collection of historic buildings brimming with personality, it's an area that's come to be known as a haven for settling down and settling into Mile High City life.

Alamo Placita is often lauded for its distinctly urban, yet neighborly feel. Technically part of the larger Speer neighborhood, it is often referred to as Governor's Park given its close proximity to the historic Governor's Mansion on 8th Avenue. But the area is historic in its own right, with the Alamo Placita Historic District being unanimously designated by the Denver Landmark Preservation Commission in 2000. Delving into the significance of the area unearths references to some of Denver's most high-profile figures, such as Robert W. Speer. This history shines through at every turn in the neighborhood through its stunning structures, from turn-of-the-century bungalows to Tudor-style, Spanish Mission-style, and Queen Anne abodes. While there are also modern developments in the neighborhood, it is predominantly made up of these character-laden dwellings situated on peaceful streets with wide sidewalks and abundant trees—distinct in comparison to its more contemporary urban neighbors.

The locale's namesake of Alamo Placita Park is full of vibrant flora and established trees, and it is considered one of Denver's most idyllic and picturesque venues for outdoor relaxation and recreation. Numerous casual eateries, cafes, and unique shops further the independent, welcoming feel of the neighborhood, while its ideal central location makes it a prime area for commuting by bike, car, or public transportation. It's easy to enjoy living in Alamo Placita—a picture of tranquility and community nestled in the Denver cityscape.

RETAIL/AREA MAP



FINANCIAL ANALYSIS



RENT ROLL

UNIT TYPE	#	AVG SQ FT	CURRENT RENT	CURRENT RENT / SF	MARKET RENT	MARKET RENT / SF
3 Bed, 1.5 Bath	1	1,800	\$3,160	\$1.76	\$3,250	\$1.81
1 Bed, 1 Bath	1	650	\$1,700	\$2.62	\$1,800	\$2.77
1 Bed, 1 Bath	1	1,000	\$2,100	\$2.10	\$2,200	\$2.20
TOTAL / AVERAGE	3	3,450	\$6,960	\$2.16	\$7,250	\$2.26



INCOME & EXPENSES

INCOME		CURRENT	PROFORMA
Gross Potential Rent		\$83,520	\$87,000
RUBS		\$1,050	\$2,250
GROSS POTENTIAL INCOME		\$84,570	\$89,250
Vacancy/Collection Loss	5.0%	\$(4,176)	\$(4,350)
EFFECTIVE GROSS INCOME		\$80,394	\$84,900

EXPENSES		CURRENT	PROFORMA
Property Taxes		\$5,935	\$6,113
Insurance		\$3,096	\$3,189
Utilities		\$1,050	\$2,250
Repairs & Maintenance		\$3,000	\$3,090
Management		\$4,422	\$4,670
TOTAL EXPENSES		\$17,503	\$19,311
Expenses Per SF		\$6.22	\$6.86
Expenses per Unit		\$5,834	\$6,437
NET OPERATING INCOME		\$62,891	\$65,589

INVESTMENT CONCLUSIONS

PURCHASE PRICE **\$1,299,000**

Total SF: 2,816

Price Per SF: \$461.29

Total Units: 3

In-Place Cap Rate: 4.84%

Proforma Cap Rate: 5.05%

OPPORTUNITY TO ADD VALUE

- Pet Fees
- Basement Storage Fees
- The 3-bedroom unit could be converted to two 1-bedroom units



