



NORTHPEAK®
COMMERCIAL ADVISORS

4-UNIT MULTIFAMILY PROPERTY

2520 W 65th Place. | Denver, CO 80221



LIST PRICE
\$1,125,000



UNITS
4



BUILDING SIZE
4,298 SF



PRICE/UNIT
\$281,250

Address	2520 W 65th Pl. Denver, CO 80221
Price	\$1,125,000
# of Units	4
Building Size	4,298 SF
Lot Size	18,000 SF
Year Built/Renovated	1973/2024
Roof	Flat
Building Type	Wood Siding
Heat	Individual Furnaces
Zoning	R3
Off-Street Parking	12 Spaces

HIGHLIGHTS

- All units updated with new kitchens, bathrooms, flooring, and in-unit laundry
- Strong cash flow with upside potential
- Oversized 18,000 SF lot with potential for development, short term rental, or other creative uses
- Extensive recent updates including plumbing, electrical, and exterior
- Separately metered gas & electric – tenants pay direct

NORTHPEAK TEAM

HUNTER SCHAEFER

Senior Advisor
(925) 989-8930

Hunter@NorthPeakCRE.com

JACK SHERMAN

Senior Advisor
(303) 903-9638

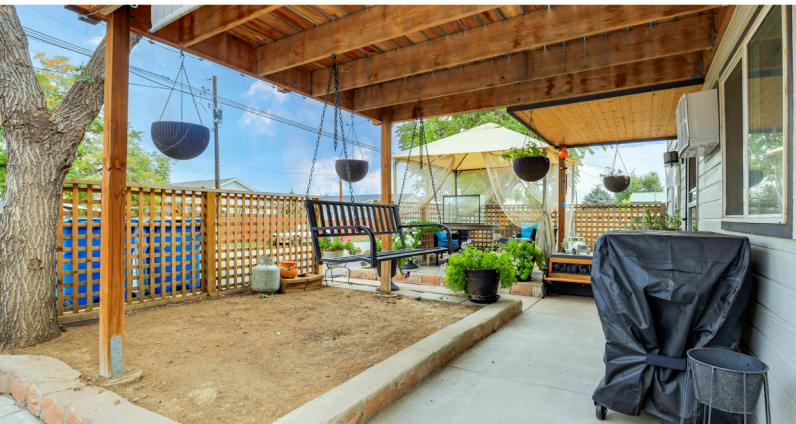
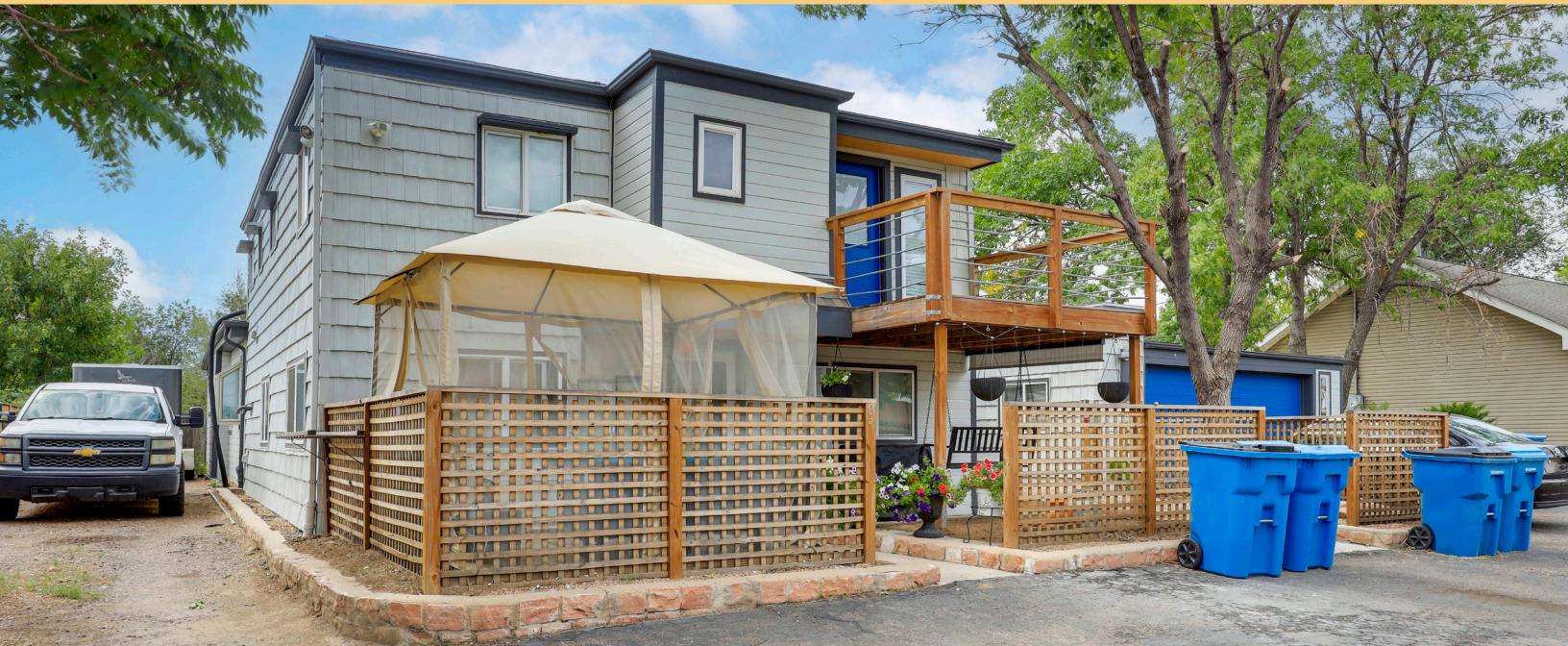
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UNIT TYPE	APPROX. SF	CURRENT RENT	PRO FORMA RENT
#1 - 3Bd/2Ba	1,150	\$2,214	\$2,495
#2 - 2Bd/1Ba	900	\$1,725	\$1,725
#3 - 2Bd/1Ba	900	\$1,723	\$1,725
#4 - 2Bd/1Ba (Lg)	950	\$1,278	\$1,725
TOTALS	3,900	\$6,940	\$7,670

