

THE BRITT | 844 N OGDEN ST, DENVER, CO 80218



MULTIFAMILY PROPERTY FOR SALE

PROPERTY DESCRIPTION

844 N Ogden St, a prime investment opportunity in the heart of Denver. With an upside in rents, this charming 21-unit + building, constructed in 1931, offers impeccable historic appeal and is zoned G-RH-3. With 100% occupancy, this property presents a strong and stable income stream for any investor. One of the few (if any) multi-family properties with UPSIDE!! Its desirable location in the Denver area blocks from Cheeseman Park ensures a strong rental market. Don't miss the chance to acquire this well-maintained, income-generating asset with excellent potential for continued growth and success in the multifamily/low-rise/garden sector.

PROPERTY HIGHLIGHTS

- Very well maintained - Below Market Rents
- Close to Cheeseman Park - Stable investment - Most units have been updated
- Roof is approximately 7 yrs old - Boiler is approximately 5 yrs old
- Stable Investment - With Upside in Rents

LOCATION DESCRIPTION

Located in the vibrant Capitol Hill neighborhood of Denver, The Britt offers investors access to the city's thriving multifamily market. This sought-after area is known for its historic charm, tree-lined streets, and diverse range of dining, shopping, and entertainment options. Investors will appreciate the property's proximity to notable attractions such as Cheeseman Park, the Denver Botanic Gardens, and the vibrant Capitol Hill dining scene. With its convenient location and strong demand for multifamily residences, The Britt presents an exceptional opportunity for investors seeking to capitalize on the dynamic Denver real estate market.

OFFERING SUMMARY

Sale Price:	\$3,950,000
Number of Units:	21
Lot Size:	6,482 SF
Building Size: (approximate)	15,000 SF
NOI:	\$205,690
Cap Rate:	5.21%

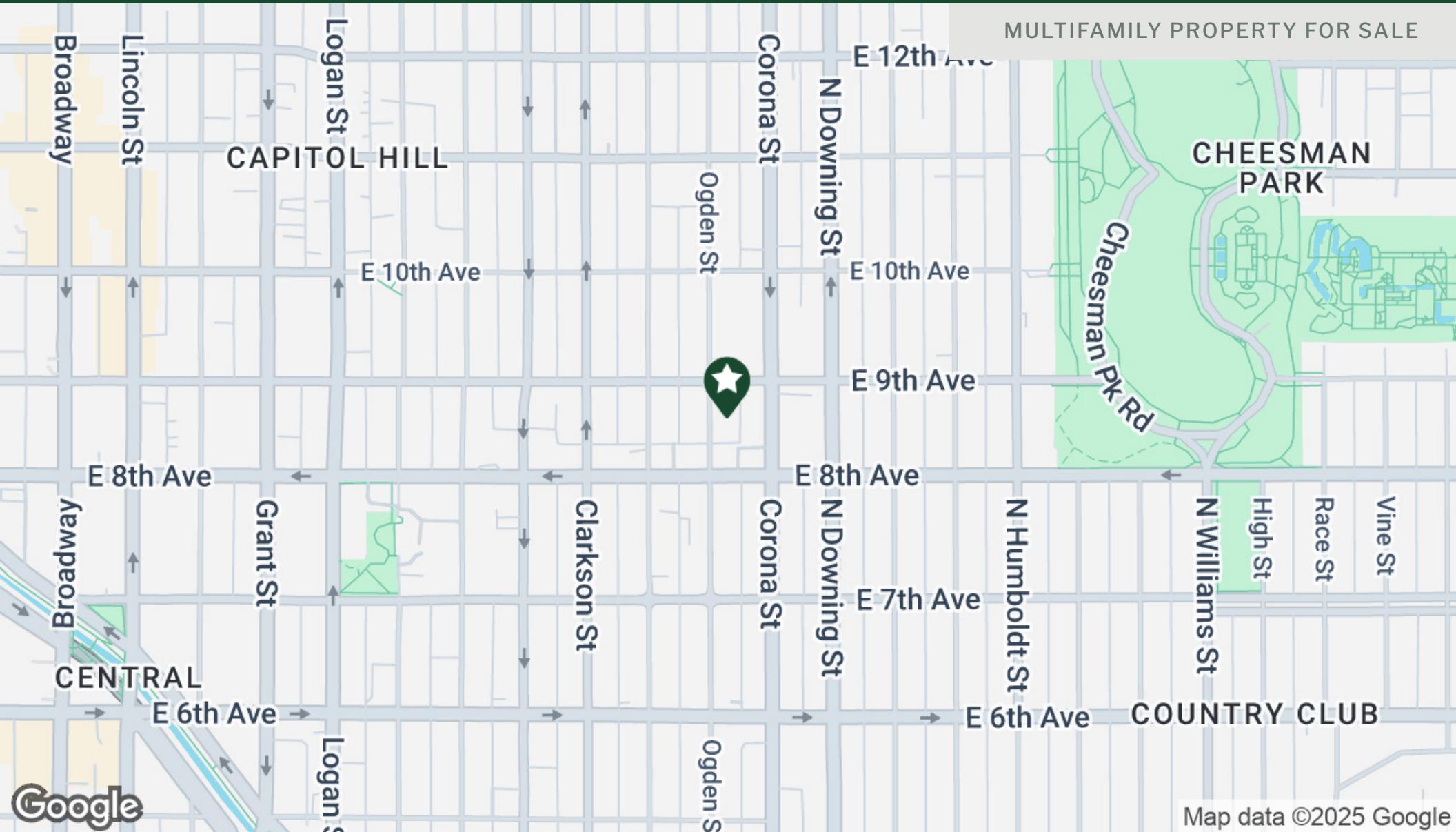
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,616	10,088	30,304
Total Population	4,060	15,583	47,245
Average HH Income	\$132,464	\$124,304	\$117,040

