

The Queen Anne

2147-51 Tremont Place
Denver, CO 80205



LIV

Sotheby's
INTERNATIONAL REALTY



DISCLAIMER

Confidential Offering Memorandum Disclaimer

This confidential Offering Memorandum has been prepared by St. Charles Town Company in cooperation with Sotheby's International Realty for use by a limited number of qualified parties. This 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.

This Memorandum and its contents are intended to remain confidential, except for information which is in the public domain or is otherwise available to the public. By accepting this Memorandum, you agree to hold and treat it in the strictest confidence. You agree that you will not photocopy, duplicate, disclose, or distribute this Memorandum or its contents to any other person or entity—except to outside advisors retained by you from whom you have obtained an agreement of confidentiality—without the prior written authorization of St. Charles Town Company and Sotheby's International Realty.

You agree to use the information in this Memorandum for the sole purpose of evaluating your interest in the property described herein as 2147-51 Tremont Place, Denver, CO (the "Property"). Both St. Charles Town Company and Sotheby's International Realty recommend that you, as a potential buyer/investor, perform your own independent examination and inspection of the Property and all information provided herein. You shall rely solely upon your own investigation and shall not rely on any statements made in this Memorandum or any other materials provided by the listing parties or their brokers.

St. Charles Town Company and Sotheby's International Realty make no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Memorandum. While the information contained herein is from sources believed to be accurate, the listing parties and the Property Owner disclaim any and all liability for express or implied representations and warranties, or for any omissions from this Memorandum or any other written or oral communication transmitted to you.

Information concerning the Property is based upon assumptions relating to the general economy, knowledge of similar market properties, and other market assumptions, including factors beyond the control of St. Charles Town Company, Sotheby's International Realty, and the Property Owner. This Memorandum is not intended to be a promise or representation as to the future performance of the Property. You are responsible to independently verify the accuracy and completeness of all information.

If you determine that you have no further interest in the Property, kindly return this Offering Memorandum to St. Charles Town Company or Sotheby's International Realty at your earliest convenience. By receipt of this Memorandum, you agree to hold the listing parties and their affiliates harmless from any liability or claims arising from the use of the information provided.

INVESTMENT CONTACTS

David Leuthold

*Director of Commercial Real Estate
Services & Investment Sales at St.Charles
Town Company*

