

# OFFERING MEMORANDUM

ATTRACTIVE OWNER FINANCING



# INVESTMENT ADVISORS



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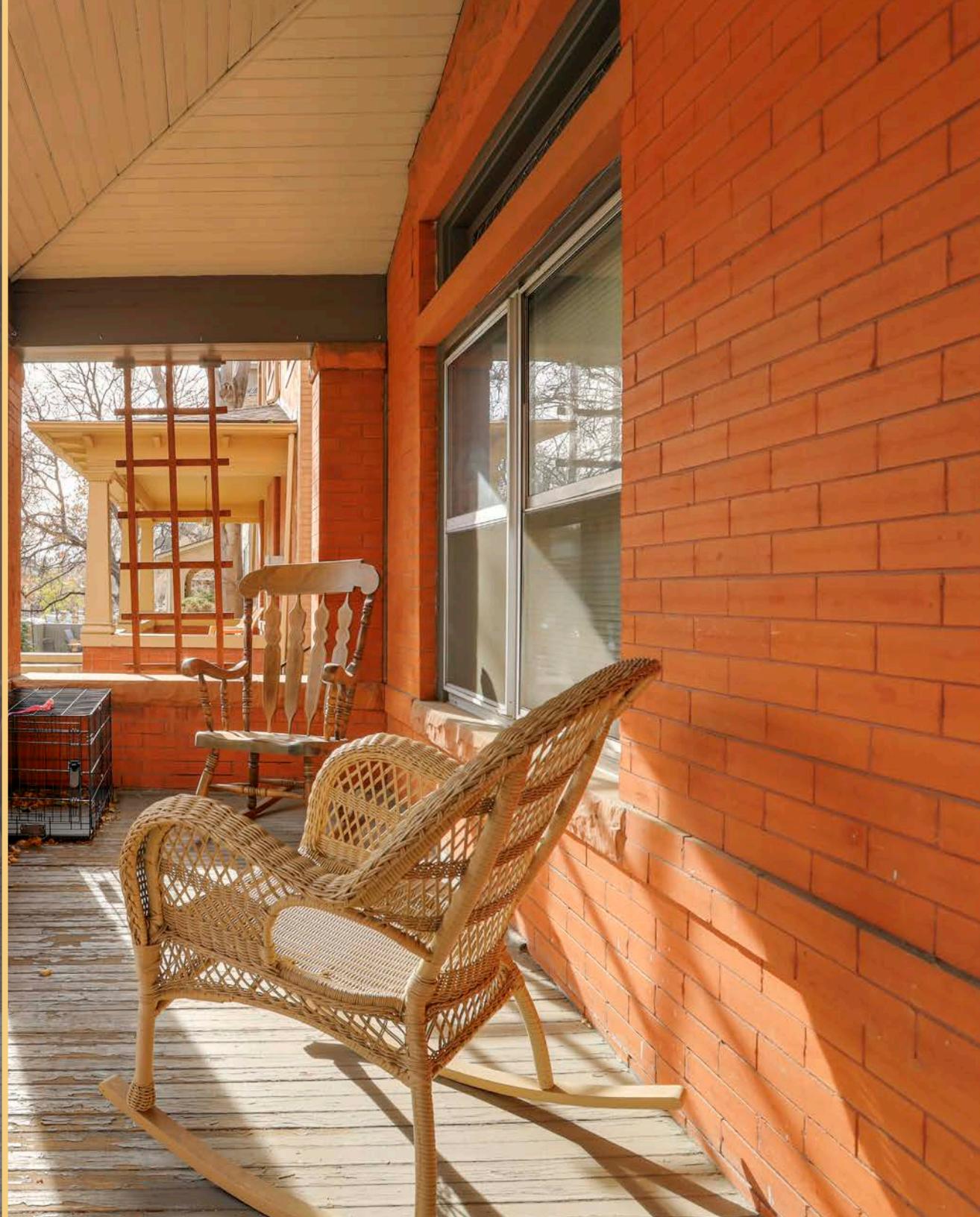


