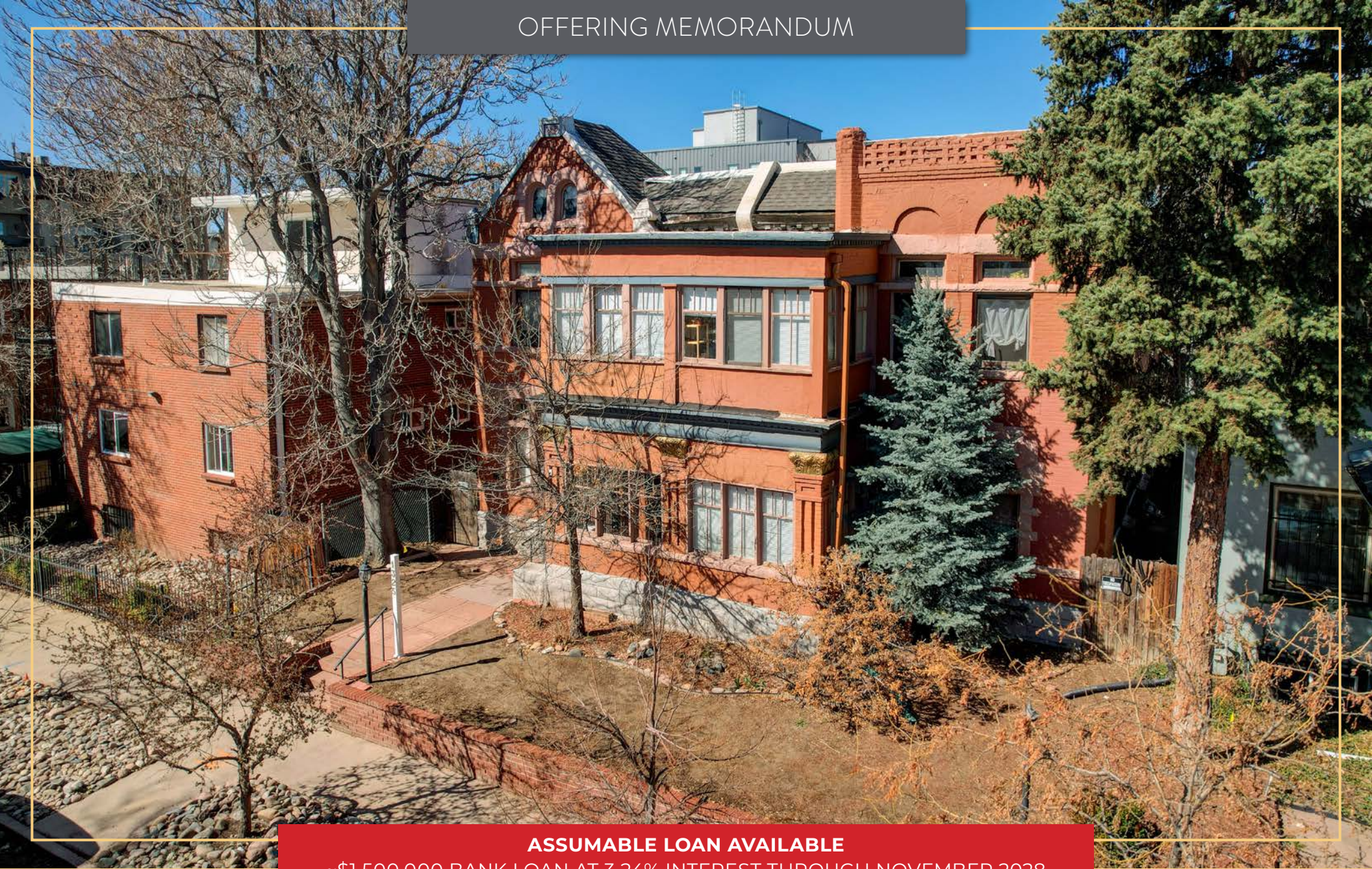


OFFERING MEMORANDUM



ASSUMABLE LOAN AVAILABLE

~\$1,500,000 BANK LOAN AT 3.24% INTEREST THROUGH NOVEMBER 2028



1325 CORONA STREET
Denver, CO 80218

Price: \$1,950,000 | Units: 14

INVESTMENT ADVISORS



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1325 Corona St. Denver, CO 80218
Price	\$1,950,000
# of Units	14
Building Size	5,490 SF
Lot Size	6,098 SF
Year Built	1889
Roof	Flat/Pitched
Building Type	Brick
Heat	Forced Air
Off-Street Parking	7 Spaces

