

OFFERING MEMORANDUM

3014 E 17th Avenue, Denver, CO 80206



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Denver, Colorado

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Glendale, CO



INVESTMENT HIGHLIGHTS



SITE ADDRESS

3014 E 17th Avenue, Denver, CO 80206

PROPERTY OVERVIEW

3014 E 17th Avenue is a five-unit multifamily property located directly across from Denver's City Park. The property features five residential units, a detached two-car garage, and a shared backyard garden. Seller financing is available at 5.5% interest with interest-only payments and a 3-year balloon, offering investors attractive financing terms and reduced near-term debt service.

LOCATION OVERVIEW

Located directly across from City Park, 3014 E 17th Avenue offers residents exceptional access to one of Denver's premier parks and recreational destinations. The property is steps from City Park's lakes, trails, green space, and golf course, as well as the Denver Zoo Conservation Alliance and Denver Museum of Nature & Science. Nearby East 17th Avenue and Colfax Avenue provide convenient access to restaurants, cafés, shopping, and entertainment, while several of Denver's major healthcare and employment centers are also located nearby.

PROPERTY SUMMARY

- Number of Units: 5
- Lot Size: 6,240 sq. ft.
- Building Size: 5,505 sq. ft.
- Parking: 2 Detached Garage Spaces
- Year Built: 1925
- Number of Beds: 6
- Number of Buildings: 1
- Class: B

EXECUTIVE SUMMARY



3014 E 17th Avenue presents a compelling opportunity to acquire a five-unit multifamily property directly across from Denver's City Park, enhanced by attractive seller financing at 5.5% interest with interest-only payments and a 3-year balloon. These favorable financing terms provide investors with the opportunity to reduce near-term debt service and preserve cash flow while acquiring a well-located Denver multifamily asset. The property consists of five residential units and includes a detached two-car garage and shared backyard garden. Its exceptional location places residents steps from City Park and within easy reach of the Denver Zoo Conservation Alliance, Denver Museum of Nature & Science, City Park Golf Course, and the restaurants, cafés, and entertainment along East 17th Avenue and Colfax Avenue.

HIGHLIGHTS

- Seller Financing Available at 5.5% Interest: Interest-Only Payments with a 3-Year Balloon
- Directly Across from Denver's City Park with Immediate Access to Trails, Lakes & Expansive Green Space
- Detached 2-Car Garage Providing Additional Parking & Storage
- Shared Backyard & Garden Offering Desirable Outdoor Space for Residents
- On-site Laundry Room
- Steps from Denver Zoo, Denver Museum of Nature & Science & City Park Golf Course
- Convenient Access to Restaurants, Cafés & Entertainment Along 17th Avenue and Colfax Avenue
- Near Major Healthcare & Employment Centers, Including Saint Joseph Hospital & Presbyterian/St. Luke's
- Highly Desirable Central Denver Location with Convenient Access to Downtown & Surrounding Neighborhoods



FINANCIALS and **RENT** **ROLL**

PROFORMA FINANCIALS

Sales Price	\$1,200,000	\$1,200,000
	Current	Proforma
Total rental income	\$91,894	\$90,840
(Vacancy 5%)		-\$4,542
Gross Rental Income		\$86,298
Other income (Laundry, Garage Rent, Misc Fees)	\$2,640	\$2,640
Utilites Chargeback (RUBS)		\$3,000
Gross Operating Income	\$94,534	\$91,938
Operating expenses		
Insurance	\$10,804	\$11,000
Repairs and maintenance	\$5,853	\$6,000
Property taxes	\$7,968	\$8,000
Utilities	\$5,707	\$5,800
Total operating expenses	\$30,332	\$30,800
Net operating income	\$64,202	\$61,138
Cap Rate	5.35%	5.09%

RENT ROLL

Unit	Beds	Baths	Square Feet	Rent	Proforma Market Rent
#1	1	1	900	\$1,575	\$1,575
#2	1	1	900	\$1,510	\$1,510
#3	1	1	900	\$1,510	\$1,510
#4	1	1	900	\$1,400	\$1,400
#5	2	1	850	\$0	\$1,575
Totals	6	5	4,450	\$5,995	\$7,570