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COMMERCIAL REAL ESTATE

REcolor

COMPARABLES

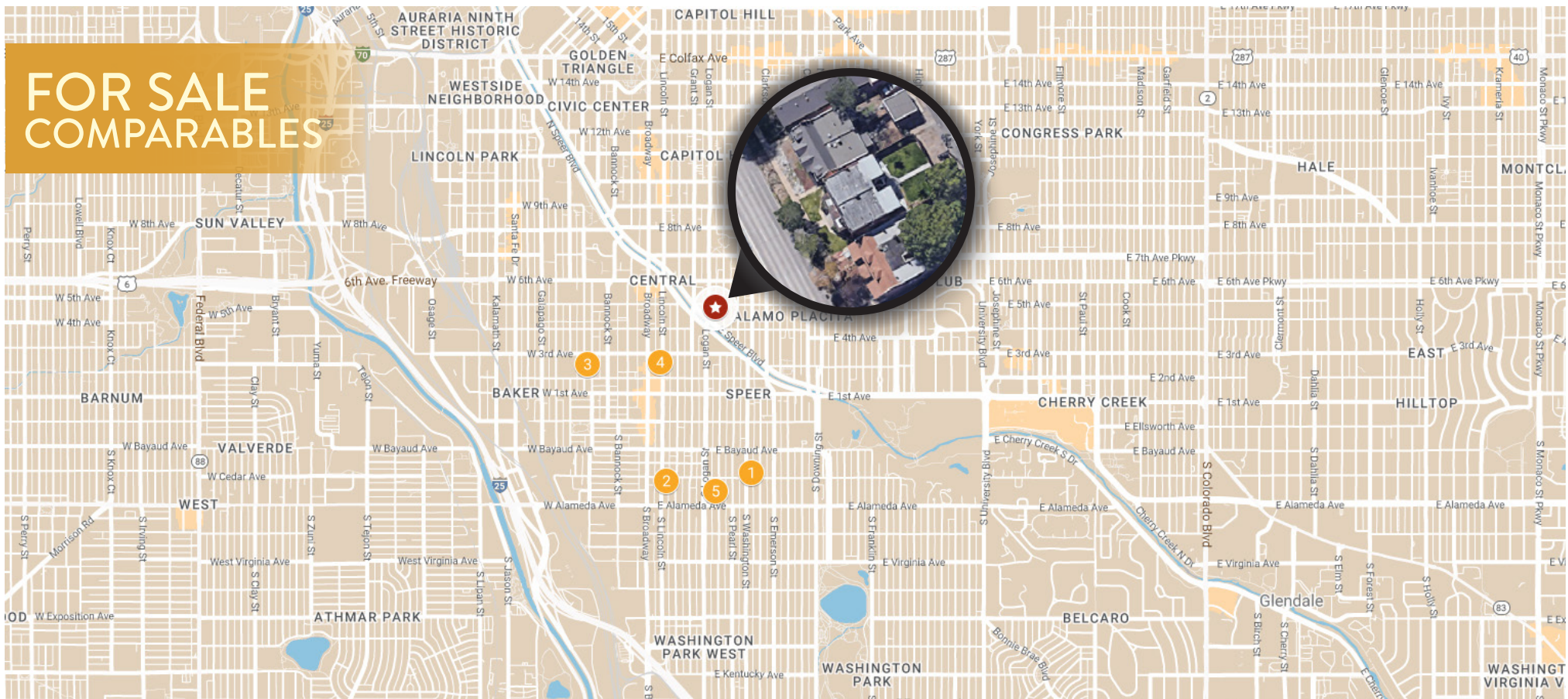




#	PROPERTY	PRICE	DAYS ON MARKET	UNITS	\$ / UNIT	CAP RATE	YEAR BUILT
SUB	414-418 E 5th Ave, Denver, CO 80203	\$1,299,000		3	\$433,000	4.84%	1910
1	660 Washington St, Denver, CO 80203	\$1,500,000	69	7	\$214,286	5.3%	1912
2	1325 N Marion St, Denver, CO 80218	\$1,250,000	172	8	\$156,250	5.2%	1904
3	1291 Gaylord St, Denver, CO 80206	\$1,575,000	91	9	\$175,000	4.6%	1891
4	208 S Lincoln St, Denver, CO 80209	\$1,195,000	83	4	\$298,750	5.2%	1890
5	1234 York St, Denver, CO 80206	\$1,400,000	69	7	\$200,000	5.1%	1888
6	1135 Lipan St, Denver, CO 80204	\$1,325,000	19	6	\$220,833	5.3%	1943
7	1233-1237 Marion St, Denver, CO 80218	\$1,100,000	35	4	\$275,000	4.4%	1900
8	1136 N Washington St, Denver, CO 80203	\$920,000	40	3	\$306,667	5.0%	1888
9	457 S Sherman St, Denver, CO 80209	\$1,250,000	24	4	\$312,500	5.4%	1901
10	1228 N Corona St, Denver, CO 80218	\$1,300,000	61	7	\$185,714	5.2%	1892
11	1267 N Marion St, Denver, CO 80218	\$1,250,000	419	5	\$250,000	6.1%	1905
12	254 Delaware St, Denver, CO 80223	\$1,795,000	145	4	\$448,750	5.4%	1927

AVERAGES	SOLD PRICE	\$ / UNIT	CAP RATE
	\$1,321,667	\$253,645	5.2%

FOR SALE COMPARABLES



#	PROPERTY	PRICE	DAYS ON MARKET	UNITS	\$ / UNIT	YEAR BUILT
SUB	414-418 E 5th Ave, Denver, CO 80203	\$1,299,000		3	\$433,000	1910
1	176 S Washington Street, Denver, CO 80209	\$965,000	72	2	\$482,500	1952
2	208 S Lincoln Street, Denver, CO 80209	\$1,200,000	83	4	\$300,000	1890
3	254 Delaware Street, Denver, CO 80223	\$1,795,000	208	4	\$448,750	1927
4	253 N Lincoln Street, Denver, CO 80203	\$1,150,000	50	3	\$383,333	1900
5	245 S Pennsylvania Street, Denver, CO 80209	\$2,060,000	48	4	\$515,000	1952

