

OFFERING MEMORANDUM



INVESTMENT ADVISOR



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COMMERCIAL ADVISORS

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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

| | |
|---------------|--|
| Address | 204 W Ellsworth Ave. Denver, CO 80223 |
| # of Units | 6 |
| Building Size | 2,728 SF |
| Lot Size | 6,250 SF |
| Year Built | 1954 |
| Roof | Flat |
| Electric/Gas | Separately Metered |
| Heat | Gas Forced Air |
| Storage | 6 |
| Zoning | U-RH-2.5 |

PROPERTY HIGHLIGHTS

- Side-by-side layout
- Each unit has its own front and back entrance
- Separately metered for gas & electricity
- Ample storage for tenants
- Shared laundry facility
- High quality finishes for all units
- New electric panels installed in each unit
- Good location in central Denver

Baker 6 is a turn-key 6-unit apartment building located in the heart of Denver's vibrant Baker neighborhood. This 6-unit apartment building, situated on a 6,250 SF lot, features a total of 2,728 SF and was originally constructed in 1954. Building is composed of 6 - 1Bd/1Ba units thoughtfully designed in a side-by-side layout, offering individual front and rear entrances and identical layouts.

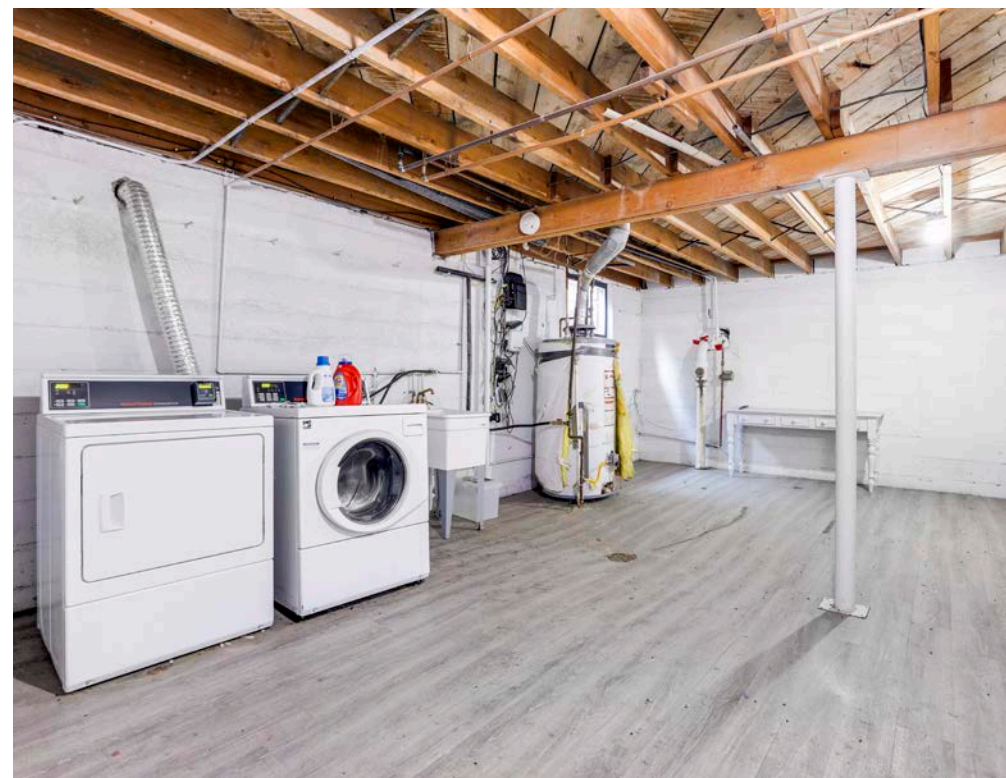
The property has been extensively renovated in recent years with modern interior finishes, including quartz countertops, stainless steel appliances, updated flooring, and contemporary cabinetry. Each unit is equipped with a wall-mounted gas furnace, and the property is separately metered for both gas and electricity. Additionally, each unit features new electric panels.

