



INVESTMENT ADVISOR



Dan Hawthorne
Senior Advisor

406-531-4246

Dan@NorthPeakCRE.com



NORTHPEAK[®]
COMMERCIAL ADVISORS

NorthPeak Commercial Advisors
1720 S Bellaire St. Suite 701
Denver, CO 80222
720-738-1949 • NorthPeakCRE.com





PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	4370 & 4381 E Montana Pl. Denver, CO 80222
Price	\$3,750,000
# of Units	15
Year Built	1954
Building Size	17,082 SF
Lot Size	33,600 SF
Zoning	S-SU-D
Roof	Pitched/Coated (3)
Building Type	Masonry
Heat	Steam Boiler (3)
A/C	Electric Window Units
Electric Panels	Separately Metered (15)
Electric Service	100 Amps Per Unit
Gas	Master Metered (3)
Water	Master Metered (3)
Storage	15 Spaces
Off-Street Parking	15 Spaces



4370 & 4381 E. Montana Place presents a rare opportunity to acquire a 15-unit multifamily asset in Denver’s established Virginia Village neighborhood, offered for the first time in over 50 years as the original owner retires. Spanning two parcels totaling 33,600 SF, the property comprises three well-maintained identical buildings of five units each, originally constructed in 1954.

The asset features a desirable unit mix of twelve two-story, townhome-style 2Bd/1Ba residences (949 SF each) and three garden-level 2Bd/1Ba units (768 SF). Each townhome offers private front and rear entrances, with living and kitchen on the main floor and two bedrooms plus full bathroom above — a layout that drives strong tenant demand and retention.

Tenant-friendly amenities include shared laundry with five washer/dryer sets per building, oversized private storage lockers (~226 SF each), generous outdoor common areas with mature cherry trees, and a 1:1 off-street parking ratio.

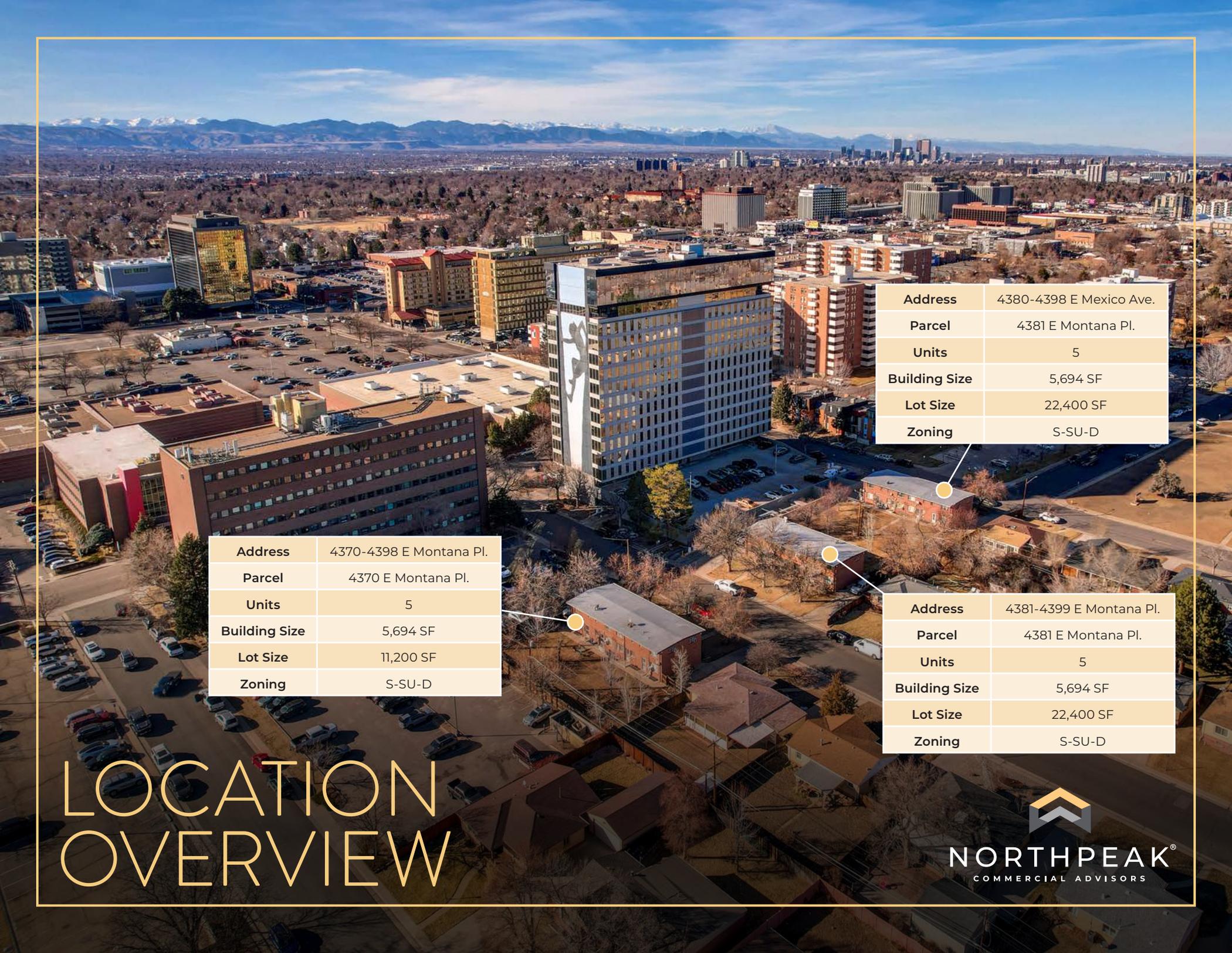
With a half-century of single ownership, the property presents significant upside through lease-up, operational improvements, and professional management — all in a well-located Denver submarket. The seller is open to favorable seller-financing terms for qualified buyers, offering investors a flexible and compelling opportunity.