PROPERTY HIGHLIGHTS

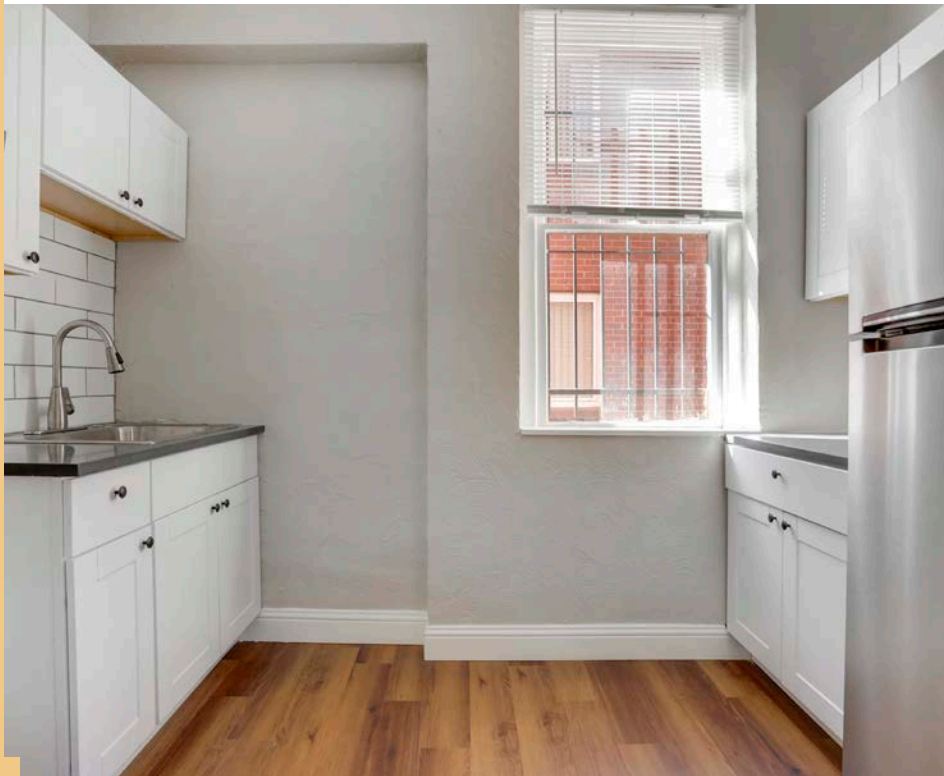
- Assumable loan available: ~\$1,500,000 bank loan at 3.24% interest through November 2028
- A+ location in the heart of Capitol Hill; walk score of 96!
- Half the units recently renovated
- Recent improvements include windows (2025), common area (2025), furnaces (2016), water heaters (2022), roof resealed (2021), sewer line repairs (2021), and electrical panels and subpanels (2021)
- Separately metered electric
- 7 off-street parking spaces