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# PROPERTY SUMMARY



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# EXECUTIVE SUMMARY

## PROPERTY DETAILS

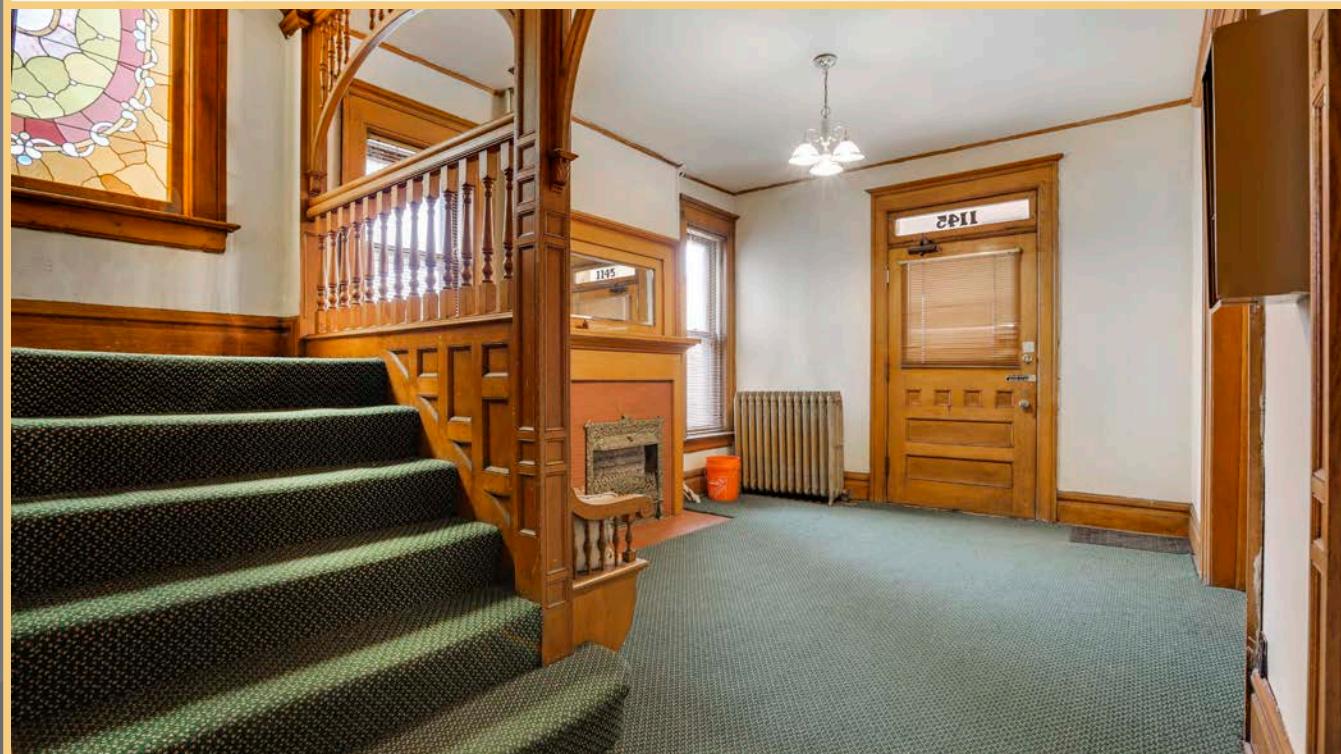
Address	<b>1145 Clarkson St.</b> Denver, CO 80218
Price	\$935,000
# of Units	6
Building Size	3,496 SF
Lot Size	5,793 SF
Year Built	1892
Roof	Pitched
Building Type	Brick-Block
Heat	Boiler
Zoning	G-MU-5
Off-Street Parking	2 Spaces
Garage	1 Double Garage

## PROPERTY HIGHLIGHTS

- Long term interest only seller financing
- Located in Capitol Hill neighborhood
- Available garage and off-street parking
- Classic vintage multifamily property
- On-site laundry

**1145 Clarkson Street** is a classic, vintage multifamily building tucked into Denver's highly sought-after Capitol Hill neighborhood, right at 11th and Clarkson. The property features 5 one bedroom units and 1 studio unit that still showcase their original architectural charm, and several of the units are surprisingly spacious. It also includes a detached two-car garage and two additional off-street parking spaces. Altogether, it's a rare opportunity to own a timeless asset in one of Denver's most stable and consistently strong rental markets.

