



**New Price: \$1,295,000 - Reduced by \$305,000!**

**6 Units | 7.4% CAP Rate**

**1568 Vine Street , Denver, CO 80206**

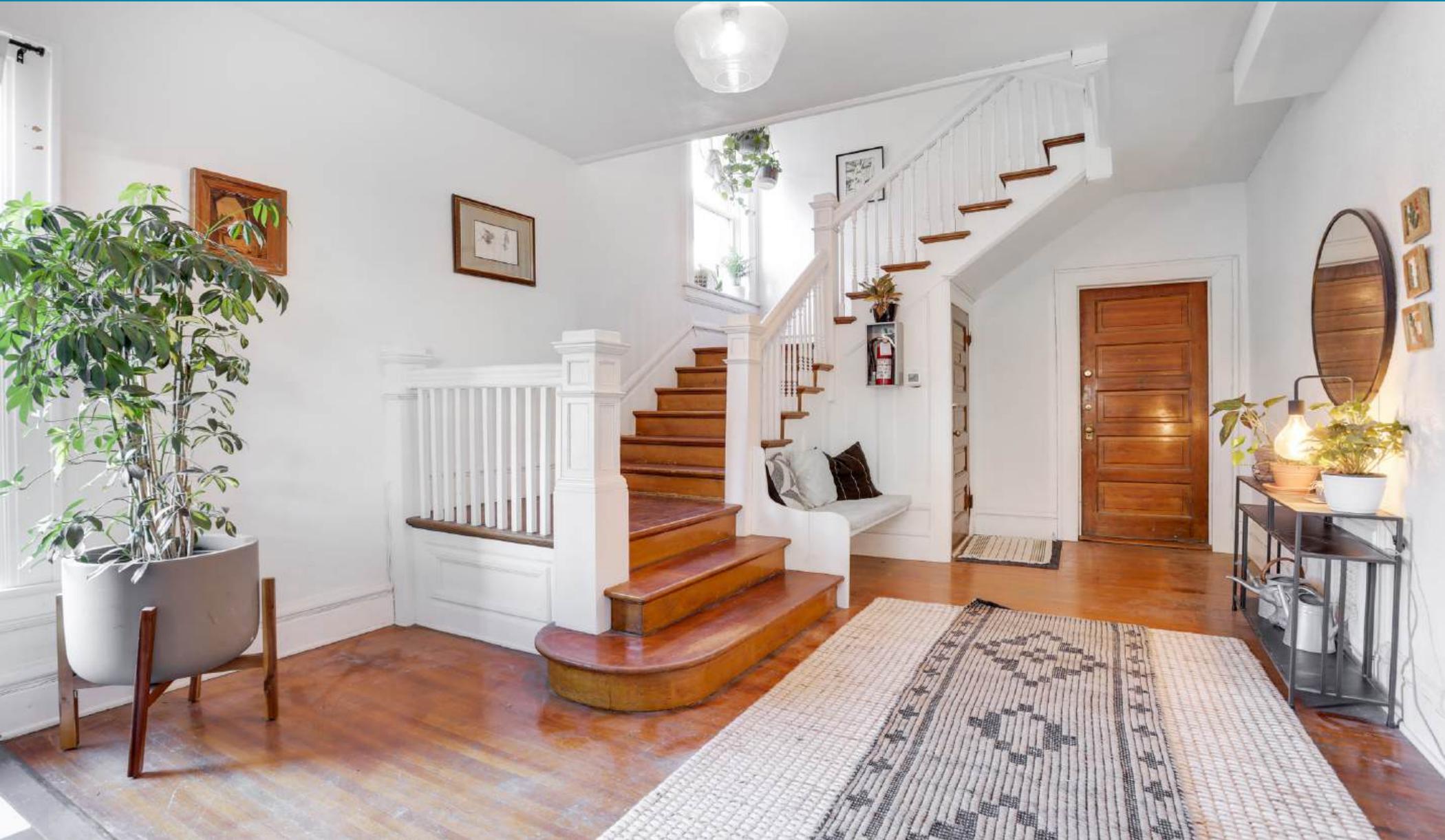
Confidential Offering Memorandum

*\* Available as a portfolio with 1266 Lafayette Street (8 units) or individually*



