

4-UNIT MULTI-FAMILY
OFFERING

1359-1365 WOLFF ST
DENVER, CO 80207

ADJACENT PROPERTY AVAILABLE
(8 UNITS AVAILABLE COMBINED)



LINK FOR MORE
PHOTOS AND INFO

FOR SALE: \$1,050,000

STRONG RENTS AND ROOM FOR VALUE ADD



GOOGLE
MAP

JAY PETERSON

Managing Broker

(720) 495-2412

Jay@WestPeakProperties.com



WEST PEAK PROPERTIES

1001 Bannock St.

Denver, CO 80204

www.WestPeakProperties.com



1359-1365 WOLFF ST.

4-Unit Multi-Family Offering

Multifamily investment opportunity that can be combined with the adjacent 4-unit at 1351-1357 Wolff St to create an 8-unit portfolio. Located near 10th Avenue and Sheridan Boulevard, immediately north of Dry Gulch, this fully occupied fourplex is positioned within an area undergoing significant multi-phase redevelopment.

The property features four 2-bedroom, 1-bath units with quality rental-grade updates in most units and separately metered utilities. Multiple value-add opportunities exist through future rent growth, potential laundry income, and additional income from the detached two-car garage. Major improvements include a newer roof in 2023, two boilers replaced in 2024 and 2025, two new water heaters in 2021 and 2025, and new swamp coolers in 2021 and 2024. The 4,687 square-foot lot features a meticulously landscaped yard with decorative black metal fencing and additional off-street parking.

Adjacent to Dry Gulch, residents have convenient access to its walking and biking path, along with the nearby 10th & Sheridan light rail station providing connections to downtown Denver and other destinations. Sloan's Lake, Edgewater Public Market offering restaurants, shops, nightlife, and recreational amenities are also nearby. Ongoing transit-oriented investment and neighborhood redevelopment provide strong long-term demand and appreciation potential.

The neighboring 4-unit at 1351-1357 Wolff Street is also available, creating an opportunity to assemble 8 units together for improved operating efficiency, management economies of scale, and enhanced exit optionality. Sold together is preferred, but available individually.

PROPERTY SUMMARY

4

TOTAL UNITS

1969

YEAR BUILT

4,687

LOT SIZE

4,080 SF

BUILDING SIZE

OFFERING PRICE

\$1,050,000

ZONING

U-RH-3A (Urban Row House)

UNIT MIX

All 2BR / 1BA

HEAT

Individually Furnaced

PARKING

2 Car Garage + 2 Spaces





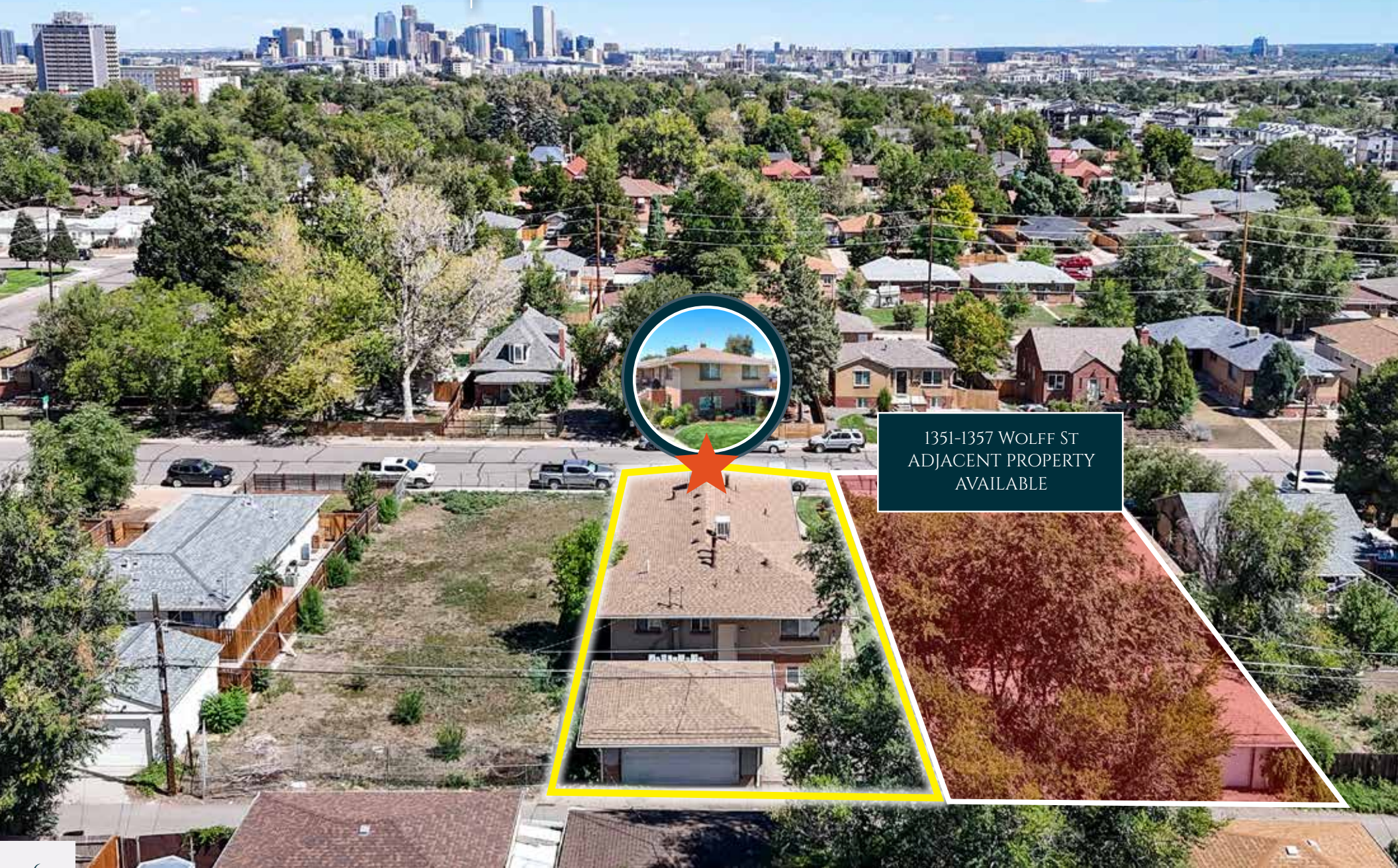
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DENVER, CO