PROPERTY HIGHLIGHTS

- Excellent location in Denver within the established Virginia Village neighborhood
- Long-term ownership, well-maintained asset
- Strong value-add opportunity with significant upside potential
- Favorable seller financing available, terms negotiable
- Separately metered electricity, 100-amps per unit
- Shared laundry facilities with 5 washer/dryer sets per building (not coin operated)
- Ample storage facilities
- Large 33,600 SF site across two lots





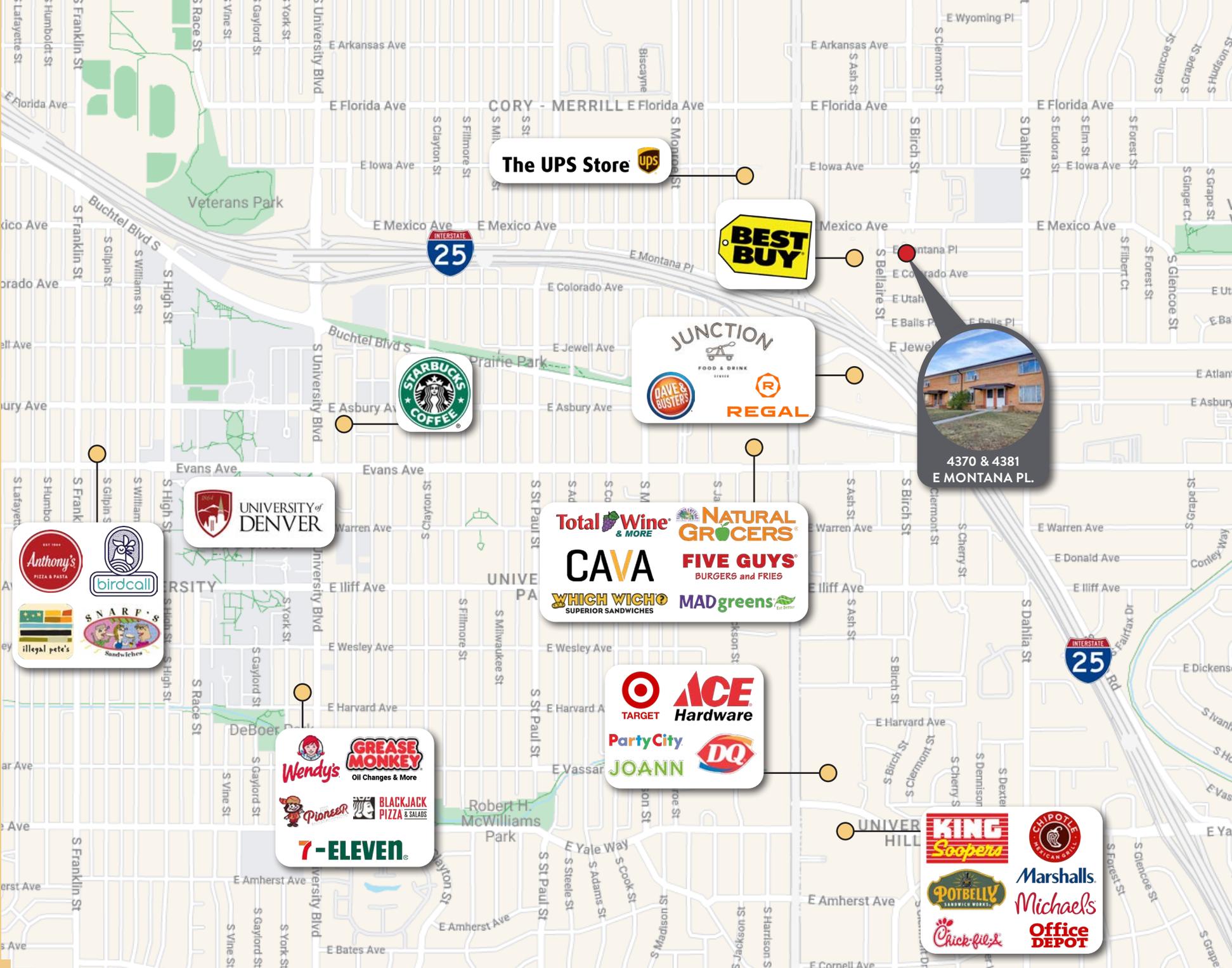


Address	4380-4398 E Mexico Ave.
Parcel	4381 E Montana Pl.
Units	5
Building Size	5,694 SF
Lot Size	22,400 SF
Zoning	S-SU-D

Address	4370-4398 E Montana Pl.
Parcel	4370 E Montana Pl.
Units	5
Building Size	5,694 SF
Lot Size	11,200 SF
Zoning	S-SU-D

Address	4381-4399 E Montana Pl.
Parcel	4381 E Montana Pl.
Units	5
Building Size	5,694 SF
Lot Size	22,400 SF
Zoning	S-SU-D

LOCATION OVERVIEW



The UPS Store

BEST BUY

JUNCTION
FOOD & DRINK
DAVE & BUSTERS
REGAL

STARBUCKS COFFEE



4370 & 4381
E MONTANA PL.

