6Unit Apartment Offering

2304 N Williams St.

Denver, CO 80205

URL LISTING

For Sale: $1,350,000

4.18-7.55% Cap Rate | Building-Well Maintained

TOUR VIDEO

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Six-Unit Apartment Building

Timeless brick architecture anchors this six-unit apartment building in Denver's Whittier neighborhood. Built in 1907, the property features classic design details - stately columns, detailed cornices, and a balanced façade shaded by mature trees. Each residence offers hardwood and tile flooring, large windows, and efficient layouts. Units are a mix of one-bedroom/one-bath and two-bedroom/one-bath, each separately metered for gas and electric, simplifying management.

The building is well maintained with a roof replaced in 2017 and gutters added in 2021. A low-maintenance, zero-scape yard keeps upkeep simple while maintaining curb appeal. Tenants enjoy proximity to City Park, downtown Denver, hospitals, shopping, and major commuter routes.

Recently appraised at $1,350,000, this property presents an opportunity to purchase below appraised value while owning a stable, income-producing asset in a sought-after location. The combination of historical character, strong tenant base, and solid infrastructure make it a compelling long-term investment.

Schedule a private tour with your agent today.

Jeff Hahl (303) 718-4969

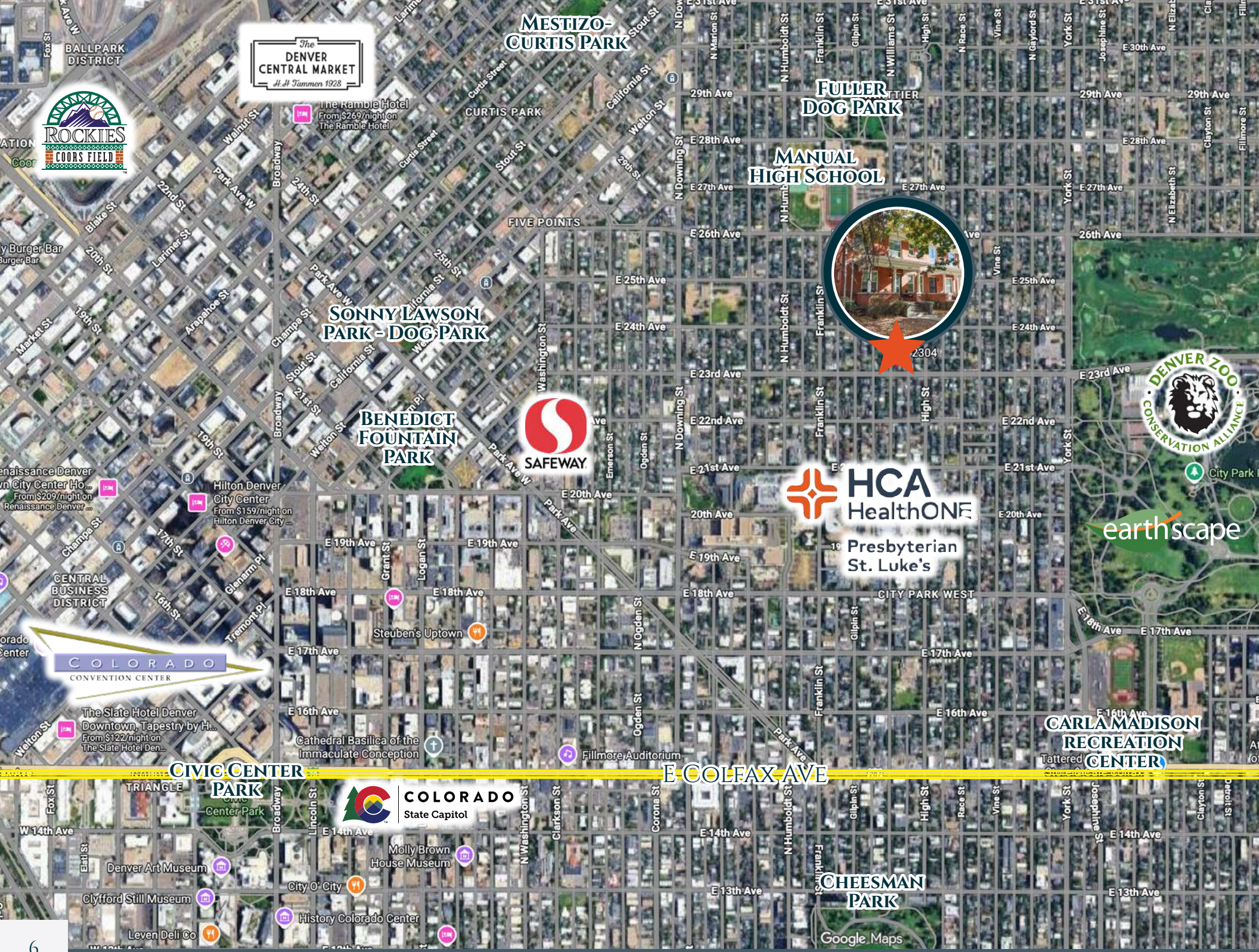
PROPERTY SUMMARY

6	1907
TOTAL UNITS	YEAR BUILT
8BD / 6BA	4,722 SF
UNITS	BUILDING SIZE

OFFERING PRICE	$1,350,000
PRICE/UNIT	$225,000
LOT SIZE	4,122 SQ FT
CAP RATE	4.18-7.55%

2304 N Williams St

Located near Edgewater Public Mkt, Sloan's Lake, Sheridan Light Rail Station, Parks and many other amenities!


Mestizo-Curtis Park
Fuller Dog Park
Manual High School
Sonny Lawson Park - Dog Park
Benedict Fountain Park
Civic Center Park
Carla Madison Recreation Center
Cheesman Park
E Colfax Ave
The Denver Central Market
Rockies Coors Field
Denver Zoo Conservation Alliance
earthscape
HCA HealthONE Presbyterian St. Luke's
Safeway
Colorado Convention Center
Colorado State Capitol
Ballpark District
Central Business District
Curtis Park
Five Points
City Park West
Triangle