(303) 520-7729

DLeuthold@stcharlestown.com

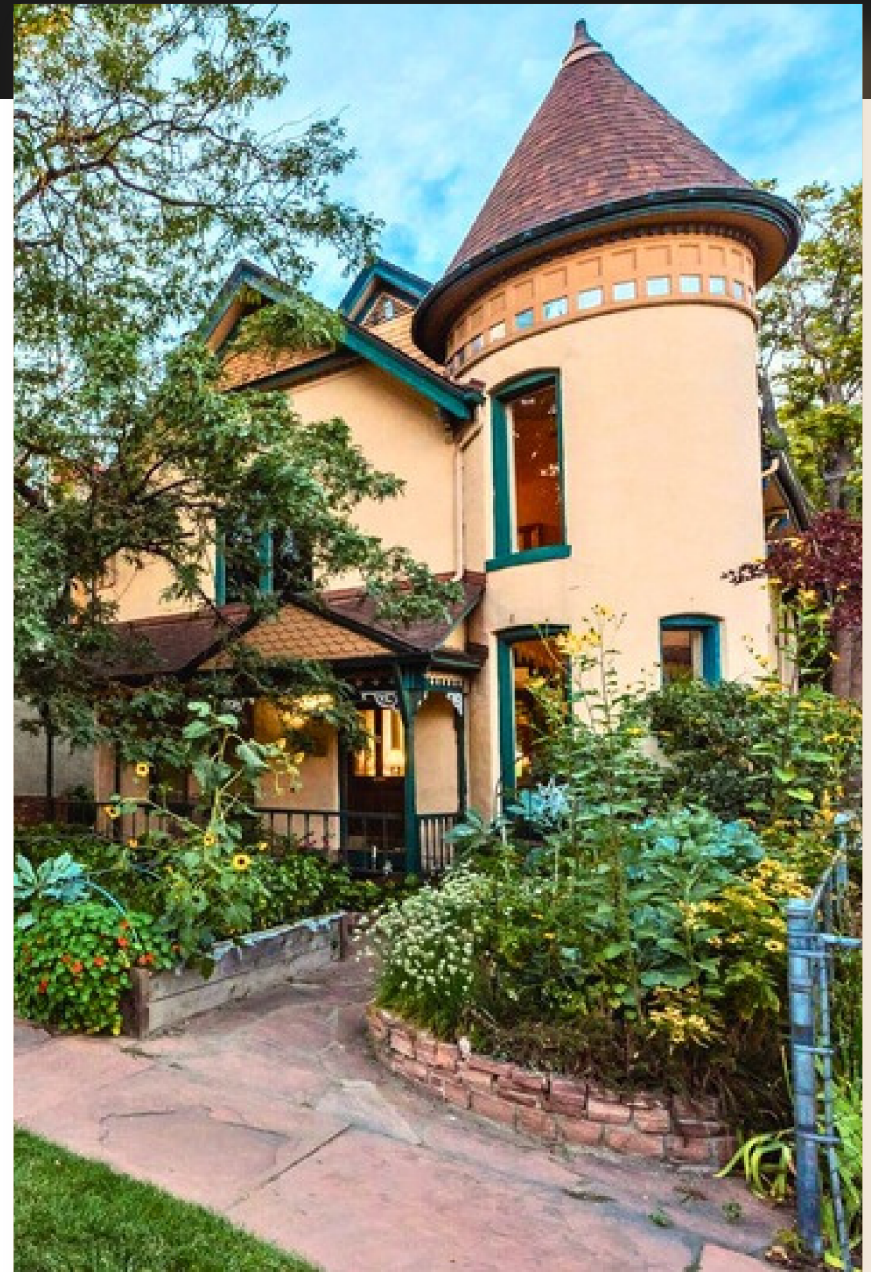


Michelle Seward

*Real Estate Professional at Sotheby's
International Realty*

(303) 886-0670

michelle.seward@sothebysrealty.com

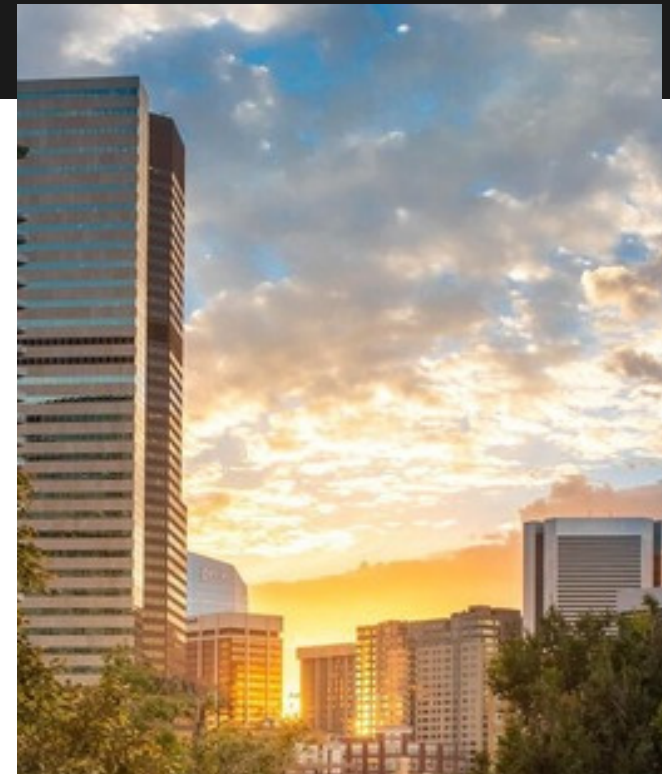


EXECUTIVE SUMMARY

The Queen Anne:

A Landmark Investment Opportunity. Denver's beloved Queen Anne Urban Bed & Breakfast is a turn-key, fast capitalizing hospitality operation with brand equity, all of which is encompassed in a historically significant property in an ideal city location. Move effortlessly into this one-of-a-kind cash cow with a nice cap rate immediately, and the sky's the limit with boundless future options to enhance, transform or restructure around your personal vision. Quaint, environmentally-focused and community-centered with an impeccably established brand, the Queen Anne earns high regard in print and digital guides around the world.

A nationally registered landmark, the original Victorian at 2147 Tremont Place has deep Denver roots. It was designed by noted architect Frank Edbrooke for the famed Tabor family, who were the home's first residents in the 1880s. The B&B also includes the adjacent historic home at 2151 Tremont Place for side-by-side opportunities. Under the stewardship and curation of the current owner, the Queen Anne has evolved into a distinctly modern, art-inspired operation with eco-friendly practices, local sourcing, and a uniquely creative flair, with rooms individually designed and crafted by area artists. The outdoor grounds are an urban garden oasis with hundreds of blooming ornamental plants, many featured in the gourmet breakfasts, which are often served in the serene courtyard. Urban but quiet, this property is ideally located at Downtown's edge and is an easy stroll to the Denver Convention Center, Performing Arts Complex, 16th Street Mall or Coors Field.