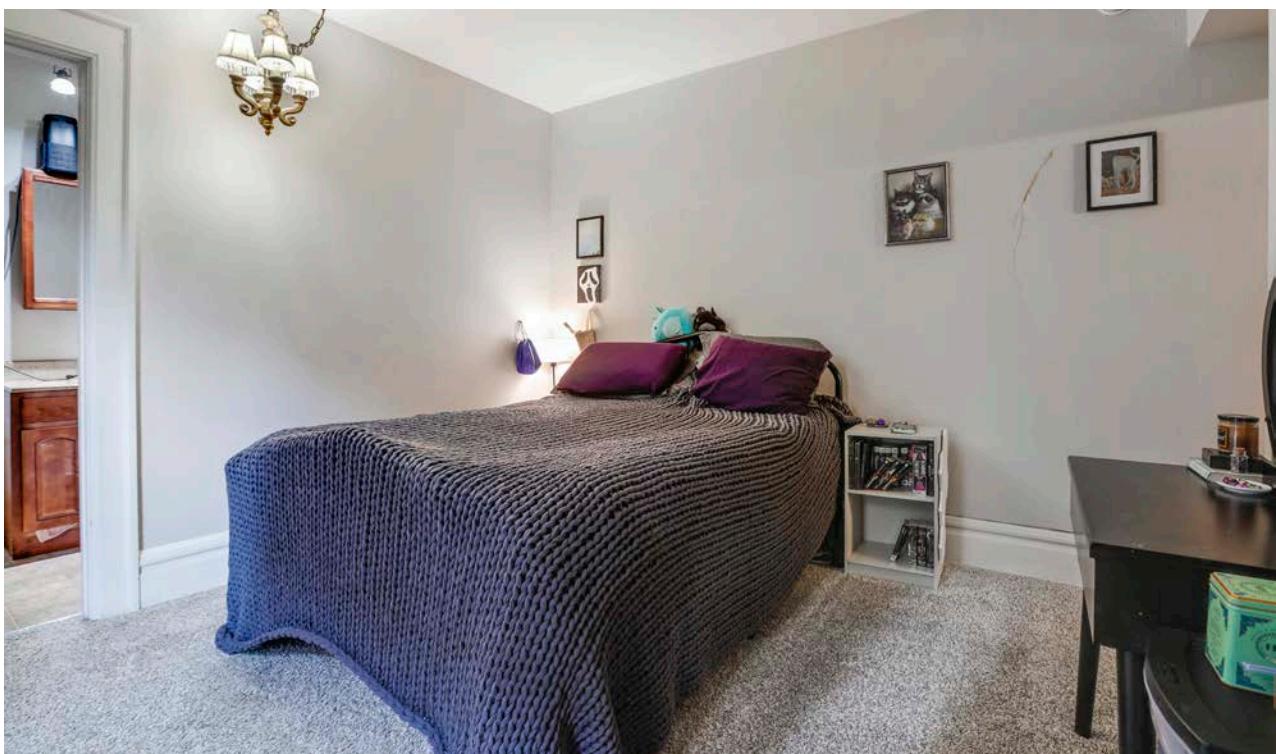
For qualified buyers, the seller is offering attractive owner-carry financing with interest-only payments and a flexible long-term structure that enhances immediate cash flow. With consistently strong occupancy and clear potential for rent increases as leases turn, this offering represents an exceptional investment opportunity in the heart of Denver. Seller financing is preferred, but the seller will consider offers without it.



