

OFFERING MEMORANDUM



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	2105 E 16th Ave. Denver, CO 80206
Price	\$875,000
# of Units	6
Building Size	3,495 SF
Lot Size	2,950 SF
Year Built	1893
Roof	Pitched
Building Type	Brick
HVAC	Boiler

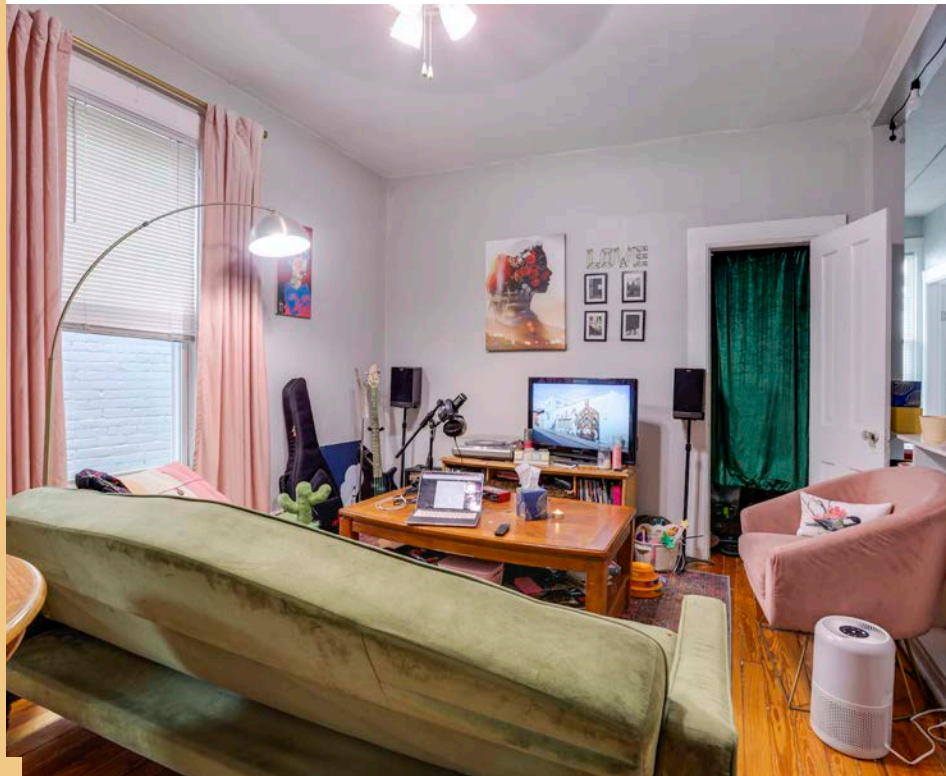
PROPERTY HIGHLIGHTS

- Sub \$900k for 6 units in a premium neighborhood
- All new electrical completed approximately 15 years ago
- Vinyl windows and on-site laundry
- Separately metered electric reduces owner utility exposure
- Highly walkable and bikeable location with easy access to East Colfax dining, nightlife, and retail

2105 E 16th Avenue is a charming 6-unit brick multifamily building located in Denver's highly desirable City Park West neighborhood. Built in 1893 and zoned G-RO-3, the property consists of (3) studio units and (3) 1bed/1bath units, offering a straightforward mix well-suited to the core Denver urban renter. City Park West is one of Denver's most walkable and bikeable neighborhoods, positioned just a few blocks from City Park, the Denver Zoo, and the Denver Museum of Nature and Science. Presbyterian St. Luke's Medical Center sits just 0.6 miles away, and East Colfax Avenue's restaurants, bars, and nightlife are steps from the front door, giving tenants an A+ urban lifestyle at an accessible price point.

The property is currently 100% occupied and has benefited from consistent capital investment over the years, including all new electrical completed approximately 15 years ago, vinyl windows 5 years ago, new water heater in 2025, and on-site laundry. Separately metered electric reduces owner utility exposure and simplifies operations. With current rents modestly below market, a buyer can expect meaningful upside through natural lease-up turnover without the need for significant capital outlay.