UNIVERSITY of DENVER

Anthony's PIZZA & PASTA
birdcall
S NARF'S Sandwiches
illegal pete's

Total Wine & MORE
NATURAL GROCERS
CAVA
FIVE GUYS BURGERS and FRIES
WHICH WICH? SUPERIOR SANDWICHES
MADgreens

TARGET
ACE Hardware
Party City
JOANN
DQ

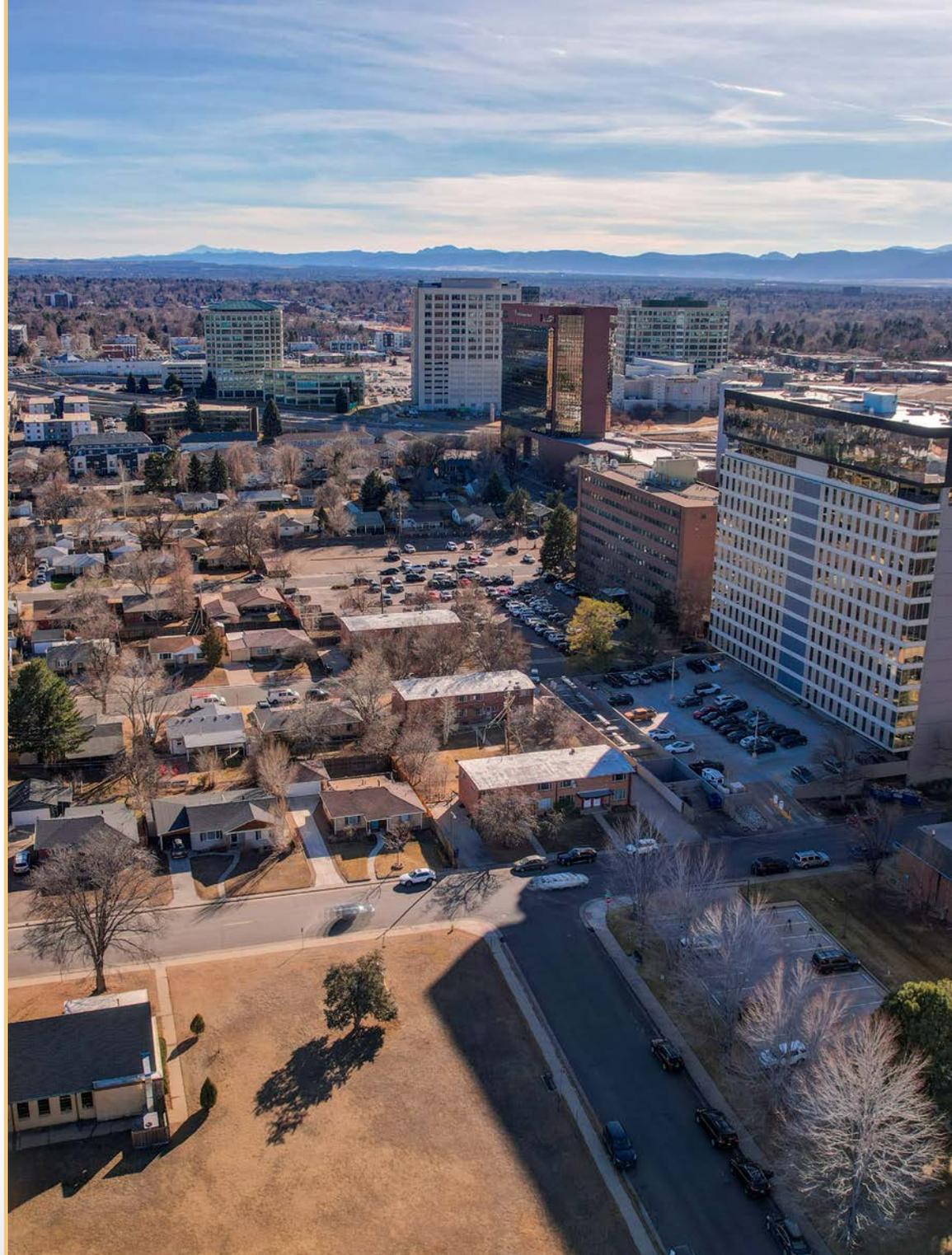
Wendy's
GREASE MONKEY Oil Changes & More
Pioneer
BLACKJACK PIZZA & SALADS
7-ELEVEN

KING Scoopers
CHIPOTLE MEXICAN GRILL
POTBELLY SANDWICH WORKS
Marshalls
Michaels
Chick-fil-A
Office DEPOT

VIRGINIA VILLAGE

Virginia Village is one of Denver's most resilient and sought-after residential enclaves, celebrated for its unique blend of mid-century charm and modern urban convenience. The neighborhood is a primary hub for mid-century modern architecture, featuring iconic pockets like Krisana Park and Lynwood where preserved ranch-style homes offer a timeless aesthetic characterized by open floor plans and indoor-outdoor living. Residents enjoy a "best of both worlds" location that provides a quiet, tree-lined suburban atmosphere while remaining just a 10-minute drive from the high-end retail and dining of Cherry Creek North and the bustling energy of Downtown Denver. Strategic proximity to I-25 and the Colorado Boulevard corridor ensures seamless regional access, making it a premier choice for professionals and families seeking central connectivity without the density of the city core.

The neighborhood's lifestyle is anchored by an exceptional array of recreational and retail amenities that continue to expand with recent developments. Outdoor enthusiasts are served by the Cherry Creek Trail, which offers miles of paved paths for cycling and jogging, as well as expansive green spaces like Cook Park—home to a full-service recreation center and pool—and the 65-acre James A. Bible Park. The local commercial scene is currently undergoing a significant transformation with projects like "The Village Park," a re-imagining of local shopping centers into walkable, family-friendly gathering spots featuring locally-owned restaurants and turf-ed courtyards.