# PROPERTY PHOTOS



# PROPERTY PHOTOS

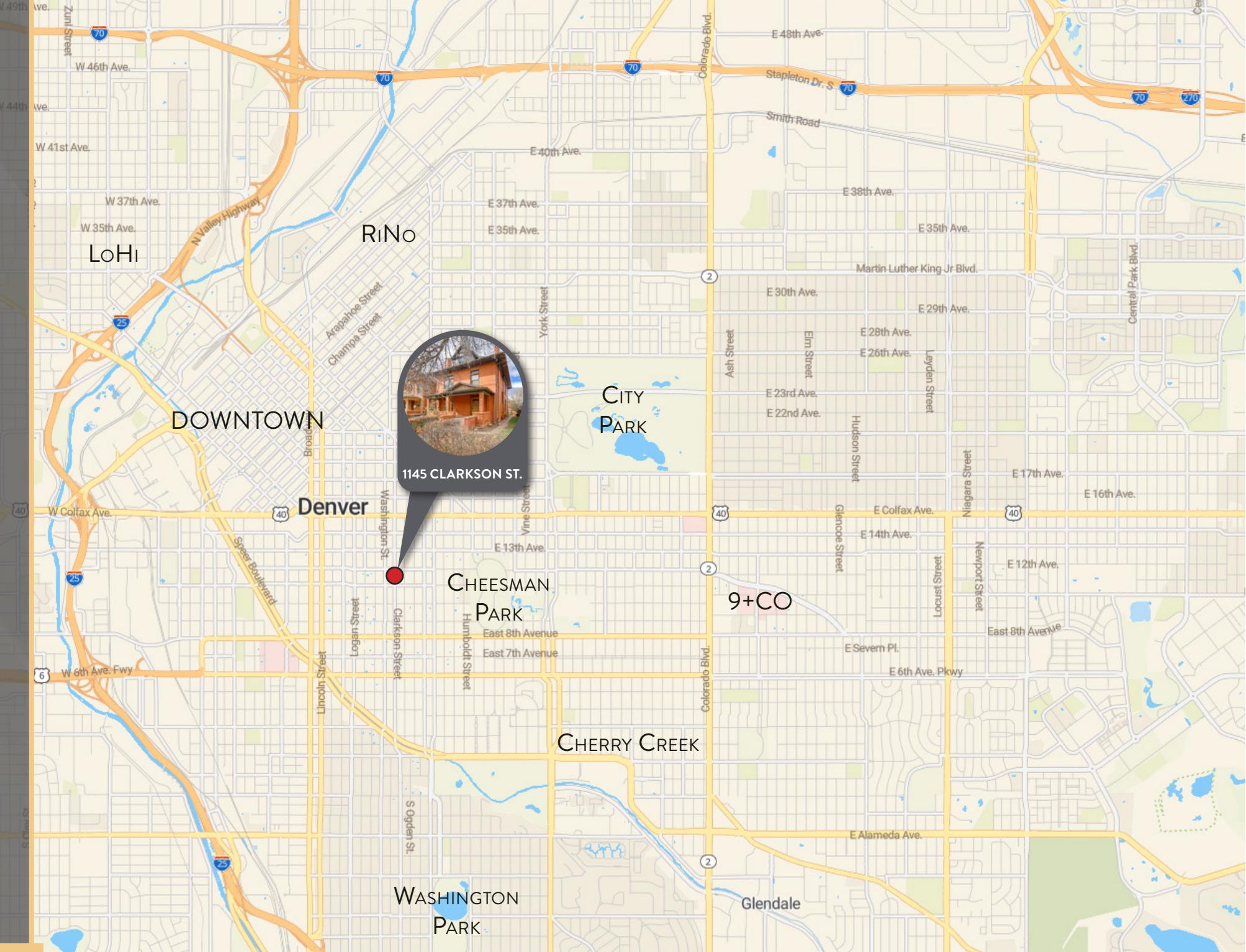


# LOCATION OVERVIEW



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# REGIONAL MAP



# RETAIL MAP



## CAPITAL HILL

Denver's Capitol Hill is a centrally located neighborhood that offers a vibrant mix of Colorado history, architectural charm, parks, bars, and restaurants. "Cap Hill" is Denver's most densely populated neighborhood and is home to many apartment buildings, from modern, 11-story high rises to quaint older walk-ups.

Explore the gold-domed Colorado State Capitol with its "Mile High" marker on the 13th step. Civic Center Park regularly plays host to live music and food trucks. Within this area, you'll find some of Denver's finest museums nestled among beautiful turn-of-the-century mansions of Cap Hill, including the Molly Brown House Museum which tells the story of the "Unsinkable" Molly Brown.