HOTEL OCCUPANCY DENVER ECONOMIC DEVELOPMENT COUNCIL REPORT

73.2% ↑

MARCH 2026

Denver EDC numbers reflect a hotel occupancy of 73.2% per Denver EDC indicator March 2026.

Increased 20.2 percentage points from December to March

19.1 ↑

PERCENTAGE POINTS

Year-Over-Year occupancy increased from March 2025 to 2026

61.4% ↑

2026 YTD

Year-To-Date occupancy up from last year

The peaceful, leafy neighborhood setting is across from the gorgeous Benedict Park and surrounded by local shops and restaurants. Keep the Queen Anne running and capitalizing as-is, plus the flexible zoning allows for endless options to modify, transform and personalize its uses, including short-term rentals, group living, own/occupy, corporate retreats, events, retail, restaurant/bar, office, add/split properties. What's more, there is plenty of parking, garage space, and an alley to accommodate visitors and guests. Discover more at www.tremontplacedenver.com. The Queen Anne Urban Bed & Breakfast, with its myriad of business possibilities, is a treasure and a royal find.





**2147-51 Tremont Pl,
Denver, CO**

LIST PRICE: \$3,500,000

PROPERTY HIGHLIGHTS:

- **BUILDING SIZE:** 5,183 sf (2147 Tremont)
3,919 sf (2151 Tremont)
- **TOAL BUILDING SIZE** 9,102 sf
- **TOTAL LOT SIZE** 10,951 sf
- **PARKING** 14 (2 Garage, 14 off-street)
- **YEAR BUILT** 1887
- **ZONING** G-MU-3 (Maintaning U-O3
historic overlay District)

PROPERTY FEATURES:

- Branded, cash-flowing hospitality operation in a one-of-a-kind historic setting with ideal location and flexible commercial or residential expansion.
- Established landmark business on a historically significant site, offering an unmatched location and a rare urban oasis feel.
- Legacy asset with a clear history of careful stewardship and a vision for future enhancement by the current ownership.
- Destination presence known for its "Farm-to-Table" cuisine and local art character, serving as a staple in the community.
- Flexible G-MU-3 zoning and historic overlay allowing for a massive array of potential uses, including 8-story high-density residential.