Robert Lawson Principal  
Jim Knowlton Owner / Principal  
Luke Salazar Vice President  
Adam Rakoczy Associate Advisor

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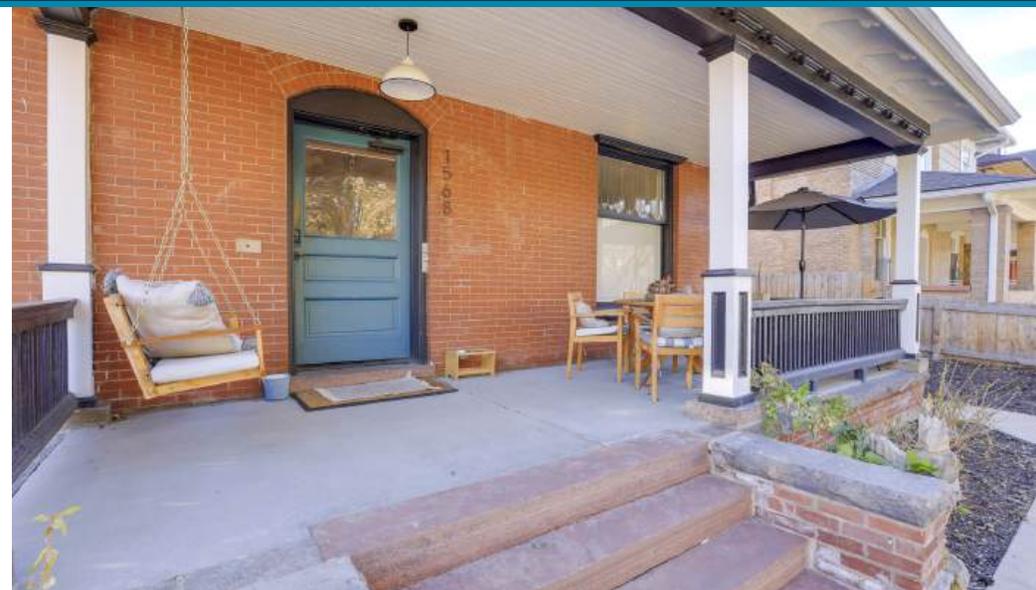
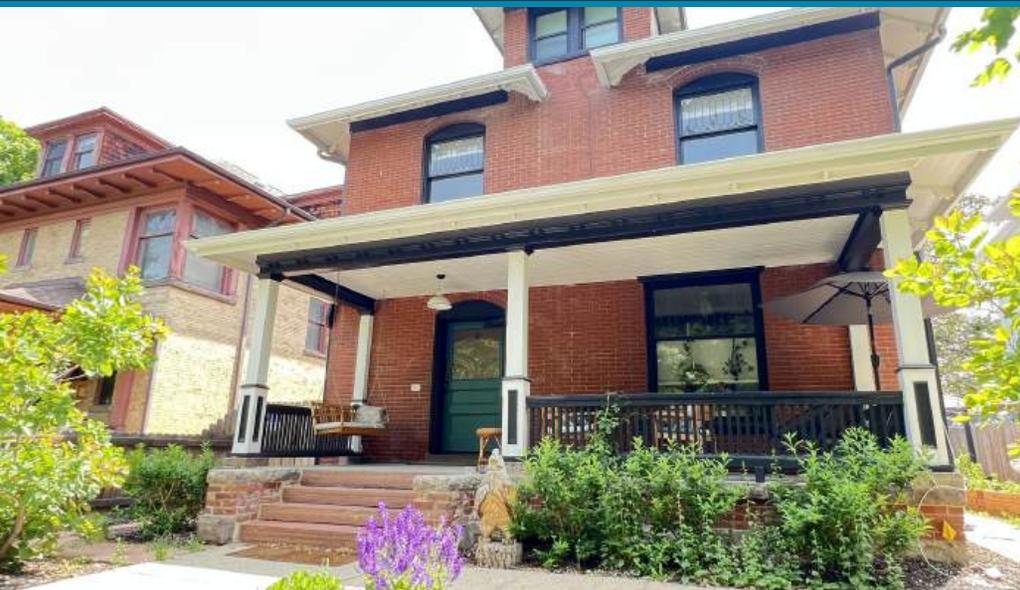
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# INVESTMENT OVERVIEW