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$83,280	\$92,040
Garage Income (\$50/Month x 2 Spaces)	\$-	\$1,200
Utility Billback	\$6,612	\$6,612
Other Income	\$1,404	\$1,404
GROSS RENTAL INCOME	\$91,296	\$101,256
EXPENSES	CURRENT	PRO FORMA
Taxes	\$6,846	\$6,846
Water/Sewer	\$2,952	\$2,952
Trash	\$924	\$924
Repairs/Maint.	\$2,760	\$2,760
TOTAL EXPENSES	\$13,482	\$13,482
TOTAL EXPENSES / UNIT	\$3,371	\$3,371
NET OPERATING INCOME	\$77,814	\$87,774
CAP RATE	6.9%	7.8%

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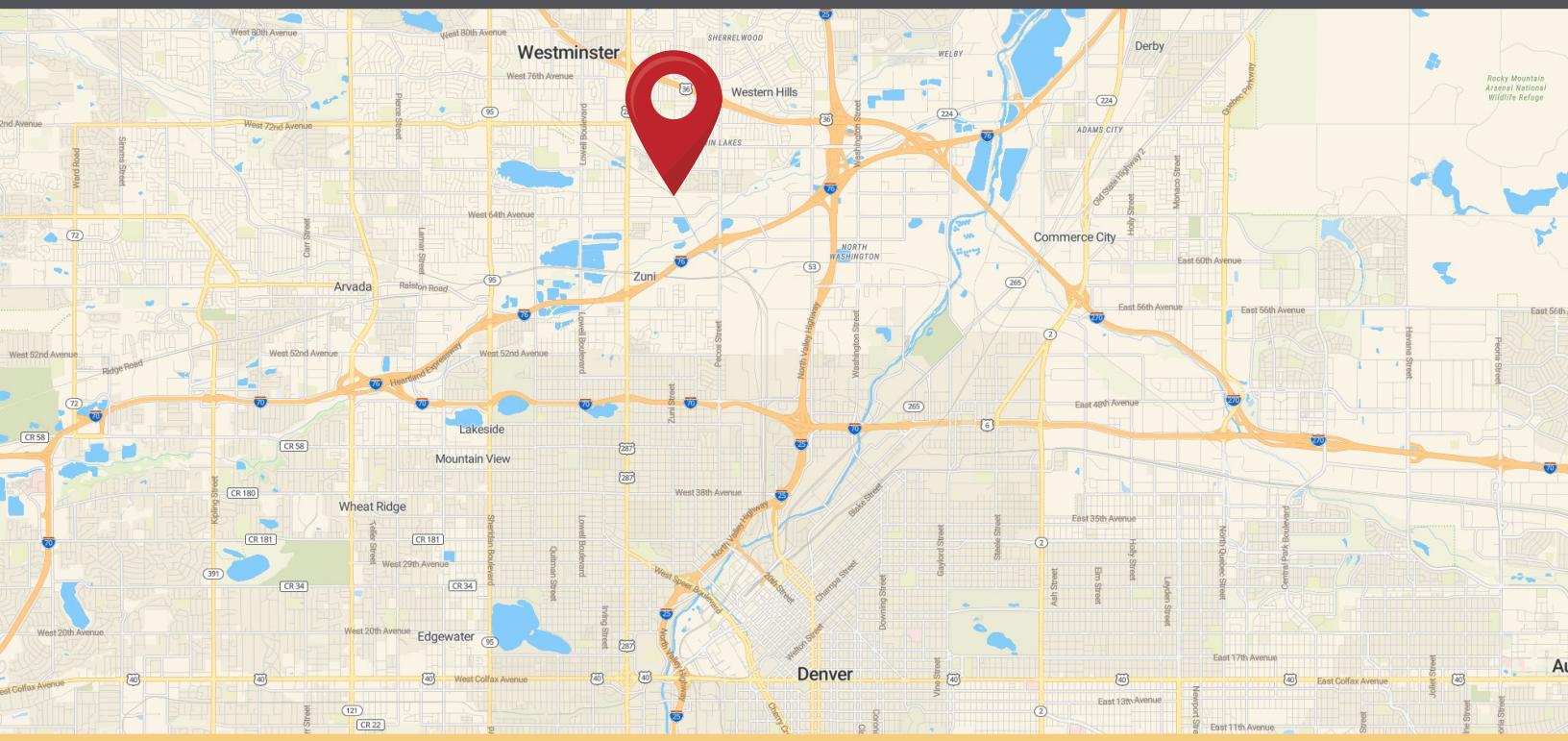
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