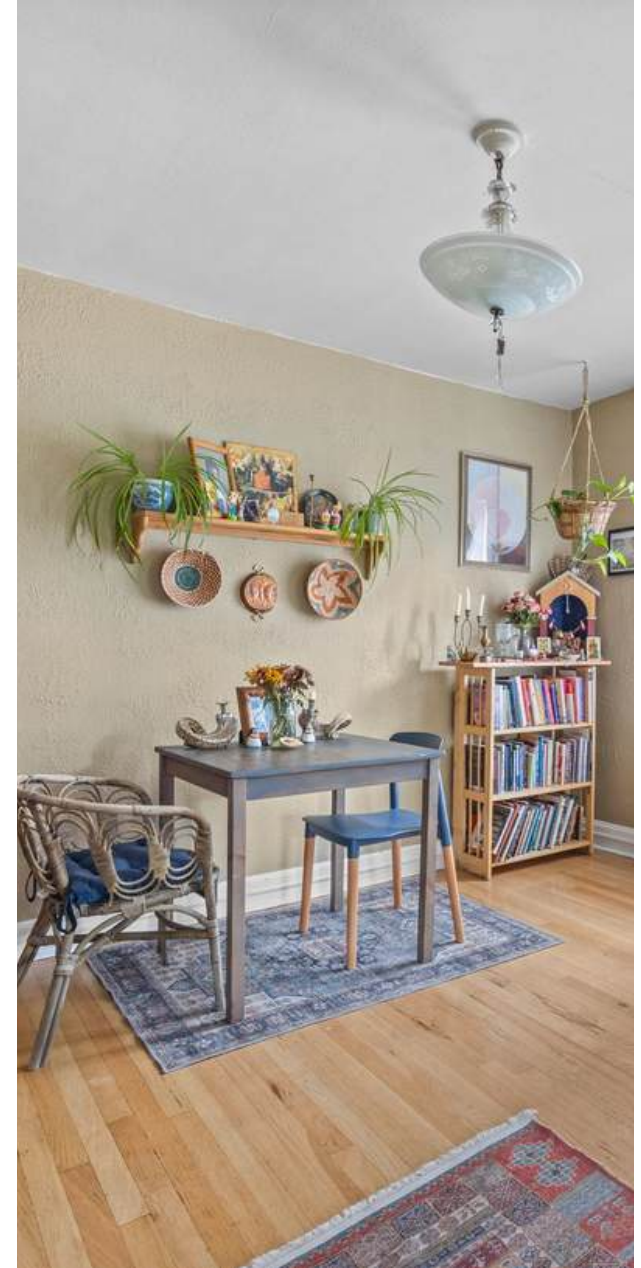
PROPERTY PHOTOS



PROPERTY PHOTOS

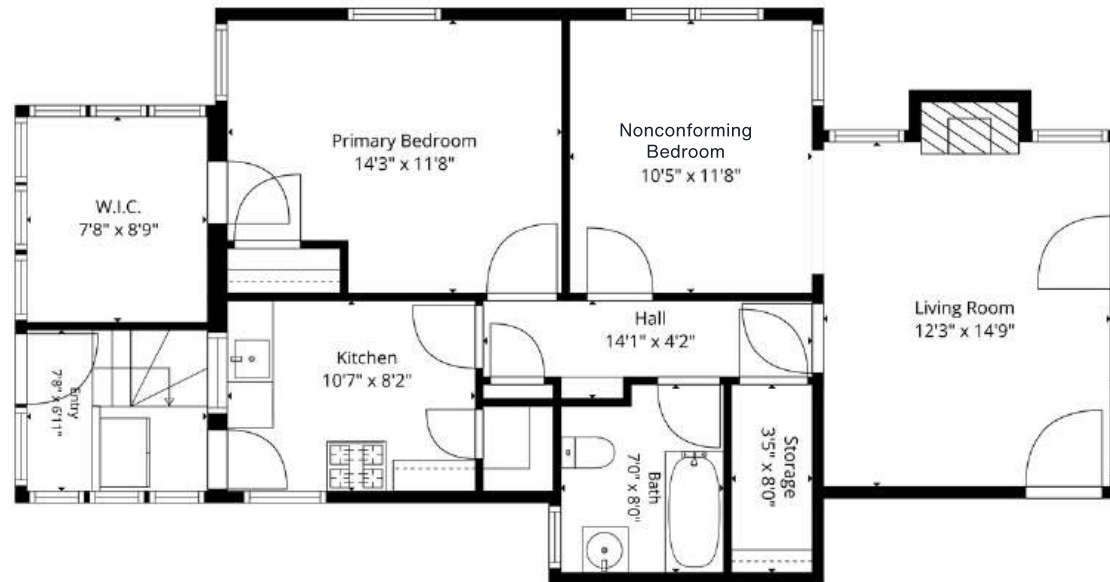


PROPERTY PHOTOS

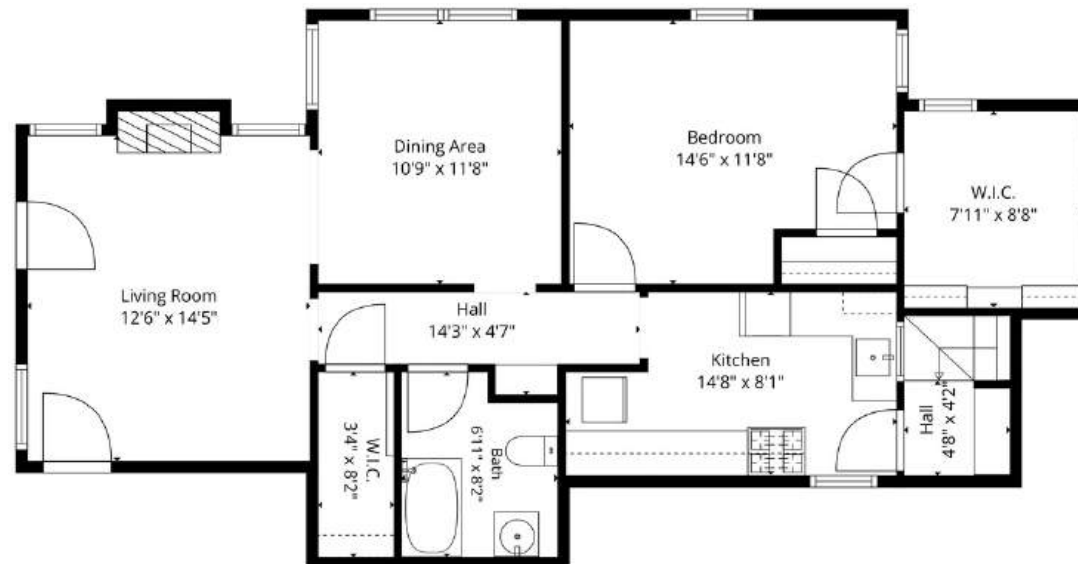


FLOOR PLANS

Unit 1

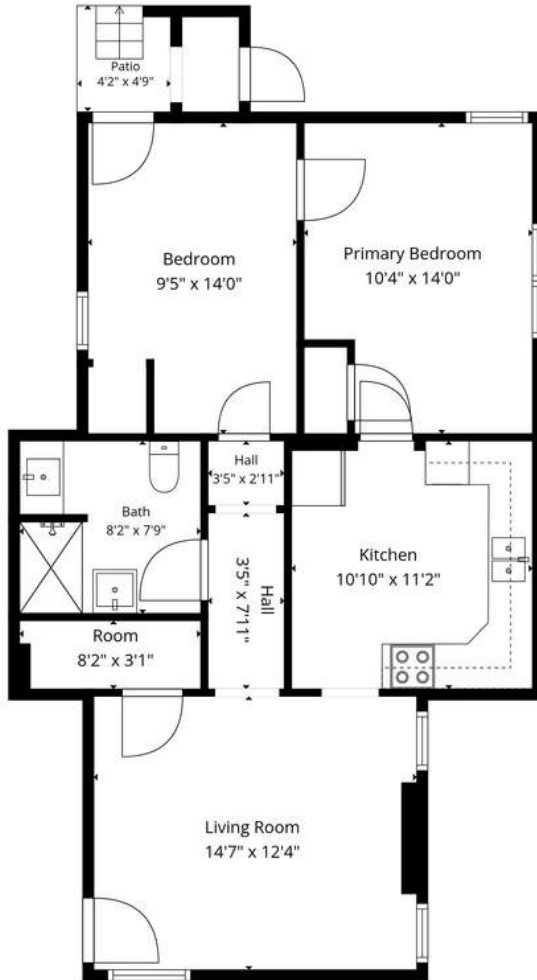


Unit 2

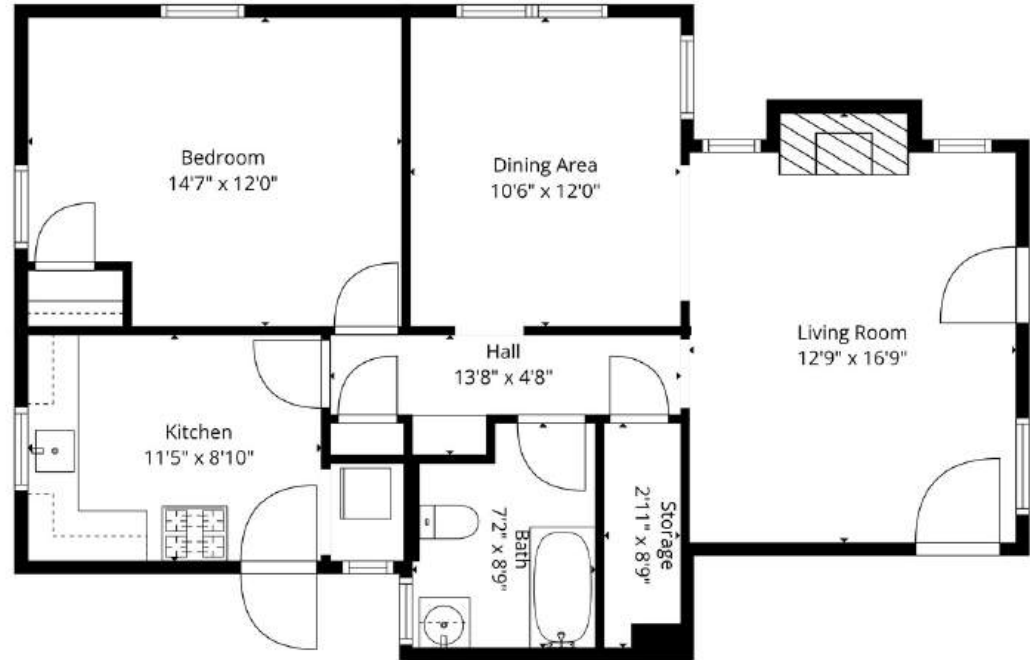


FLOOR PLANS

Unit 5



Unit 3



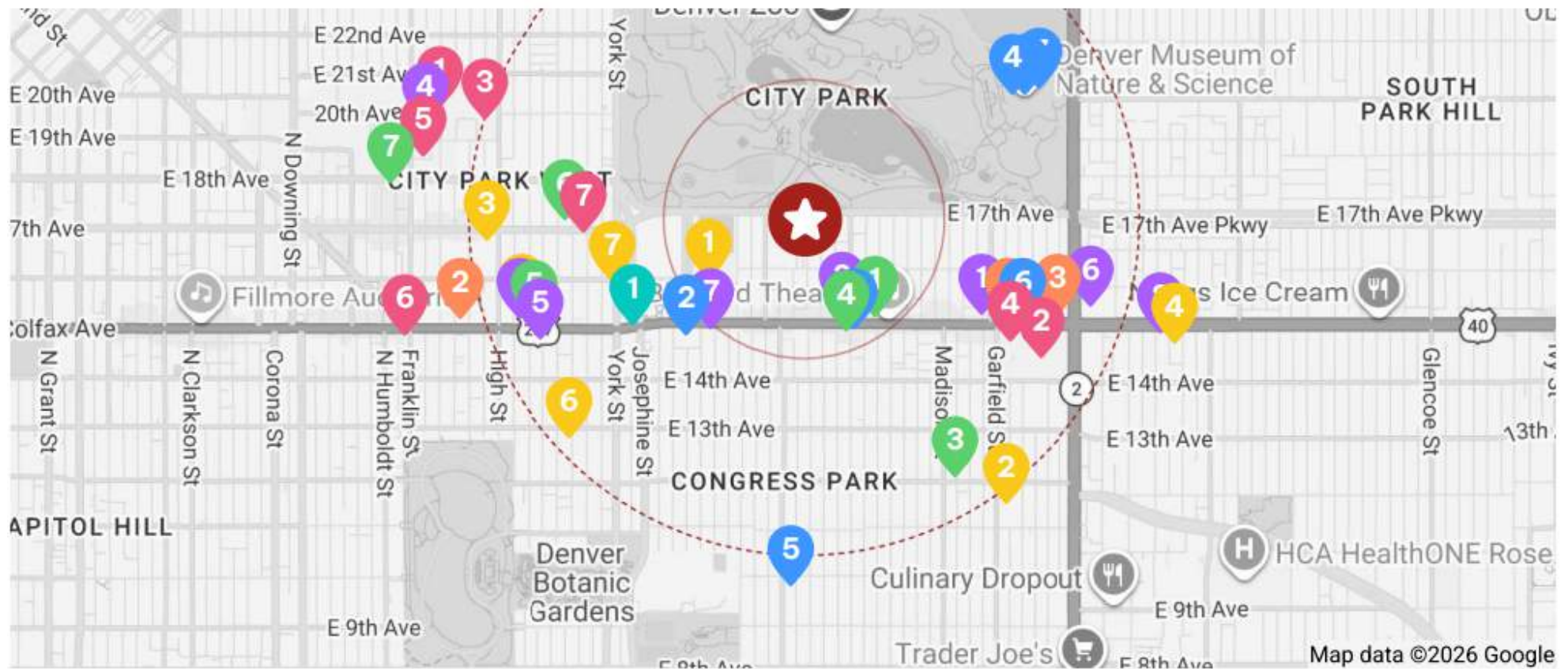
Unit 4



MAPS



Points of Interest



DAILY NEEDS

- 1 Sprouts Farmers Market
- 2 7-Eleven
- 3 7-Eleven
- 4 Walgreens Specialty Phar...