PROPERTY OVERVIEW



2147 Tremont Pl.



2151 Tremont Pl.

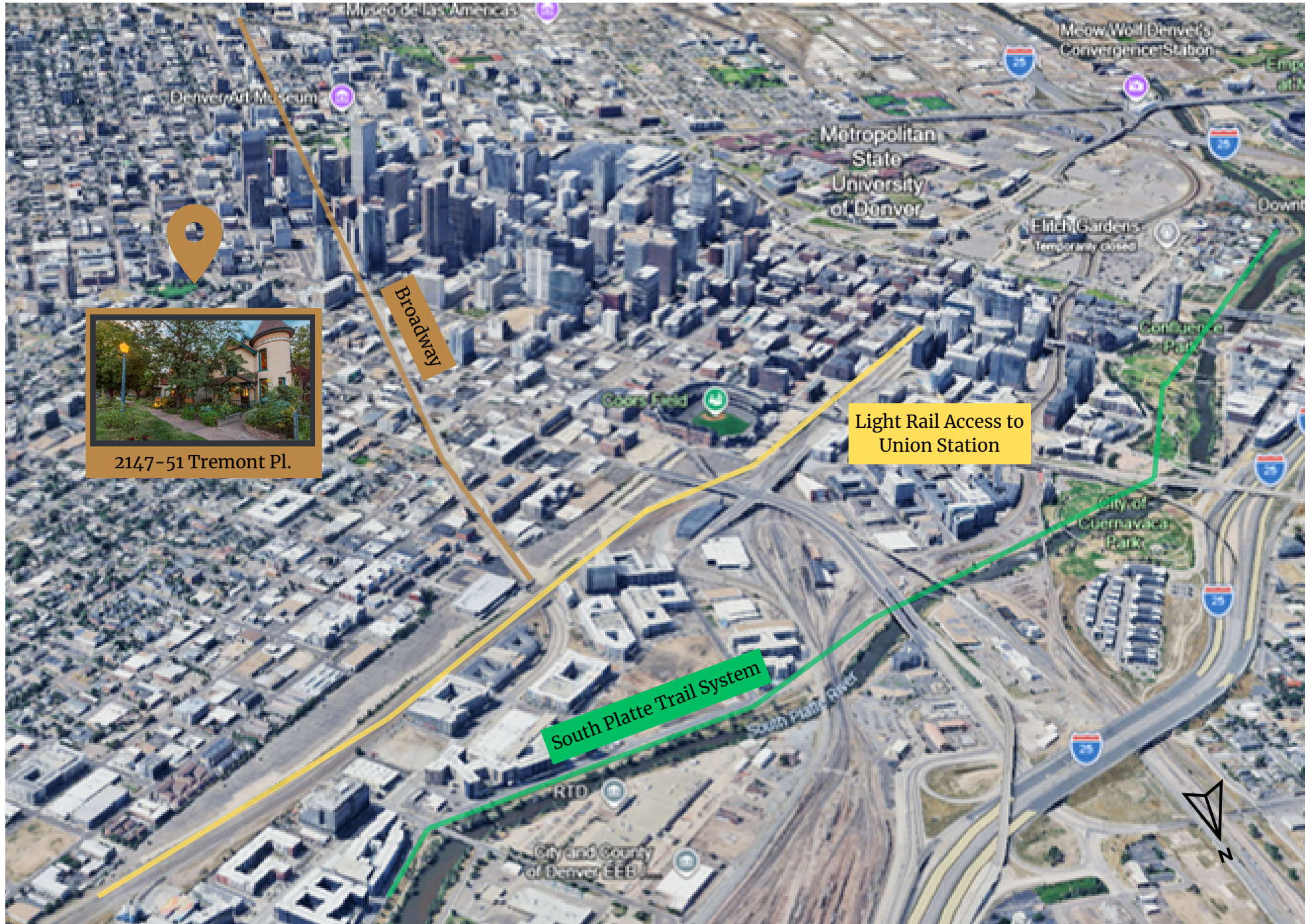
PROPERTY OVERVIEW



PROPERTY OVERVIEW



LOCATION OVERVIEW



LOCATION OVERVIEW



LOCATION OVERVIEW



AREA DEMOGRAPHICS



POPULATION

2 MILE	118,500
5 MILE	485,200
10 MILE	1,385,000



HOUSEHOLDS

2 MILE	72,400
5 MILE	232,100
10 MILE	585,000



AVG HH INCOME

2 MILE	\$94,800
5 MILE	\$88,600
10 MILE	\$92,400

AREA OVERVIEW: DENVER, CO

MARKET DEMOGRAPHICS

Denver's current population has reached 734,718, reflecting a steady annual growth of 0.39% as it matures into a high-stability urban center. The city's demographic profile is characterized by a young, professional workforce with a median age of 35.3, particularly concentrated in the 25-44 age bracket which makes up over 40% of the population. This "peak earning" cohort is a primary driver for the local economy, as evidenced by a median household income that has climbed to \$94,718, with households in the core 25-44 demographic often exceeding \$104,961 annually.

ECONOMIC INDICATORS

The local economy is anchored by a diverse labor force of approximately 435,000 employees within the city, supported by high-growth sectors such as professional, scientific, and technical services, healthcare, and aerospace. Denver's real estate market reflects this financial resilience, with a median property value of \$569,500 and a balanced homeownership rate near 50%. Despite broader market shifts, the city maintains an efficient infrastructure with an average commute time of 24.9 minutes, making it a highly attractive hub for both high-wage employment and long-term capital investment.

POPULATION

734,718

0.39% GROWTH

MEDIAN HH INCOME

\$94,718

~4.2% GROWTH

MEDIAN AGE

35.3

NUMBER OF EMPLOYEES

435,000

~1.6% GROWTH

MEDIAN PROPERTY VALUE

\$569,500

BALANCED MARKET

LIV

Sotheby's

INTERNATIONAL REALTY



FINANCIAL OVERVIEW



INCOME	2024	2025
Gross Potential Rental Income	\$ 806,747.34	\$ 810,249.87
Vacancy	25.01%	24.94%
Effective Gross Income	\$ 604,979.83	\$ 608,173.55
Sales Tax Paid	\$ (14,742.42)	\$ (14,319.24)
Refunds	\$ (617.34)	\$ (425.71)
Total Income	\$ 589,620.07	\$ 593,428.60
COGS		
Food Costs	\$ 14,387.88	\$ 31,957.87
Beverage Cost	\$ 5,604.37	\$ 4,143.55
Gross Profit	\$ 569,627.82	\$ 557,327.18
Total Expenses	\$ 451,179.26	\$ 442,504.64
Net Operating Income	\$ 118,448.56	\$ 114,822.54