Hilton Denver City Center
Steuben's Uptown
Cathedral Basilica of the Immaculate Conception
Fillmore Auditorium
Molly Brown House Museum
Denver Art Museum
Clyfford Still Museum
History Colorado Center
Leven Deli Co
City O' City
Google Maps

Income							
Unit	Lease Expiration	Unit Mix	Approx. Sq. Ft.	Current Income	Proforma Income	Year 2 Income	Year 3 Income
2300 Unit 1	3/30/26	1bd, 1ba	680	$1,250	$1,550	$1,650	$1,750
2300 Unit 2	Vacant	2bd, 1ba	800	$0	$1,750	$1,850	$1,950
2300 Unit 3	11/25/26	2bd, 1ba	800	$1,550	$1,750	$1,850	$1,950
2304 Unit 4	3/26/26	1bd, 1ba	680	$1,400	$1,550	$1,650	$1,750
2304 Unit 5	3/31/27	1bd, 1ba	680	$1,400	$1,550	$1,650	$1,750
2304 Unit 6	10/25/26	1bd, 1ba	680	$1,250	$1,550	$1,650	$1,750
Additional Income (Laundry, Parking, etc)				$0	$150	$200	$250
Monthly Total				$6,850	$9,850	$10,500	$11,150
Vacancy				3%	3%	3%	3%
Annual Income				**$79,734**	**$114,654**	**$122,220**	**$129,786**

Expenses (Approximate)				
Unit	Current	Proforma	Year 2	Year 3
Utilities	$3,151	$3,214	$3,279	$3,344
Property Taxes	$5,692	$5,806	$5,922	$6,040
Maintenance	$5,000	$5,100	$5,202	$5,306
Property Insurance	$3,848	$3,925	$4,003	$4,084
Property Management (7%)	$5,581	$8,026	$8,555	$9,085
Annual Expense	**$23,273**	**$26,071**	**$26,962**	**$27,859**
Average Monthly	$1,939.40	$2,172.59	$2,246.80	$2,321.61
Net Opp Income	$56,461	$88,583	$95,258	$101,927
List Price/Value **	**$1,350,000**	**$1,390,500**	**$1,432,215**	**$1,475,181**

Notes: Tenant pay Electricity and Internet

Cap Rate	Current	Proforma	Year 2	Year 3
	4.18%	6.56%	7.06%	7.55%
Value on Cap Rate	5.50%	1,610,599	1,731,972	1,853,213

	Current	Proforma	Year 2	Year 3
Purchase Price	$1,350,000			
Down Payment %	40%			
Down Payment Amount	$540,000			
Loan Amount	$810,000			
Annual Interest Rate	5.83%			
PI Payments	($4,768)			
Net Operating Income	$56,461	$88,583	$95,258	$101,927
Annual Debt Service	($57,218)	($57,218)	($57,218)	($57,218)
Annual Cash Flow	($757)	$31,365	$38,040	$44,708
Annual Cash on Cash Return	-0.14%	5.81%	7.04%	8.28%
Yr 1 Principal Reduction	$10,556	$10,556	$11,172	$11,823
Total Return	1.81%	7.76%	9.11%	10.47%
Total Return on Investment (Inc Appreciation)		15%	32%	51%