## PROPERTY DESCRIPTION

This fully custom-renovated 6-unit multifamily property offers modern luxury and enduring quality. Built in 1896 and updated to perfection, the 3,786 SF building features chef's kitchens, new plumbing, windows, A/C, and a furnace, alongside a 200-amp main electric panel and a new water line. Residents enjoy complimentary private storage, washer/dryer access, and six free onsite parking spaces. Outdoor amenities include a pergola with a fire pit, garden boxes for planting, and ample space for relaxation. The roof is in great condition, and new gutters ensure durability. This turnkey property is an ideal choice for income multifamily investors seeking immediate appeal, a coveted rental location and long-term value.

## PROPERTY HIGHLIGHTS

- Exceptionally well-maintained beautiful, converted mansion with modern updates in excellent condition
- A+ rental location in City Park West, walker's and biker's paradise, 90 Walk Score

## OFFERING SUMMARY

Sale Price:	\$1,295,000
Number of Units:	6
Lot Size:	6,250 SF
Building Size:	3,786 SF
NOI:	\$96,514
Cap Rate:	7.40%

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	7,559	20,761	76,426
Total Population	12,380	35,208	135,612
Average HH Income	\$110,009	\$121,150	\$129,433

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# 1568 VINE ST



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## 1568 VINE STREET

Denver, CO 80206

### PROPERTY DESCRIPTION

Building Type:	Multifamily
Building Size:	3,786 SF
Lot Size:	6,250 SF
Number of Units:	6
YOC:	1896
Construction Type:	Brick
Parking:	6 On-Site Surface

### PROPERTY FEATURES AND HIGHLIGHTS

- Beautifully updated 6-unit with timeless "Denver Square" architecture
- Can be purchased with 1266 Lafayette Street (8 units) as a portfolio
- Scarce multifamily investment in coveted City Park West submarket
- Built in 1896, exuding classic character and contemporary conveniences
- Zoned G-RO-3, providing versatile usage opportunities
- Very well-maintained property with strong rental income
- Enduring architectural details and numerous perpetual updates throughout
- Spacious units with ample natural light and modern aesthetics
- Six on-site parking spaces, onsite laundry and superior outdoor amenities

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# OPERATING INCOME & EXPENSES

Unit Type	Count	Est. SF	In-Place Rent	Market Rent
1 Bed / 1 Bath #1	1	480	\$1,600	\$1,625
1 Bed / 1 Bath #2	1	600	\$1,950	\$1,975
1 Bed / 1 Bath #3	1	500	\$1,475	\$1,500
1 Bed / 1 Bath #4	1	480	\$1,525	\$1,550
1 Bed / 1 Bath #5	1	480	<u>\$1,550</u>	\$1,575
1 Bed / 1 Bath #6	1	550	\$1,575	\$1,600
<b>Total / Weighted Avg.</b>	<b>6</b>	<b>515</b>	<b>\$1,613</b>	<b>\$1,638</b>

OPERATING INCOME	Current	Year 1 Pro Forma
<b>Gross Market Rent</b>	<b>116,100</b>	<b>117,900</b>
Vacancy Loss	(3,483)	(3,537)
<b>Total Lease Rent</b>	<b>112,617</b>	<b>114,363</b>
RUBS	7,200	9,000
<b>Total Other Income</b>	<b>7,200</b>	<b>9,000</b>
<b>Effective Gross Income</b>	<b>119,817</b>	<b>123,363</b>

OPERATING EXPENSES	Current	Year 1 Pro Forma
Repairs & Maintenance	6,000	6,000
Utilities	6,063	6,063
<b>Total Controllable</b>	<b>12,063</b>	<b>12,063</b>
Real Estate Taxes	7,667	7,667
Insurance	4,200	4,200
<b>Total Non-Controllable</b>	<b>11,867</b>	<b>11,867</b>
<b>Total Operating Expenses</b>	<b>23,930</b>	<b>23,930</b>