Tenants enjoy access to a shared laundry facility, generous storage spaces, and direct access to the adjacent Dailey Park. With U-RH-2.5 zoning, the property offers long-term flexibility for investors. Located just blocks from the bustling South Broadway retail corridor and minutes from Downtown Denver, Baker 6 combines strong in-place income with significant location upside.

This is a well-maintained, professionally upgraded asset offering immediate cash flow in one of Denver's most enduring and sought-after rental submarkets.









LOCATION OVERVIEW



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BAKER

The Baker neighborhood is a diverse, dynamic neighborhood located in the urban core of Denver, Colorado. First plotted and developed in the 1870s, Baker has played a central role in the history of Denver.

At the heart of Baker is the energetic South Broadway (SoBo) corridor—home to indie boutiques, vintage shops, local coffee roasters, and some of Denver's most celebrated bars and eateries. From the iconic Mayan Theatre to monthly art walks, Baker is a hub for creators and culture lovers alike.

With a Walk Score of 84, Baker is perfect for those who want to leave the car behind. Enjoy walkable access to parks, shops, and transit, including two light rail stations—putting all of Denver right at your doorstep.



WALKER'S PARADISE

Daily errands do not require a car.



GOOD TRANSIT

Many nearby public transportation options.



VERY BIKEABLE

Biking is convenient for most trips.



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 |
|--------------|--------------|--------------|--------------|----------------|----------------|--------------------------|
| 1Bd/1Ba | 6 | 400 | \$1,371 | \$8,226 | \$1,400 | \$8,400 |
| TOTAL | 6 | 2,400 | | \$8,226 | | \$8,400 |

| INCOME | CURRENT | PRO FORMA |
|--------------------------------------|------------------|------------------|
| Gross Scheduled Income (GSI) | \$98,724 | \$100,800 |
| Vacancy (3%) | (\$2,961) | (\$3,024) |
| Utility Bill-Back (\$100/Unit/Month) | \$7,509 | \$7,200 |
| Pet Rent | \$903 | \$903 |
| Laundry (\$12/Unit/Month) | \$- | \$864 |
| Misc. | \$1,847 | \$- |
| GROSS RENTAL INCOME | \$106,021 | \$106,743 |

| EXPENSES | CURRENT | PRO FORMA |
|-------------------------------|-----------------|-----------------|
| Property Tax | \$7,752 | \$7,752 |
| Insurance (\$850/Unit) | \$4,189 | \$5,100 |
| Gas/Electric | \$2,445 | \$2,445 |
| Water/Sewer | \$1,312 | \$1,312 |
| Trash | \$3,144 | \$3,144 |
| Lawn/Snow (\$200/Month) | \$2,818 | \$2,400 |
| Internet | \$2,819 | \$- |
| Management (8%) | \$8,110 | \$8,539 |
| Repairs/Maint. (\$1,000/Unit) | \$7,936 | \$6,000 |
| TOTAL EXPENSES | \$40,525 | \$36,693 |
| TOTAL EXPENSES / UNIT | \$6,754 | \$6,115 |
| NET OPERATING INCOME | \$65,496 | \$70,050 |

| FINANCIAL ANALYSIS | CURRENT | PRO FORMA |
|------------------------|--------------|--------------|
| Net Operating Income | \$65,496 | \$70,050 |
| Projected Debt Service | (\$57,631) | (\$57,631) |
| Before Tax Cash Flow | \$7,865 | \$12,419 |
| Cash-on-Cash Return | 1.5% | 2.4% |
| Principal Reduction | \$9,140 | \$9,140 |
| Total Return | \$17,005 | \$21,559 |
| CAP RATE | 5.04% | 5.39% |

| INVESTMENT SUMMARY | |
|--------------------|-------------|
| List Price | \$1,300,000 |
| Price/Unit | \$216,667 |
| Price/SF | \$477 |

| FINANCING | |
|---------------|-----------------|
| Loan Amount | \$780,000 (60%) |
| Down Payment | \$520,000 (40%) |
| Interest Rate | 6.25% |
| Amortization | 30 Years |

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 204 W Ellsworth Ave., Denver, CO 80223 (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.



204 W ELLSWORTH AVE. | DENVER, CO

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