- 5 Walgreens Pharmacy
- 6 7-Eleven
- 7 Walgreens Specialty Phar...
- 8 Town & Country Market

HEALTHCARE

- 1 HCA HealthONE Presbyte...
- 2 National Jewish Health
- 3 HCA HealthONE Rocky M...
- 4 National Jewish Health Ce...
- 5 Children's Hospital Colora...
- 6 Happy Teeth & Affordable...
- 7 The Denver Dentists

WALKABLE DINING & GATHERING

- 1 Atomic Cowboy home of ...
- 2 Chick-fil-A
- 3 Blue Pan Pizza
- 4 SPICE ROOM
- 5 Illegal Pete's - Colfax
- 6 Vine Street Pub & Brewery
- 7 Onefold Uptown

QUICK MEALS

- 1 Chick-fil-A
- 2 Taco Bell
- 3 Good Times Burgers & Fro...

CULTURE & RECREATION

- 1 Denver Museum of Nature ...
- 2 Sie FilmCenter
- 3 Endorphin City Park
- 4 Space Odyssey
- 5 Posture Power Wellness

- 6 Base6 Fitness
- 7 Infinity Theater

EDUCATION

- 1 Denver East High School
- 2 Teller Elementary School
- 3 Denver Center for 21st Ce...
- 4 Montessori Children's Hou...
- 5 Worldmind School
- 6 The École Denver



AREA OVERVIEW

Denver

Nestled against the stunning Rocky Mountains, Denver, Colorado, is known as the Mile High City due to its elevation of 5,280 feet. With a vibrant culture, flourishing economy, and a mix of outdoor adventures and urban experiences, it offers something for everyone. Recognized for its distinctive neighborhoods, craft breweries, and culinary diversity, Denver serves as a hub for art, music, and innovation. It is a city that boasts breathtaking views, ensuring residents and visitors alike fall in love with its natural beauty and lively atmosphere.