<b>Net Operating Income</b>	<b>95,887</b>	<b>99,433</b>
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<b>Cap Rate</b>	<b>7.40%</b>	<b>7.68%</b>
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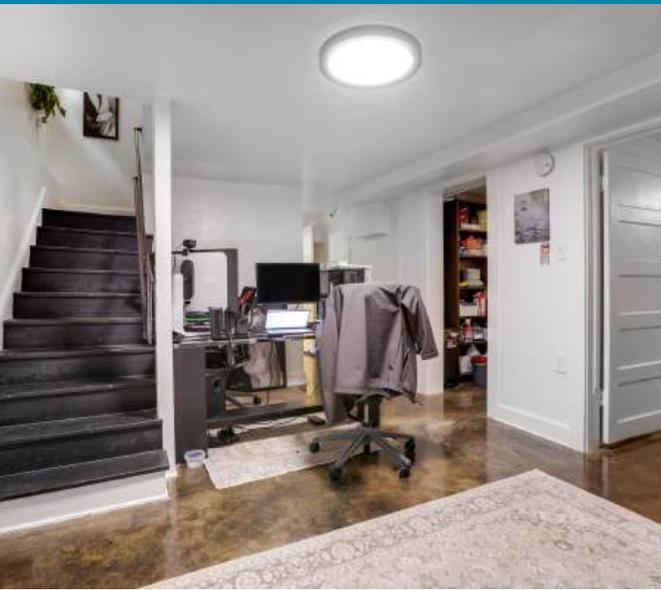
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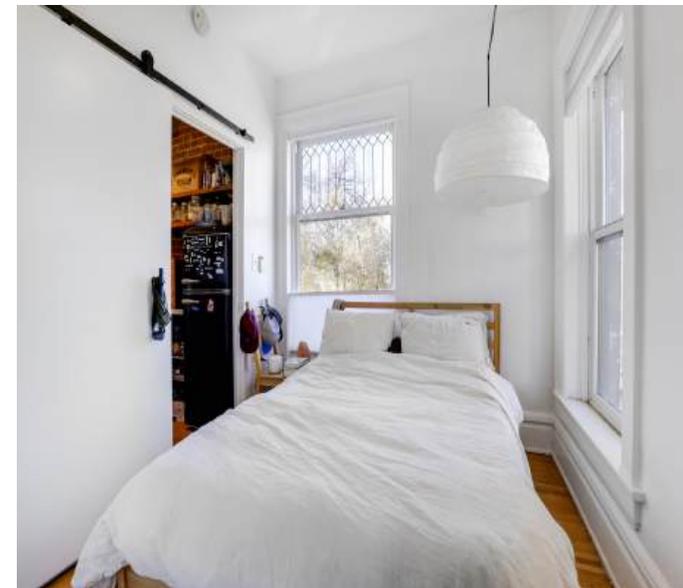
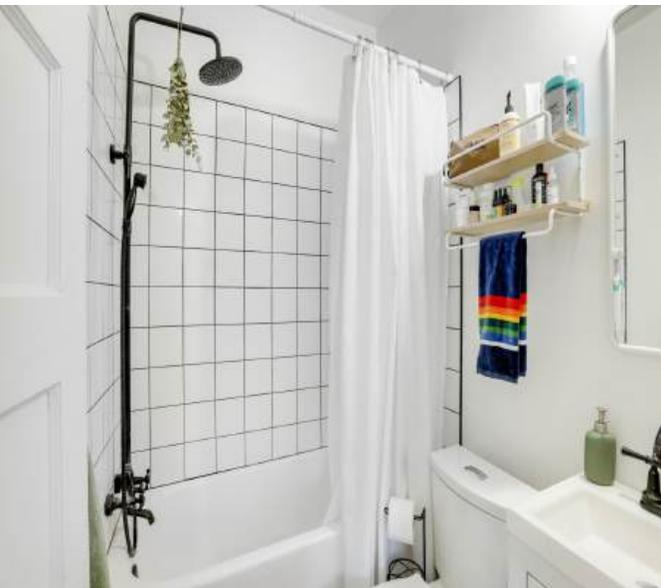
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# EXTERIOR PHOTOS



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# AERIAL PHOTOS



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# LOCATION MAP



## LOCATION OVERVIEW

Discover the thriving neighborhood of City Park West, where the property is ideally situated to offer residents a blend of urban convenience and neighborhood charm. Just steps away from City Park, tenants can enjoy the greenery of Denver's largest park, as well as the Denver Museum of Nature & Science and the Denver Zoo. The area is home to a variety of dining options, from trendy cafes to upscale restaurants, providing residents with abundant culinary choices. With easy access to public transportation and major roadways, this location combines the tranquility of residential living with the excitement of city life. Invest in the appeal of City Park West and offer residents a unique living experience.