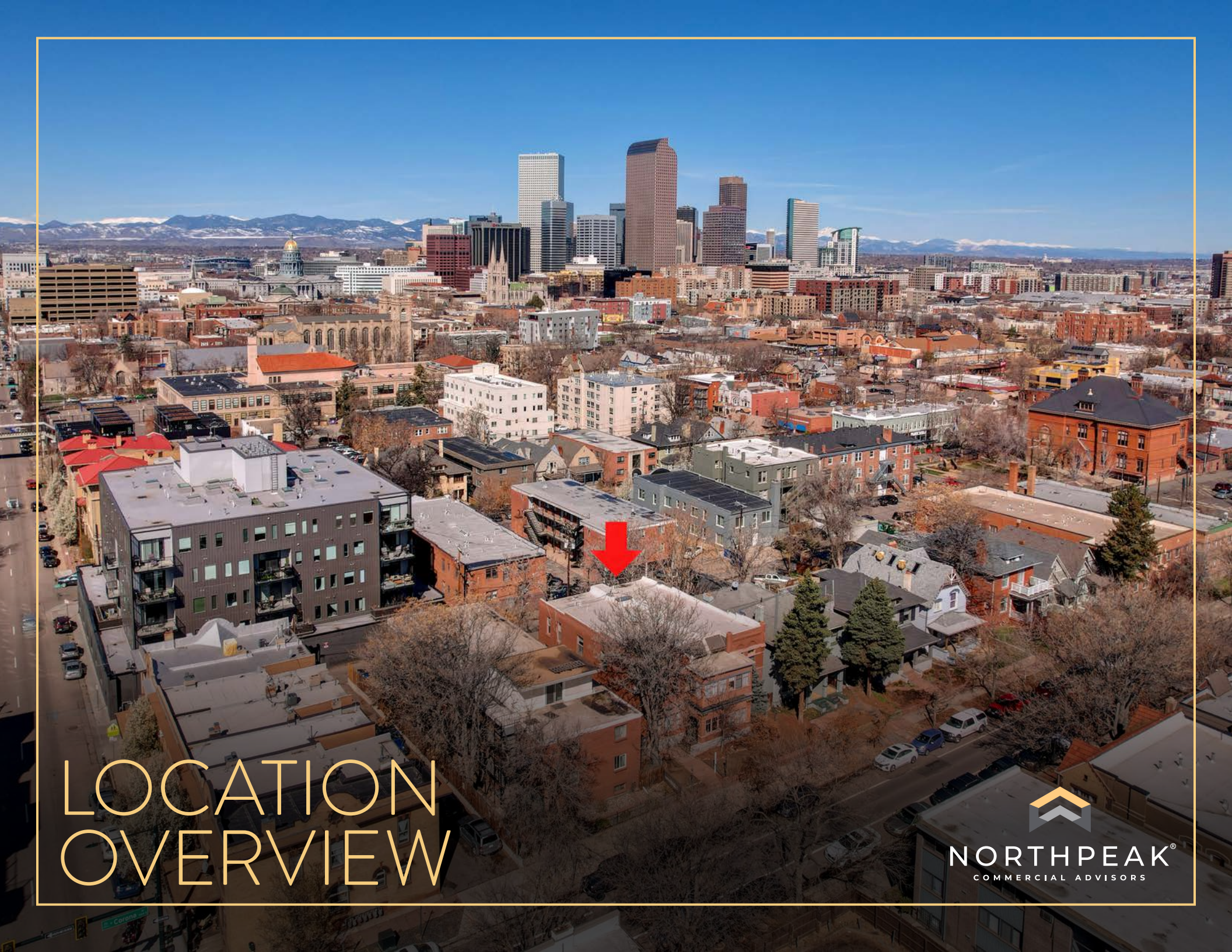
1325 Corona St. is a charming historic building located in the heart of Capitol Hill. The unit mix is composed of 3 - studios, 10 - 1Bd/1Ba, and 1 - 2Bd/1Ba. Roughly half of the units have been recently renovated with updated kitchens, bathrooms, and flooring. Recent improvements include windows (2025), common area (2025), furnaces (2016), water heaters (2022), roof resealed (2021), sewer line repairs (2021), and electrical panels and subpanels (2021).

In addition to the vintage charm and curb appeal, this property is set apart from others with 7 off street parking spaces available. Tenants also enjoy walkability to nearby shopping and dining with a walk score of 96! For the right investor, this is a rare opportunity to buy at an attractive basis in a strong location.