Recreational and Cultural Attractions

Located directly across from City Park, 3014 E 17th Avenue offers exceptional access to some of Denver's most recognizable recreational and cultural destinations. Residents can enjoy expansive green space, trails, lakes, sports fields, and year-round outdoor activities just steps from the property. Notable nearby attractions include:

- City Park – Directly across the street, offering walking and biking paths, lakes, sports fields, picnic areas, and expansive green space.
- Denver Zoo Conservation Alliance – Located within City Park and easily accessible from the property.
- Denver Museum of Nature & Science – One of Denver's premier cultural attractions, also located within City Park.
- City Park Golf Course – An 18-hole public golf course offering sweeping views of the Denver skyline and Front Range.
- Bluebird Theater – A historic live music venue located nearby along the East Colfax corridor.

Dining and Entertainment

The property is surrounded by some of central Denver's most established dining and entertainment corridors. East 17th Avenue and Colfax Avenue offer residents convenient access to an eclectic mix of neighborhood restaurants, cafés, bars, music venues, and everyday amenities.

Nearby Uptown, Congress Park, and the City Park neighborhoods expand the selection of dining and entertainment options, while Colorado Boulevard provides convenient access to additional shopping, restaurants, and services. The combination of City Park recreation and nearby urban amenities creates a highly desirable setting for renters seeking both neighborhood character and central Denver convenience.

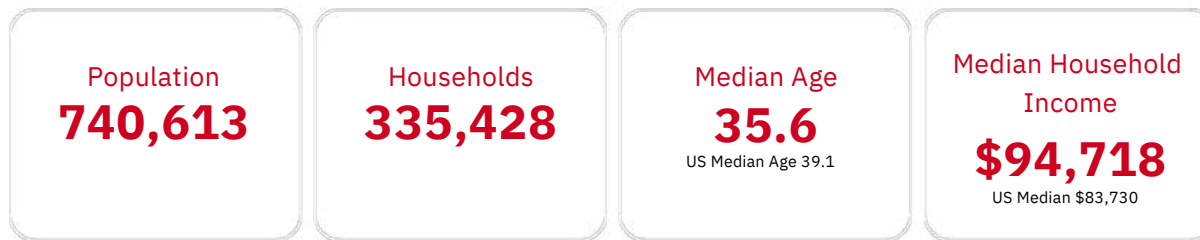




DEMOGRAPHICS and MARKET OVERVIEW

Demographics

- 740,613 residents in the City of Denver
- Median age of 35.6, younger than the national median of 39.1 years.
- Median household income of \$94,718, which is higher than the national median of \$83,730.



2024 POPULATION BY AGE



Quality of Life

Denver combines a strong urban employment base with exceptional access to recreation, entertainment and cultural amenities. The city offers an extensive parks and trail network, nationally recognized dining and arts districts, major professional sports, and convenient access to the Rocky Mountains. Denver's mix of employment centers, established neighborhoods and year-round amenities continues to support its appeal as a place to live, work and invest.