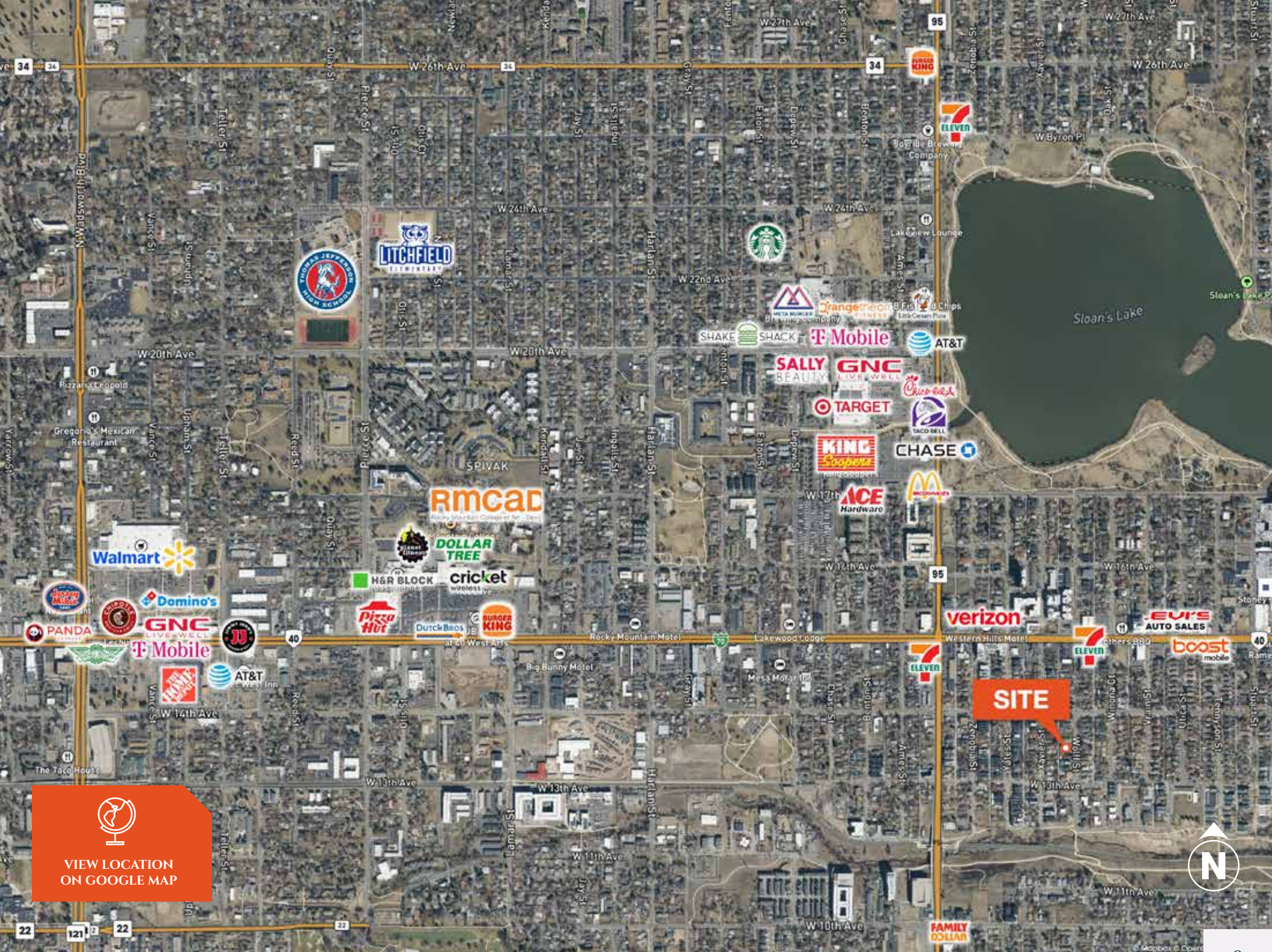


1351-1357 WOLFF ST
ADJACENT PROPERTY
AVAILABLE

Income							
Unit	Lease Expiration	Unit Mix	Average SF	Current Income	Proforma Income	Yr 2 Income	Yr 3 Income
1359	Month to Month	2BD, 1BA	1,000	\$1,285	\$1,800	\$1,900	\$2,000
1361	Month to Month	2BD, 1BA	1,000	\$1,460	\$1,800	\$1,900	\$2,000
1363	Month to Month	2BD, 1BA	1,000	\$1,335	\$1,800	\$1,900	\$2,000
1365	Month to Month	2BD, 1BA	1,000	\$0	\$1,800	\$1,900	\$2,000
Other Inc. (Laundry, Garage)				\$0	\$225	\$225	\$225
Monthly			Total	\$4,080	\$7,425	\$7,825	\$8,225
Vacancy				0%	3%	3%	3%
Annual Income				\$48,960	\$86,427	\$91,083	\$95,739

Expenses (Approximate)					
Unit	Current	Proforma	Year 2	Year 3	
Water & Sewer	\$2,200	\$2,244	\$2,289	\$2,335	
Gas & Electric	\$2,200	\$2,244	\$2,289	\$2,335	
Trash	\$1,014	\$1,034	\$1,055	\$1,076	
Property Taxes	\$5,113	\$5,215	\$5,320	\$5,426	
Maintenance (Est.)	\$4,000	\$4,080	\$4,162	\$4,245	
Property Insurance	\$5,730	\$5,845	\$5,961	\$6,081	