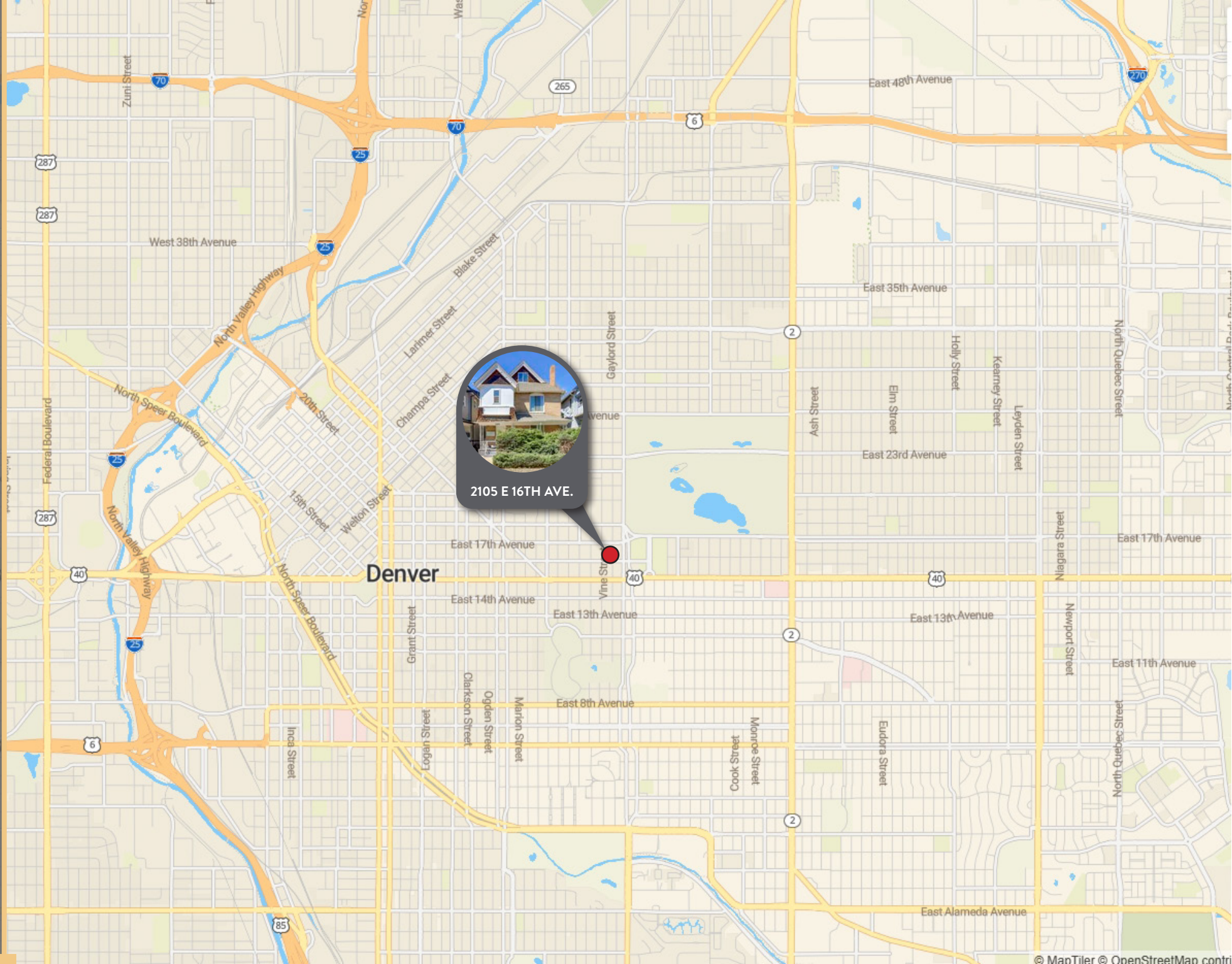




LOCATION OVERVIEW



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CITY PARK

Encompassing more green space than urban blocks, City Park is a centrally located neighborhood that calls to active individuals who want a residential feel, walkability, and access to the best of the city. The only school is the architecturally striking East High School. But City Park residents are more focused on the amenities anyway, from the Denver Museum of Nature and Science (DMNS) and Denver Zoo—both within the park's boundaries—to a bevy of restaurants and nearby music venues, like the Bluebird Theater. It's also a straight shot to downtown or Five Points, by bike or by car.

And City Park itself is a significant draw. Home to the Denver Zoo and the Denver Museum of Nature and Science, the park has tennis courts, baseball, football, soccer fields, walking and running trails, two lakes, and two playgrounds. Residents also can compete in recreational sports leagues for activities like dodgeball and kickball or bring a blanket and enjoy a picnic. During the summer, the park's home to the City Park Jazz concert series.