Sports

Football

Denver Broncos

Soccer

Colorado Rapids

Basketball

Denver Nuggets

Baseball

Colorado Rockies

Ice Hockey

Colorado Avalanche

Education

University of Colorado Denver

Metropolitan State University of Denver

University of Denver

Community College of Denver

Arts & Entertainment

Denver Art Museum

Denver Performing Arts Complex

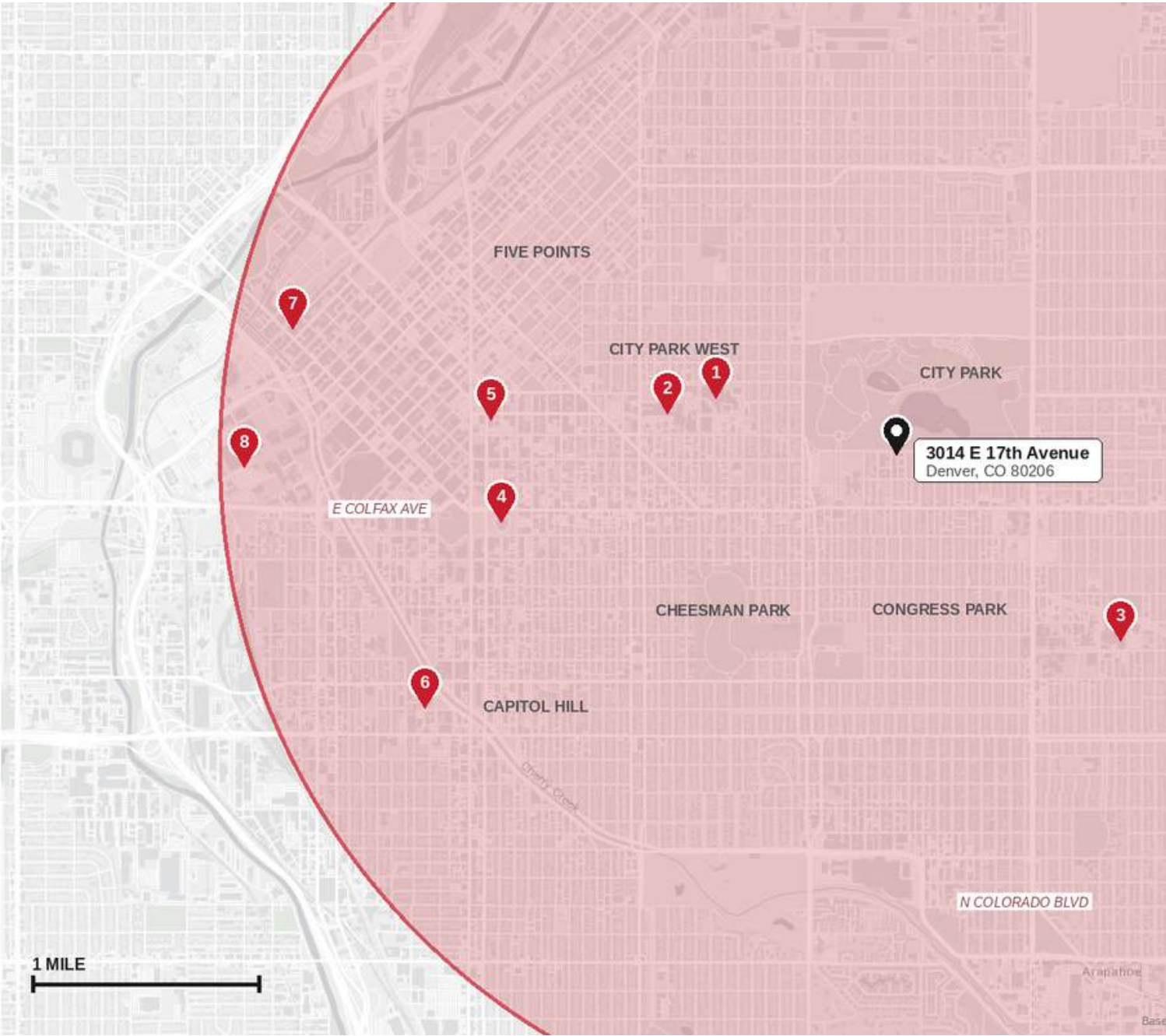
Meow Wolf Denver

Museum of Contemporary Art Denver

Denver Museum of Nature & Science

EMPLOYERS

- 1 HCA HealthONE Presbyterian St. Luke's Medical Center**
1719 E 19th Ave, Denver, CO 80218
0.84 mi from property
- 2 Intermountain Health Saint Joseph Hospital**
1375 E 19th Ave, Denver, CO 80218
1.03 mi from property
- 3 HCA HealthONE Rose Medical Center**
4567 E 9th Ave, Denver, CO 80220
1.29 mi from property
- 4 Colorado State Capitol Complex**
200 E Colfax Ave, Denver, CO 80203
1.77 mi from property
- 5 Denver Public Schools Administration**
1860 Lincoln St, Denver, CO 80203
1.8 mi from property
- 6 Denver Health Medical Center**
777 Bannock St, Denver, CO 80204
2.37 mi from property
- 7 Amazon Corporate Office (DEN17)**
1515 Wynkoop St, Denver, CO 80202
2.73 mi from property
- 8 CU Denver / Auraria Campus**
1201 5th St, Denver, CO 80204
2.88 mi from property



1 MILE



MEET THE TEAM

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