AVERAGES

SOLD PRICE: **\$1,434,000** \$ / UNIT: **\$425,916**



SOLD COMPARABLES

#	PROPERTY	SOLD DATE	SOLD PRICE	UNITS	\$ / UNIT	CAP RATE	YEAR BUILT
SUB	414-418 E 5th Ave, Denver, CO 80203		\$1,299,000	3	\$433,000	4.84%	1910
1	25 Washington St, Denver, CO 80203	9/26/2024	\$1,566,000	5	\$313,200	-	1954
2	34-44 Washington St, Denver, CO 80203	9/26/2024	\$1,566,000	6	\$261,000	-	1954
3	1058 Pearl St, Denver, CO 80203	9/6/2024	\$4,000,000	5	\$800,000	-	1900
4	1110 Clarkson St, Denver, CO 80218	9/4/2024	\$1,585,000	7	\$226,429	5.4%	1896
5	1270 Logan St, Denver, CO 80203	8/21/2024	\$1,400,000	8	\$175,000	5.8%	1883
6	2639 E 12th Ave, Denver, CO 80206	7/10/2024	\$1,555,000	4	\$388,750	5.5%	1909
7	1025 N Clarkson St, Denver, CO 80218	6/27/2024	\$1,150,000	4	\$287,500	5.5%	1896
8	236 S Clarkson St, Denver, CO 80209	6/27/2024	-	4	-	5.8%	1952

AVERAGES	SOLD PRICE	\$ / UNIT	CAP RATE
	\$1,831,714	\$328,769	5.6%

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

708,948

MEDIAN HOME PRICE

\$572K

OF EMPLOYEES

474,978



DENVER COLORADO

2024 ECONOMIC OVERVIEW



The real estate landscape in Denver has continued to evolve in 2024, presenting a complex yet opportunity-rich environment for investors and landlords. Last year marked a period of adaptation and resilience in the face of fluctuating interest rates and inventory challenges.

As these market dynamics shift, Denver remains a popular and attractive destination, holds steady on positive growth migration, and its overall market continues to tell a tale of gradual stabilization, which will contribute to the drive in activity in the year 2024.

Despite a general slowdown in rental price growth, the city remains a vibrant market for landlords and investors. As of late 2023, the median rent in Denver stood at \$1,586, experiencing a slight decrease of 0.8% over the month, aligning with both the state and national averages. Cap rates have significantly risen, which also presents an opportunity for those looking to invest in the market at a more sustainable rate.

Overall, the Denver market is showing resilience and adaptability despite the headwinds it has faced. This forecast suggests a possible easing of conditions, potentially unlocking inventory and moderating home-price appreciation, making transactions more feasible for both buyers and sellers. With a positive outlook and strategic planning, the market is poised to navigate the challenges and continue on a path of growth and prosperity.

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

KAUFMAN HAGAN

COMMERCIAL REAL ESTATE



COMMERCIAL REAL ESTATE
DENVER

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 it's 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



BEN SCHERMAN
ANALYST + JUNIOR BROKER



ELLEN CUMMINGS
BROKER



WILL SCHERMAN
BROKER



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE



ANDREW VOLLERT
BROKER



COLBY CONSTANTINE
BROKER



ZACHARY BIERMAN
BROKER



RYAN FLOYD
BROKER



AMANDA WEAVER
BROKER



MARIN DORNSEIF
BROKER



ALEJANDRO MARTINEZ
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.

Ellen Cummings

BROKER

Ellen's experience in Sales and Franchise Strategic Market Development was the catalyst to her career in Commercial Real Estate. Ellen drives growth for her clients and for the brokerage she supports. A graduate of Kansas State University, she has refined her skills in the real estate industry, earning a reputation for integrity, strategic acumen, and solid communication.

Ellen's success in retail real estate is anchored in her ability to cultivate relationships with clients and partners. Ellen worked as a mentor to new brokers in a Managing Broker role but transitioned back to sales to fully support her clients. At Kaufman Hagan, Ellen finds business, guides clients through the complexities of retail real estate, and oversees business growth. She is committed to the success of her clients, recognizing the importance of collaborative efforts to achieve success in the real estate sector.



206.478.5658



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LIC#: EA100089392

Marin Dornseif

BROKER

Marin grew up in Colorado, and after college in Chicago she spent time on both coasts before eventually finding her way back to Denver in 2016. As a commercial real estate broker specializing in retail properties, she brings a wealth of experience from her previous 10+ year career in corporate retail for various national and international brands. She leverages her deep industry knowledge to help clients strategically grow their real estate portfolios or expand their business into new markets. Building strong, lasting relationships is at the core of her practice, ensuring that each of her client's specific goals are identified and achieved with precision.



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