Walk
Score
89

VERY WALKABLE

Most errands can be accomplished on foot

Transit
Score
52

GOOD TRANSIT

Many nearby public transportation options

Bike
Score
95

BIKER'S PARADISE

Daily errands can be accomplished on a bike



INVESTMENT ANALYSIS



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UNIT MIX & INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
Studio	3	375	\$925	\$2,775	\$1,028	\$3,084
1Bd/1Ba	3	533	\$1,140	\$3,420	\$1,280	\$3,840
TOTALS	6	2,725		\$6,195		\$6,924

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$74,340	\$83,088
Vacancy (3% / 5%)	(\$2,230)	(\$4,154)
Laundry (\$12/unit)	\$480	\$864
RUBS (\$75/month)	\$-	\$5,400
GROSS RENTAL INCOME	\$72,590	\$85,198

EXPENSES	CURRENT	PRO FORMA
Property Tax (2026)	\$5,453	\$5,453
Insurance (2026)	\$4,574	\$4,574
Utilities (2025)	\$4,256	\$4,256
Management (8%)	\$-	\$6,315
Legal/Supplies (2025)	\$265	\$265
Repairs/Maint. (\$950/unit)	\$5,700	\$5,700
TOTAL EXPENSES	\$20,248	\$26,563
NET OPERATING INCOME	\$52,342	\$58,635

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$52,342	\$58,635
Projected Debt Service	(\$37,772)	(\$37,772)
Before Tax Cash Flow	\$14,570	\$20,863
Cash-on-Cash Return	4.2%	6.0%
Principal Reduction	\$6,447	\$6,447
Total Return	\$21,017	\$27,310
CAP RATE	6.0%	6.7%

INVESTMENT SUMMARY		FINANCING	
List Price	\$875,000	Down Payment (40%)	\$350,000
Price/Unit	\$145,833	Loan Amount (60%)	\$525,000
Price/SF	\$250	Interest Rate	6.00%
		Amortization	30 Years



COMPARABLE SALES & LEASES



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**SUBJECT PROPERTY**

2105 E 16th Ave., Denver, CO 80206

Sale Date	JUST LISTED
List Price	\$875,000
Year Built	1893
Price/Unit	\$145,833
Price/SF	\$250
Cap Rate	6% / 6.7%
Unit Mix	3 - Studio 3 - 1 Bd / 1 Ba

852 N Clarkson St
Denver, CO 80218

#1

Sale Date	3/20/26
Sale Price	\$1,100,000
Year Built	1892
Price/Unit	\$220,000
Price/SF	\$383
Cap Rate	5.9%
Unit Mix	2 - Studio 1 - 1 Bd / 1 Ba 2 - 2 Bd / 1 Ba

1145 N Clarkson St
Denver, CO 80218

#2

Sale Date	3/2/26
Sale Price	\$900,000
Year Built	1892
Price/Unit	\$150,000
Price/SF	\$257
Cap Rate	6.0%
Unit Mix	1 - Studio 5 - 1 Bd / 1 Ba

1133 Clarkson St
Denver, CO 80218

#3

Sale Date	2/24/26
Sale Price	\$895,000
Year Built	1898
Price/Unit	\$149,167
Price/SF	\$280
Cap Rate	5.9%
Unit Mix	6 - 1 Bd / 1 Ba

853 N Ogden St
Denver, CO 80218

#4

Sale Date	9/26/25
Sale Price	\$1,263,500
Year Built	1900
Price/Unit	\$210,583
Price/SF	\$288
Cap Rate	6.4%
Unit Mix	6 - 1 Bd / 1 Ba

1580 St Paul St
Denver, CO 80206

#5

Sale Date	8/20/25
Sale Price	\$1,939,380
Year Built	1929
Price/Unit	\$215,487
Price/SF	\$197
Cap Rate	4%
Unit Mix	7 - 1 Bd / 1 Ba 2 - 2 Bd / 1 Ba

725 Corona St
Denver, CO 80218

#6

Sale Date	8/18/25
Sale Price	\$1,325,000
Year Built	1908
Price/Unit	\$189,286
Price/SF	\$250
Cap Rate	6.0%
Unit Mix	2 - Studio 4 - 1 Bd / 1 Ba 1 - 2 Bd / 1 Ba

1630 N Ogden St
Denver, CO 80218

#7

Sale Date	4/11/25
Sale Price	\$1,475,000
Year Built	1890
Price/Unit	\$245,833
Price/SF	\$232
Cap Rate	6.6%
Unit Mix	1 - Studio 1 - 1 Bd / 1 Ba 4 - 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 2105 E 16th Ave. Denver, CO 80206 (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.



2105 E 16TH AVE. | DENVER, CO

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