Annual Expense	\$20,257	\$20,662	\$21,075	\$21,497	
Average Monthly	\$1,688.08	\$1,721.85	\$1,756.28	\$1,791.41	
Net Opp Income	\$28,703	\$65,765	\$70,008	\$74,242	
List Price/Value **	\$1,050,000	\$1,050,000	\$1,081,500	\$1,113,945	
Cap Rate	Current	Proforma	Year 2	Year 3	
	2.73%	6.26%	6.67%	7.07%	
Value on Cap Rate	6.25%	1,052,238	1,120,122	1,187,874	

		Proforma	Year 2	Year 3
Purchase Price	\$1,050,000			
Down Payment %	40%			
Down Payment Amount	\$420,000			
Loan Amount	\$630,000			
Annual Interest Rate	6.50%			
PI Payments	(\$3,982)			
Net Operating Income	\$28,703	\$65,765	\$70,008	\$74,242
Annual Debt Service	(\$47,784)	(\$47,784)	(\$47,784)	(\$47,784)
Annual Cash Flow	(\$19,081)	\$17,981	\$22,223	\$26,458
Annual Cash on Cash Return	-4.54%	4.28%	5.29%	6.30%
Year 1 Principal Reduction	\$7,294	\$7,294	\$7,768	\$8,273
Total Return	-2.81%	6.02%	7.14%	8.27%
Total Return on Investment (Inc. Appreciation)		6%	21%	37%
Expense Assume:	2% Annual Increase			
Appreciation Assume:	3% Annual Increase			