### WALKER'S PARADISE

Daily errands do not require a car



### EXCELLENT TRANSIT

Transit is convenient for most trips



### BIKER'S PARADISE

Daily errands can be accomplished on a bike



# INVESTMENT ANALYSIS



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## UNIT MIX &amp; INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME	
Studio	1	400	\$1,100	\$1,100	\$1,150	\$1,150	
1Bd/1Ba	5	575	\$1,211	\$6,055	\$1,295	\$6,475	
<b>TOTALS</b>	<b>6</b>	<b>3,275</b>		<b>\$7,155</b>		<b>\$7,625</b>	
<b>INCOME</b>		<b>CURRENT</b>	<b>PRO FORMA</b>	<b>FINANCIAL ANALYSIS</b>			
Gross Scheduled Income (GSI)		\$85,872	\$91,500	Net Operating Income	\$55,633	\$62,817	
Vacancy		(\$859)	(\$4,575)	Projected Debt Service	(\$44,880)	(\$44,880)	
Parking		\$300	\$2,700	Before Tax Cash Flow	\$10,753	\$17,937	
Laundry		\$209	\$209	Cash-on-Cash Return	5.8%	9.6%	
Misc.		\$3,083	\$1,000	Total Return	\$10,753	\$17,937	
RUBS (\$60/unit/month)		\$4,055	\$4,320	<b>CAP RATE</b>	<b>6.0%</b>	<b>6.7%</b>	
<b>GROSS RENTAL INCOME</b>		<b>\$92,660</b>	<b>\$95,154</b>				
<b>EXPENSES</b>		<b>CURRENT</b>	<b>PRO FORMA</b>	<b>INVESTMENT SUMMARY</b>		<b>PROPOSED SELLER FINANCING</b>	
Property Tax		\$4,982	\$4,982	List Price	\$935,000	Loan Amount	\$748,000 (80%)
Insurance		\$5,906	\$5,400	Price/Unit	\$155,833	Down Payment	\$187,000 (20%)
Gas/Electric		\$5,706	\$5,706	Price/SF	\$267	Interest Rate	6.00%
Water/Sewer		\$1,680	\$1,680			Amortization	30 Years
Trash		\$1,284	\$1,284				
Lawn/Snow		\$2,827	\$1,200				
Management		\$5,951	\$6,085				
Repairs/Maint.		\$8,088	\$6,000				
Admin/Misc.		\$603	\$-				
<b>TOTAL EXPENSES</b>		<b>\$37,027</b>	<b>\$32,337</b>				
<b>TOTAL EXPENSES / UNIT</b>		<b>\$6,171</b>	<b>\$5,389</b>				
<b>NET OPERATING INCOME</b>		<b>\$55,633</b>	<b>\$62,817</b>				



COMPARABLE  
SALES



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# COMPARABLE SALES



## SUBJECT PROPERTY

1145 Clarkson St., Denver, CO

Sale Date	JUST LISTED
List Price	\$935,000
# Units	6
Price/Unit	\$155,833
Price/SF	\$267
Cap Rate	6.0%



1135 Lipan St  
Denver, CO 80204

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#1

Sale Date	6/17/25
Sale Price	\$1,295,000
# Units	6
Price/Unit	\$215,833
Price/SF	\$392
Cap Rate	5.61%



1630 N Ogden St  
Denver, CO 80218

 NORTHPeak BROKERED

#2

Sale Date	4/11/25
Sale Price	\$1,475,000
# Units	6
Price/Unit	\$245,833
Price/SF	\$232
Cap Rate	7.05%



1110 Clarkson St  
Denver, CO 80218

 NORTHPeak BROKERED

#3

Sale Date	9/4/24
Sale Price	\$1,585,000
# Units	7
Price/Unit	\$226,429
Price/SF	\$332
Cap Rate	5.39%



1638 Franklin St  
Denver, CO 80218

 NORTHPeak BROKERED

#4

Sale Date	7/22/24
Sale Price	\$1,495,000
# Units	6
Price/Unit	\$249,167
Price/SF	\$351
Cap Rate	6.28%



1247 Clarkson St  
Denver, CO 80218

 NORTHPeak BROKERED

#5

Sale Date	5/28/24
Sale Price	\$1,050,000
# Units	6
Price/Unit	\$175,000
Price/SF	\$347
Cap Rate	5.19%



1070 Marion St  
Denver, CO 80218

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Sale Date	12/8/23
Sale Price	\$1,440,000
# Units	6
Price/Unit	\$240,000
Price/SF	\$271
Cap Rate	N/A

# 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 1145 Clarkson St., Denver, CO 80218 (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.



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