INVESTMENT ANALYSIS



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RENT ROLL - 3/10/2026

PARCEL ADDRESS	MAILING ADDRESS	UNIT #	TYPE	UNIT SIZE	RENT	LEASE EXPIRATION
4381 E MONTANA PL. DENVER, CO 80222	4380.5 E Mexico Avenue	4380.5	2Bd/1Ba	768 SF	\$-	Vacant
	4380 E Mexico Avenue	4380	2Bd/1Ba	949 SF	\$-	Vacant
	4382 E Mexico Avenue	4382	2Bd/1Ba	949 SF	\$-	On-Site Manager
	4384 E Mexico Avenue	4384	2Bd/1Ba	949 SF	\$-	Vacant
	4398 E Mexico Avenue	4398	2Bd/1Ba	949 SF	\$-	Vacant
	4381.5 E Montana Place	4381.5	2Bd/1Ba	768 SF	\$-	Vacant
	4381 E Montana Place	4381	2Bd/1Ba	949 SF	\$1,250	MTM
	4383 E Montana Place	4383	2Bd/1Ba	949 SF	\$-	Vacant
	4385 E Montana Place	4385	2Bd/1Ba	949 SF	\$1,350	MTM
	4399 E Montana Place	4399	2Bd/1Ba	949 SF	\$-	Vacant
4370 E MONTANA PL. DENVER, CO 80222	4370.5 E Montana Place	4370.5	2Bd/1Ba	768 SF	\$-	Vacant
	4370 E Montana Place	4370	2Bd/1Ba	949 SF	\$1,000	MTM
	4380 E Montana Place	4380	2Bd/1Ba	949 SF	\$1,050	MTM
	4390 E Montana Place	4390	2Bd/1Ba	949 SF	\$-	Vacant
	4398 E Montana Place	4398	2Bd/1Ba	949 SF	\$1,250	MTM

2025 HISTORICAL PERFORMANCE	
Historical Vacancy	58.89%
Total Operating Expenses	\$66,218.38
Expenses/Unit	\$4,414.56
Expenses/SF	\$1.97

UNIT MIX & INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	PRO FORMA RENT	PRO FORMA RENT/SF
2Bd/1Ba (Garden)	3	768	\$1,100	\$1.43
2Bd/1Ba (Townhome)	12	949	\$1,900	\$2.00
TOTALS	15	13,692		

INCOME	PRO FORMA
Gross Scheduled Income (GSI)	\$313,200
Vacancy (5%)	(\$15,660)
Storage (\$30/Space/Month)	\$5,400
Utility Billback (\$100/Unit)	\$18,000
GROSS RENTAL INCOME	\$320,940

EXPENSES	PRO FORMA
Property Tax (1)	\$18,357
Insurance (2)	\$22,617
Gas (3)	\$7,445
Electric (4)	\$580
Water/Sewer (5)	\$6,856
Trash (6)	\$5,739
Management (7)	\$22,466
Repairs/Maintenance (8)	\$13,500
TOTAL EXPENSES	\$97,559
TOTAL EXPENSES / UNIT	\$6,504
NET OPERATING INCOME	\$223,381

2025 ACTUAL EXPENSES	
Total Operating Expenses	\$66,218.38
Expenses/Unit	\$4,414.56
Expenses/SF	\$3.88

INVESTMENT SUMMARY	
List Price	\$3,750,000
Price/Unit	\$250,000
Price/SF	\$220
Net Operating Income	\$223,381
Pro Forma Cap Rate	6.0%

*SELLER FINANCING AVAILABLE — TERMS NEGOTIABLE.
ALL OFFERS WILL BE CONSIDERED.

1. 2025 Actual: Property taxes per 2025 county tax records
2. Palisade Insurance Quote 3/18/2026
3. 2025 Actual: Hot water, all units 100% electric heating/cooling with electric stoves
4. Separately metered for electricity (tenant pays). Electricity based on 2025 owner-provided monthly ledger. 2025 actual of \$3,291.95 reflects 59% vacancy (106 of 180 unit-months). Proforma normalized to 5% stabilized vacancy at \$31.06/vacant unit-month plus \$300 allowance for common area and miscellaneous usage.
5. 2025 Actual
6. 2025 Actual
7. Property is currently self-managed with on-site manager receiving rent concession in lieu of compensation. Proforma reflects market management fee of 7% of gross income.
8. 2025 actual of \$4,499 reflects owner self-management and high vacancy. Proforma reflects \$950/unit/year.