VIEW LOCATION
ON GOOGLE MAP



DENVER, CO

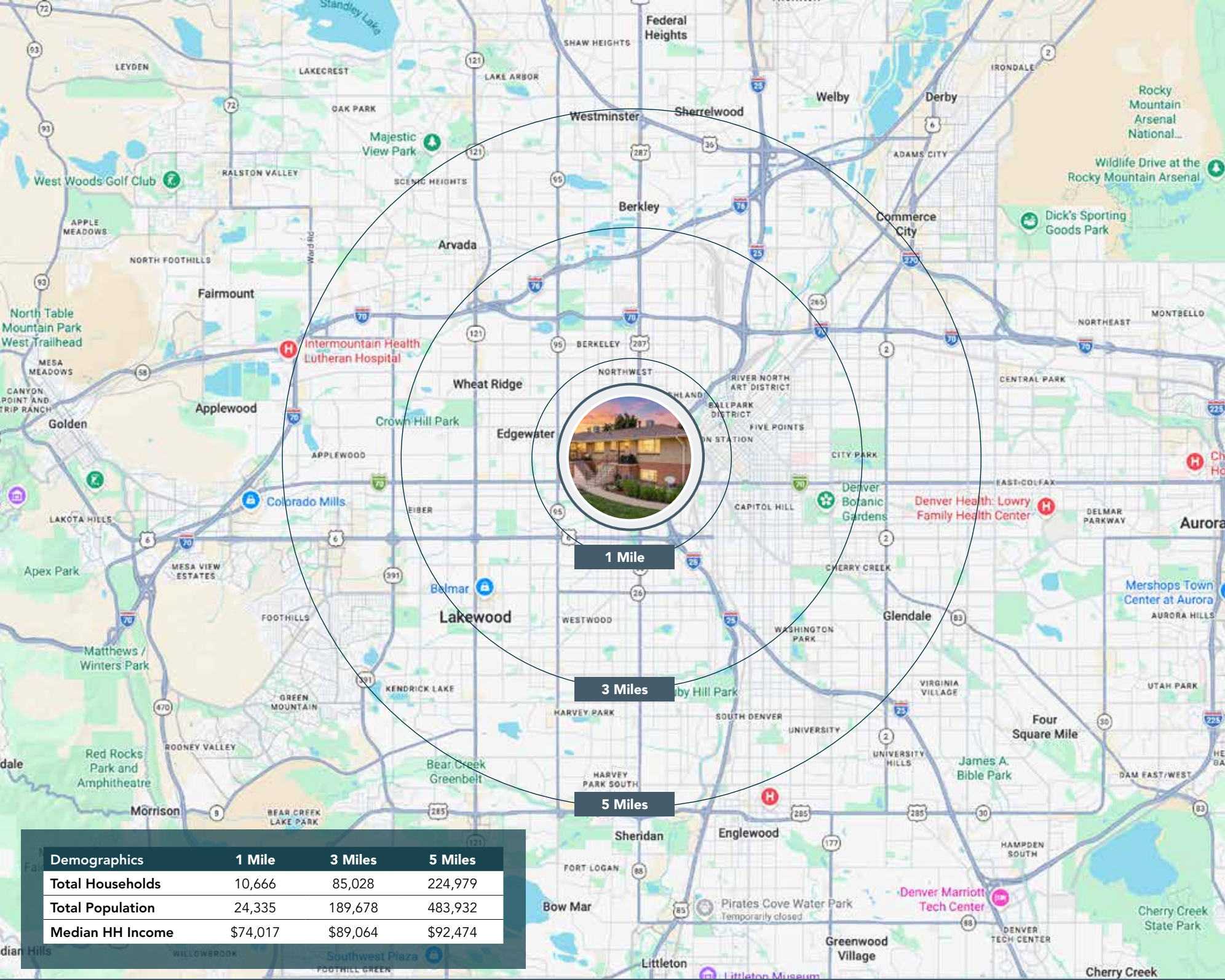
Market Overview

Denver Colorado, the “Mile High City,” is a dynamic urban center perched a mile above sea level, flanked by the scenic Rocky Mountains. Its modern skyline, dotted with high-rises, mirrors its economic progress, particularly in booming sectors like technology, telecommunications, energy, and a burgeoning aerospace industry. The city’s sunny, semiarid climate appeals to outdoor enthusiasts, complementing its urban charm.



Culturally vibrant, Denver boasts landmarks like the Denver Art Museum and the Museum of Nature and Science, reflecting its dedication to both Western heritage and contemporary innovation. The city’s arts district teems with galleries and performance spaces, showcasing local and international talent. The Red Rocks Amphitheatre, set amidst natural geological wonders, epitomizes its thriving music and performing arts scene, attracting global acts and audiences. In addition, the city hosts numerous festivals and events throughout the year, celebrating everything from film to food, further enriching its cultural tapestry. Denver’s economy benefits from this educational and innovative spirit, with environmental initiatives and sustainable urban development further driving economic growth. The city’s diverse culinary landscape, from street food to gourmet dining, and a celebrated craft beer culture, alongside a lively nightlife with bars, clubs, and music venues, makes Denver an inviting and economically vibrant destination for both residents and tourists. This economic dynamism is also reflected in the city’s burgeoning startup scene and tech industry, attracting entrepreneurs and investors alike. Additionally, Denver’s strategic location as a transportation hub contributes significantly to its commercial and logistical sectors, bolstering the overall economic health of the region.





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