MARK PYMS

Broker/Owner
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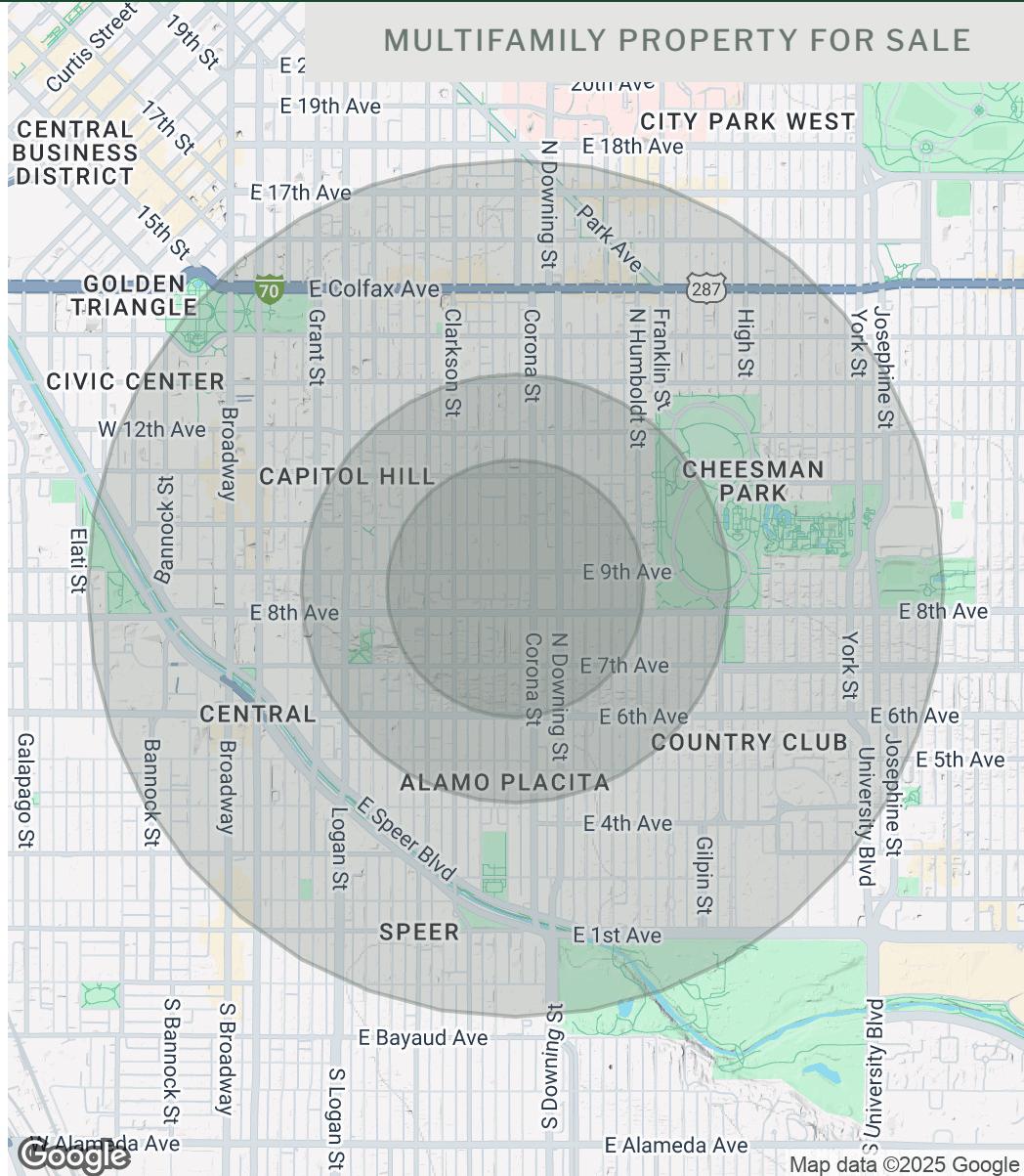