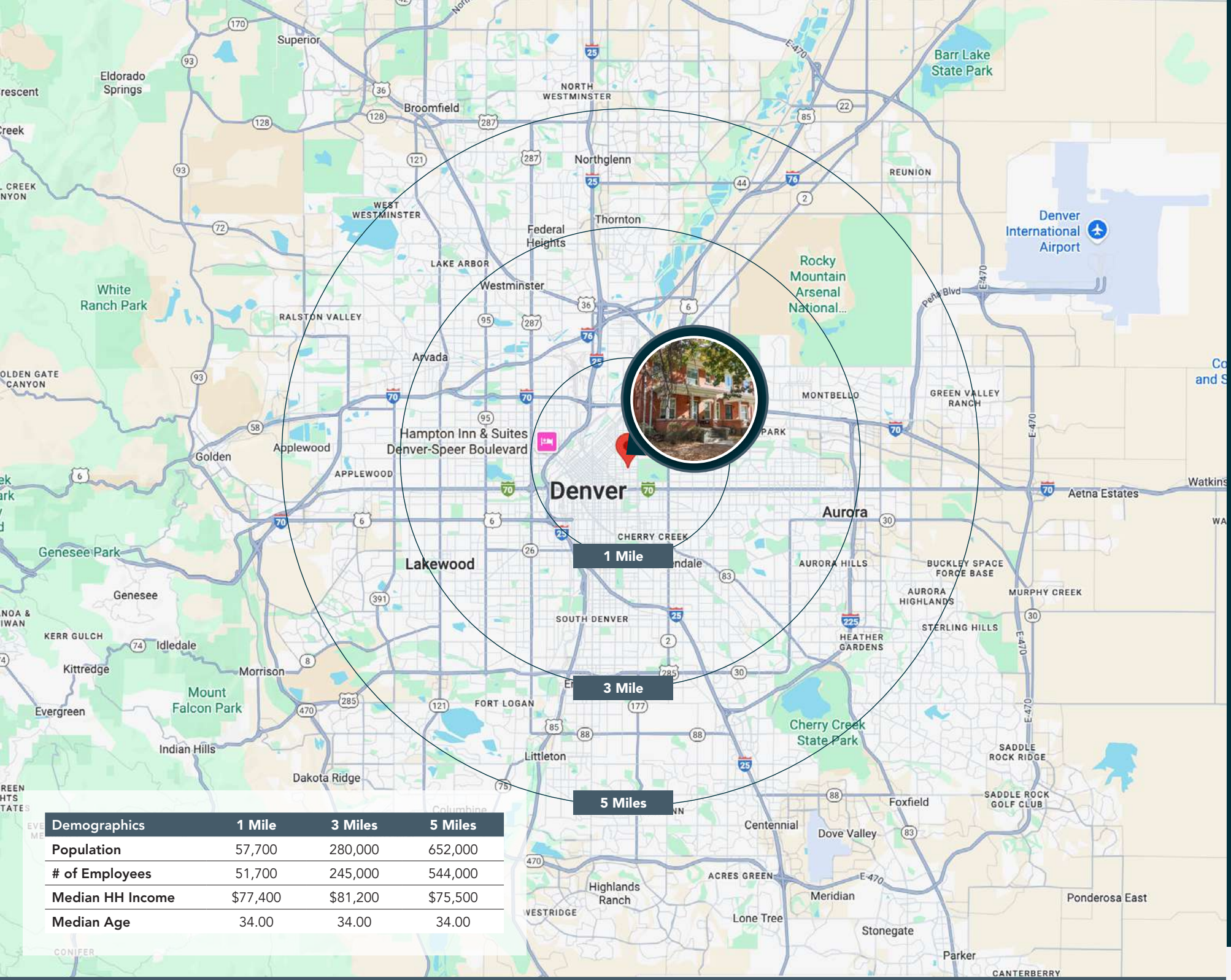
Expense Assume:	2% annual increase
Appreciation Assume:	3% annual increase

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.



Demographics	1 Mile	3 Miles	5 Miles
Population	57,700	280,000	652,000
# of Employees	51,700	245,000	544,000
Median HH Income	$77,400	$81,200	$75,500
Median Age	34.00	34.00	34.00

Disclosure and Confidentiality Agreement

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