COMPARABLE SALES & LEASES



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SUBJECT PROPERTY

4370 & 4381 E Montana Place

Sale Date	JUST LISTED
List Price	\$3,750,000
Year Built	1954
# Units	15
Price/Unit	\$250,000
Price/SF	\$220



1410 S Ash St
Denver, CO 80222

#1

Sale Date	11/20/25
Sale Price	\$875,000
Year Built	1963
# Units	4
Price/Unit	\$218,750
Price/SF	\$274



2140 S Ash St
Denver, CO 80222



#2

Sale Date	9/30/25
Sale Price	\$2,325,000
Year Built	2024
# Units	5
Price/Unit	\$465,000
Price/SF	\$353



2350 S Linden Ct
Denver, CO 80222

#3

Sale Date	7/17/25
Sale Price	\$945,000
Year Built	1968
# Units	4
Price/Unit	\$236,250
Price/SF	\$288



4630 E Asbury Cir
Denver, CO 80222



#4

Sale Date	10/11/24
Sale Price	\$2,375,000
Year Built	1962
# Units	12
Price/Unit	\$197,917
Price/SF	\$275



2045 S Josephine St
Denver, CO 80210



#5

Sale Date	9/18/24
Sale Price	\$1,200,000
Year Built	1950
# Units	4
Price/Unit	\$300,000
Price/SF	\$411



1888 S Garfield St
Denver, CO 80210



#6

Sale Date	3/26/24
Sale Price	\$1,300,000
Year Built	1955
# Units	4
Price/Unit	\$325,000
Price/SF	\$395



2351 S Locust St
Denver, CO 80222

#7

Sale Date	3/25/24
Sale Price	\$999,999
Year Built	1966
# Units	\$309
Price/Unit	\$250,000
Price/SF	\$309



SUBJECT PROPERTY
4370 & 4381 E Montana Place

2Bd/1Ba (C)	\$1,100 (\$1.43/SF)
2Bd/1Ba (T)	\$1,900 (\$2.00/SF)

RENT COMPS: 7

AVERAGE RENT/SF: \$2.01



1410 S Ash St.
Denver, CO 80222

#1

Type	Apartment 1-Story
Unit Mix	2Bd/1Ba
Unit Size	800 SF
Rent	\$1,550.00
Rent/SF	\$1.94
Distance	0.7 Miles



4100 E Warren Ave.
Denver, CO 80222

#2

Type	Townhome 2-Story
Unit Mix	2Bd/1Ba
Unit Size	1,000 SF
Rent	\$1,795.00
Rent/SF	\$1.80
Distance	0.2 Miles



2140 S Ash St.
Denver, CO 80222



#3

Type	Townhome 2-Story
Unit Mix	2Bd/1Ba
Unit Size	1,234 SF
Rent	\$2,975.00
Rent/SF	\$2.41
Distance	1.1 Miles



4630 E Asbury St.
Denver, CO 80222



#4

Type	Apartment 1-Story
Unit Mix	2Bd/1Ba
Unit Size	725 SF
Rent	\$1,475.00
Rent/SF	\$2.03
Distance	0.7 Miles



4640 E Asbury St.
Denver, CO 80222



#5

Type	Apartment 1-Story
Unit Mix	2Bd/1Ba
Unit Size	662 SF
Rent	\$1,353.00
Rent/SF	\$2.04
Distance	0.7 Miles



4470 E Jewell Ave.
Denver, CO 80222

#6

Type	Apartment - 1-Story
Unit Mix	2Bd/1Ba
Unit Size	769 SF
Rent	\$1,553.00
Rent/SF	\$2.02
Distance	0.4 Miles



2805-2901 S Locust St.
Denver, CO 80222

#7

Type	Townhome 2-Story
Unit Mix	2Bd/1.5Ba
Unit Size	1,509 SF
Rent	\$2,800
Rent/SF	\$1.86
Distance	2.2 Miles

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 4370 & 4381 E Montana Pl., Denver, CO 80222 (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.



4370 & 4381 E MONTANA PL. | DENVER, CO

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