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,060	15,583	47,245
Average Age	39	39	39
Average Age (Male)	40	40	40
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,616	10,088	30,304
# of Persons per HH	1.6	1.5	1.6
Average HH Income	\$132,464	\$124,304	\$117,040
Average House Value	\$828,661	\$833,736	\$846,249

Demographics data derived from AlphaMap



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INVESTMENT OVERVIEW

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Price	\$3,950,000
Price per SF	\$263
Price per Unit	\$188,095
CAP Rate	5.21%

OPERATING DATA

	THE BRITT
Other Income	\$5,000
Total Scheduled Income	\$274.520
Operating Expenses	\$68,830
Net Operating Income	\$205,690

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INCOME SUMMARY

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Annualized Rent Income	\$269,520
Annualized Laundry Income	\$5,000
GROSS INCOME	\$274,520

EXPENSES SUMMARY

	THE BRITT
Property Tax	\$18,400
Insurance	\$13,530
Average Gas and Electric	\$9,145
Average Water	\$4,955
Average Sewer	\$5,725
Average Trash	\$1,575
Average Annual Repairs	\$15,500
OPERATING EXPENSES	\$68,830

NET OPERATING INCOME	\$205,690
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UNIT #	BEDROOMS	BATHROOMS	SIZE SF	RENT / SF	RENT	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT
0	-	-	200 SF	\$3.25	\$650	\$700	\$3.50	\$250
1	1	1	650 SF	\$1.69	\$1,100	\$1,325	\$2.04	\$500
2	1	1	650 SF	\$1.38	\$900	\$1,325	\$2.04	\$500
3	-	1	450 SF	\$2.33	\$1,050	\$1,200	\$2.67	\$500
4	-	1	450 SF	\$2.22	\$1,000	\$1,200	\$2.67	\$500
5	1	1	650 SF	\$1.85	\$1,200	\$1,325	\$2.04	\$500
6	1	1	650 SF	\$1.54	\$1,000	\$1,325	\$2.04	\$500
7	1	1	650 SF	\$1.69	\$1,100	\$1,325	\$2.04	\$500
8	1	1	650 SF	\$1.72	\$1,120	\$1,325	\$2.04	\$500
9	1	1	650 SF	\$1.85	\$1,200	\$1,375	\$2.12	\$500
10	1	1	650 SF	\$1.54	\$1,000	\$1,375	\$2.12	\$500
11	-	1	650 SF	\$1.35	\$875	\$1,250	\$1.92	\$500
12	-	1	650 SF	\$1.54	\$1,000	\$1,250	\$1.92	\$500
13	1	1	650 SF	\$1.46	\$950	\$1,100	\$1.69	\$500
14	1	1	650 SF	\$1.69	\$1,100	\$1,375	\$2.12	\$500
15	1	1	650 SF	\$1.85	\$1,200	\$1,375	\$2.12	\$500
16	1	1	650 SF	\$1.85	\$1,200	\$1,375	\$2.12	\$500
17	1	1	650 SF	\$1.46	\$950	\$1,375	\$2.12	\$500
18	1	1	650 SF	\$1.54	\$1,000	\$1,100	\$1.69	\$500
19	1	1	650 SF	\$1.23	\$800	\$1,100	\$1.69	-
20	-	1	450 SF	\$1.67	\$750	\$900	\$2.00	\$300
21	1	1	650 SF	\$1.38	\$900	\$1,100	\$1.69	-
Laundry	-	-	-	-	\$415	\$500	-	-

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