INVESTMENT SUMMARY				
PURCHASE PRICE:	\$3,500,000	UNITS:	14	PRICE PER SF: \$384.53
BUILDING SF:	9,102	PRICE PER UNIT:	\$250,000.00	NOI: \$114,822.54

2025 OPERATING EXPENSES	
Accounting	\$ 133.00
Advertising	\$ 362.12
Insurance	\$ 14,230.65
Flowers & Garden	\$ 7,299.34
Cablevision	\$ 4,940.40
Conference & Meeting	\$ 499.62
Credit Card Discount Fees	\$ 257.87
Dues & Subscriptions	\$ 2,269.20
Guest Related Expenses	\$ 9,455.11
Room Related Expenses	\$ 15,874.80
Linens	\$ 968.52
Legal	\$ 1,977.50
Office Supplies	\$ 540.00
Outside Service	\$ 1,253.80
Maintenance	\$ 8,524.17
Cleaning Supplies	\$ 3,089.62
Kitchen supplies	\$ 985.74
Supplies Other	\$ 1,451.89
Management Fee	\$ 72,455.58
Wages	\$ 117,260.25
Service & Repair	\$ 2,672.00
Other Taxes	\$ 27,429.00
Payroll Taxes	\$ 61,501.19
Property Taxes	\$ 45,795.52
Postage	\$ 150.00
Telephone	\$ 5,607.36
Utilities	\$ 16,874.70
Water Sewer	\$ 7,103.55
Landscaping	\$ 3,612.51
Payroll Expenses (Overtime/Tip)	\$ 7,929.63
Total Expenses	\$ 442,504.64

FINANCIAL OVERVIEW

Room Rates

	Rate	W/ Tax
Garden Room	\$ 165.00	\$ 189.34
Aspen Room	\$ 185.00	\$ 212.29
Rooftop Room	\$ 240.00	\$ 275.40
Park Room	\$ 185.00	\$ 212.29
Skyline Room	\$ 185.00	\$ 212.29
Tabor Room	\$ 165.00	\$ 189.34
Tower Room	\$ 175.00	\$ 200.81
Fountain Room	\$ 195.00	\$ 223.76
Columbine Room	\$ 165.00	\$ 189.34
Suite #1	\$ 230.00	\$ 263.93
Suite #2	\$ 240.00	\$ 275.40
Suite #3	\$ 230.00	\$ 263.93
Suite #4	\$ 230.00	\$ 263.93
Average	\$ 199.23	\$ 228.62

Monthly Occupancy/Revenue (Jan. 2025 - Dec. 2025)

Month	Average Daily Rate (ADR)	Occupancy	Monthly Revenue
January	\$ 129.69	48.85 %	\$ 29,038.00
February	\$ 126.83	79.34 %	\$ 42,966.00
March	\$ 124.86	70.51 %	\$ 41,254.00
April	\$ 147.92	87.14 %	\$ 62,264.00
May	\$ 168.28	82.95 %	\$ 65,235.00
June	\$ 195.24	84.29 %	\$ 76,168.00
July	\$ 183.19	84.1 %	\$ 73,481.00
August	\$ 170.26	84.33 %	\$ 67,316.00
September	\$ 180.97	84.05 %	\$ 71,036.00
October	\$ 186.48	81.57 %	\$ 73,832.00
November	\$ 145.35	70.48 %	\$ 45,065.00
December	\$ 138.67	43.09 %	\$ 28,481.00
Average	\$ 158.15	75.06 %	\$ 56,344.67

Competitor Rates

Patterson Inn	\$290-\$340 / Night
Capitol Hill Mansion B&B	\$244-\$314 / Night
Floral House Denver	\$185-\$259 / Night
Lumber Baron Inn & Gardens	\$194-\$263 / Night

Source Expedia 2026





LIV | Sotheby's
INTERNATIONAL REALTY

Michelle Seward: (303) 886-0670
michelle.seward@sothebysrealty.com



David Leuthold: (303) 520-7729
DLeuthold@stcharlestown.com