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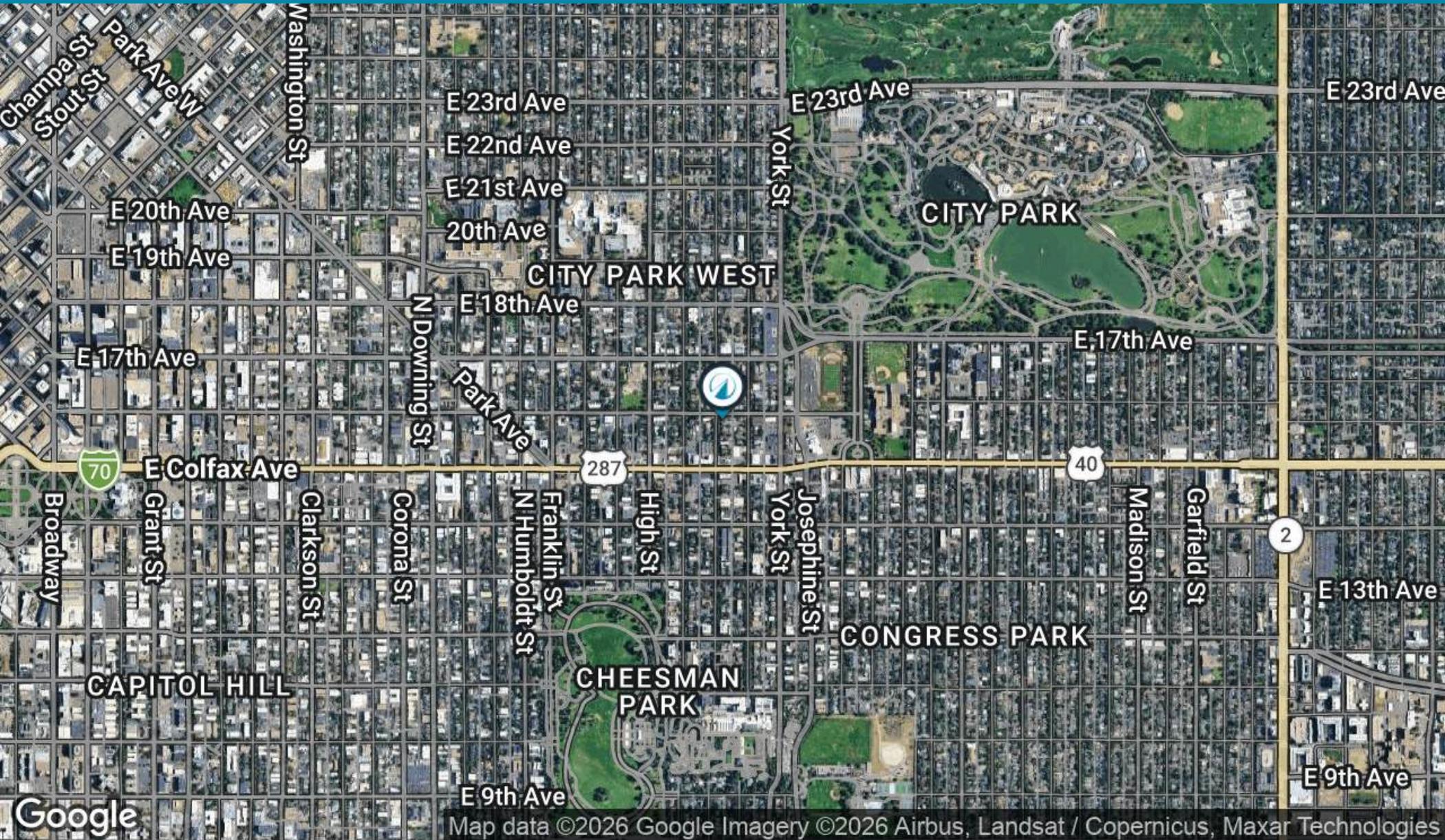
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# NEIGHBORHOOD MAP



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# DISCLOSURE



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