

OFFERING MEMORANDUM



INVESTMENT ADVISORS



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1268 Kalamath St 1280 Kalamath St. 928 W 13th St. Denver, CO 80204
Price	\$1,315,000
# of Units	3
Building Size	1,996 SF 890 SF 616 SF
Lot Size	11,250 SF
Year Built	1880 - 1996
Roof	Flat Sloped Shingle
Building Type	Office Single Family Homes
Heat	RTU
Zoning	U-RH-2.5

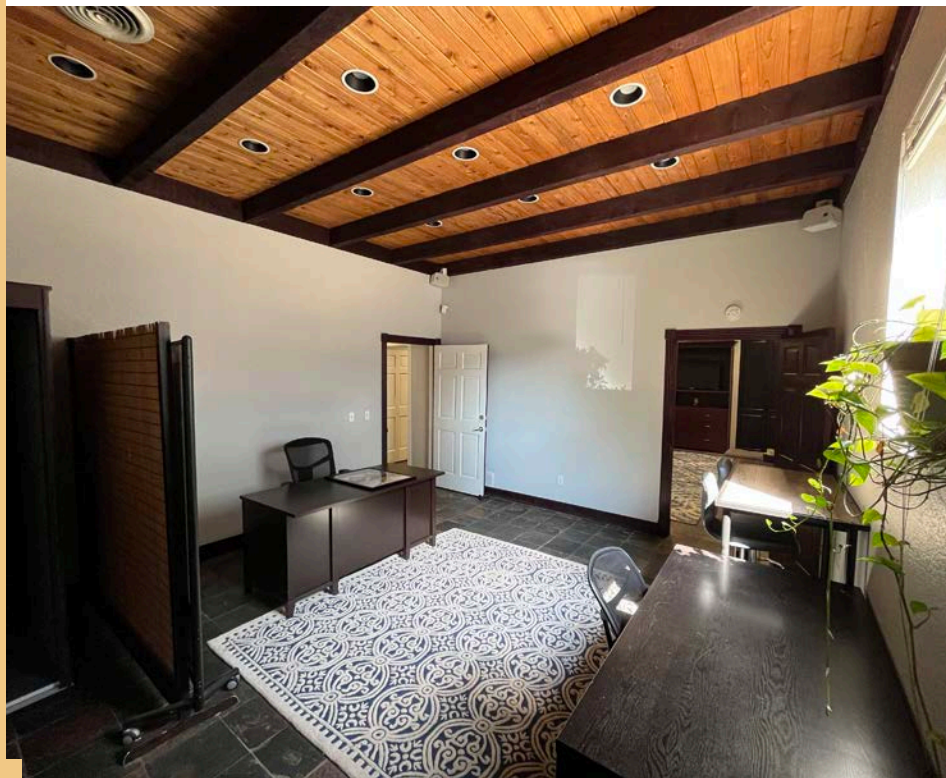
PROPERTY HIGHLIGHTS

- Current Net Operating Income: \$79,537
- Blended investment opportunity of both Small office and Single Family Rentals
- Quick access to major Denver Roads including Speer, 6th Ave, and I-25
- Corner lot that includes off street parking for tenants
- Long term upside for multifamily redevelopment

1268 Kalamath St., 1280 Kalamath St., and 928 W. 13th Ave. comprise a unique three-property assemblage featuring a 1,996 SF renovated office building, a 616 SF one-bedroom residence, and an 890 SF two-bedroom residence. The portfolio provides investors with in-place rental income and significant future redevelopment potential.

Zoned U-RH-2.5, the properties allow for a variety of residential product types—including urban houses, duplexes, tandem houses, and detached accessory dwelling units—up to two and a half stories in height. This flexibility offers multiple exit strategies and an attractive value-add opportunity in a rapidly evolving urban corridor.







LOCATION OVERVIEW



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LINCOLN PARK

Lincoln Park is one of Denver's oldest residential neighborhoods, with a rare concentration of homes built before 1890. The neighborhood demonstrates the close connection between place and people, made tangible by the surviving structures set close together — diverse in their architectural styles yet maintaining a consistent pattern for 150 years. All are drawn together by the central role of the public park in the neighborhood's core, La Alma Lincoln Park.

This neighborhood is in close proximity to everyday shopping -- groceries, post office, home needs -- and only 2 miles away from expanded shopping in the Cherry Creek Shopping district. For those seeking recreation, Lincoln Park offers numerous jogging, biking and river paths. Additionally, the light rail is a short walk from the property to provide access to Downtown Denver.

**VERY WALKABLE**

Most errands can be accomplished on foot.

**EXCELLENT TRANSIT**

Transit is convenient for most trips.

**BIKER'S PARADISE**

Flat as a pancake, excellent bike lanes.



INVESTMENT ANALYSIS



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INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	MONTHLY INCOME
1 Bd House	1	616	\$1,495
2 Bd House	1	890	\$2,155
Office	1	1,996	\$3,570
TOTALS	3	3,502	\$7,720

INCOME	CURRENT
Gross Scheduled Income (GSI)	\$86,640
NNN (Full Tax \$13,024 / Insurance \$2,300)	\$15,324
GROSS RENTAL INCOME	\$101,964

EXPENSES	CURRENT
Property Tax	\$15,762
Insurance	\$4,665
Repairs/Maint.	\$2,000
TOTAL EXPENSES	\$22,427
TOTAL EXPENSES / UNIT	\$7,476
NET OPERATING INCOME	\$79,537

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 1268 & 1280 Kalamath St., 928 W 13th St., Denver, CO 80204 (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.



1268 & 1280 KALAMATH ST.; 928 W 13TH ST. | DENVER, CO

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