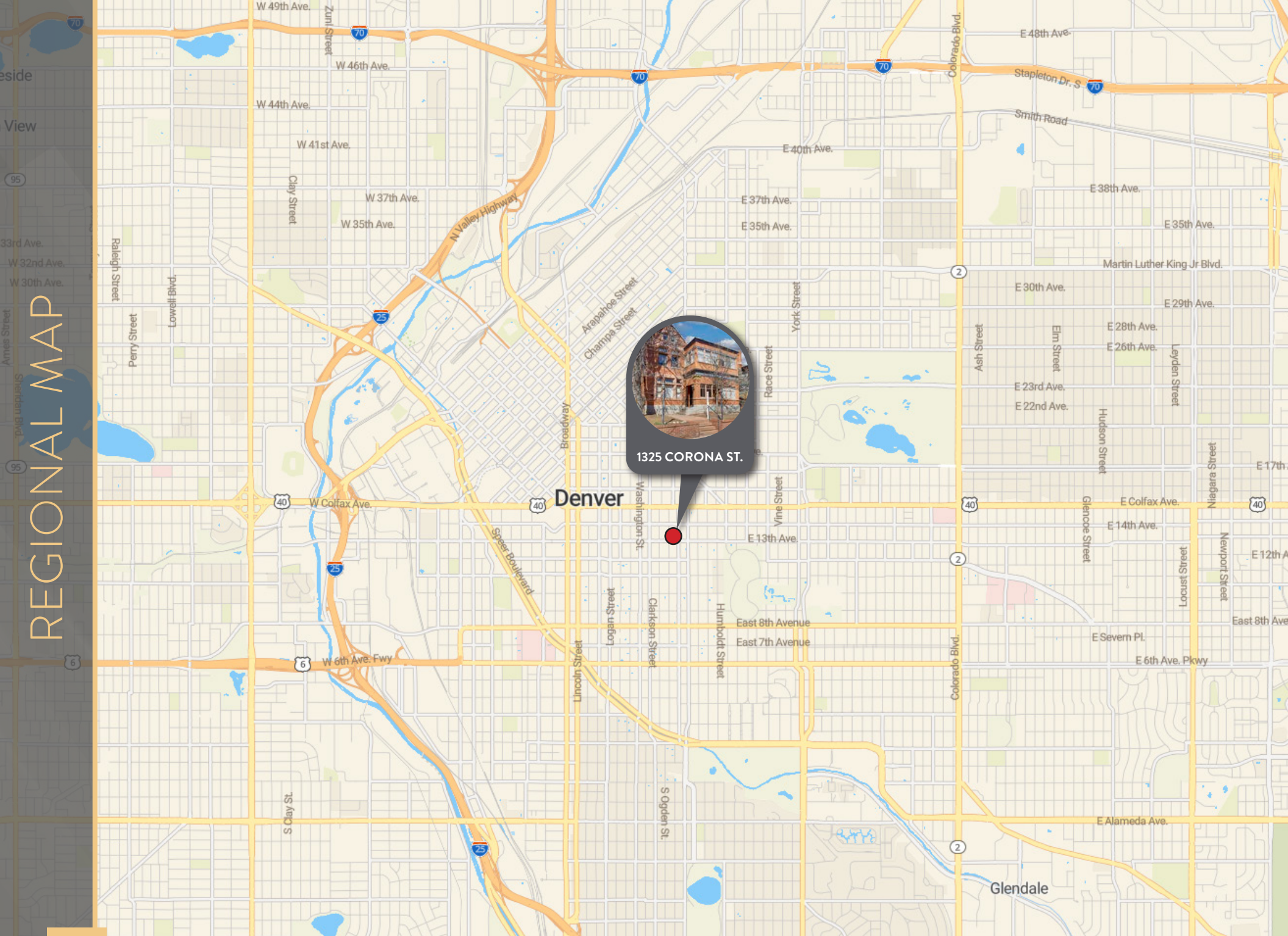




LOCATION OVERVIEW



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1325 CORONA ST.



CHEESMAN PARK

Cheesman Park is the gathering spot for the residents of Capitol Hill, and on any given day you can find volleyball nets, artists, picnics and more. Walkers, runners and cyclists enjoy the views of downtown and the amazing homes that encircle the park.

Located on the east side of the park are the Denver Botanic Gardens. The Botanic Gardens are open year-round and are known for the peaceful aesthetics of the gardens, as well as their summer concert series, holiday light displays and educational programs.

A tranquil residential area, Cheesman Park centers on its namesake green space, with expansive lawns, shady jogging trails, a dramatic neoclassical pavilion, and regularly scheduled events. Just east of the park, Denver Botanic Gardens features themed areas and an amphitheater for popular summer concerts. Casual pizzerias, relaxed coffeehouses and hip craft-cocktail bars dot the streets around the park.

Walk Score
97

WALKER'S PARADISE

Daily errands do not require a car

Transit Score
65

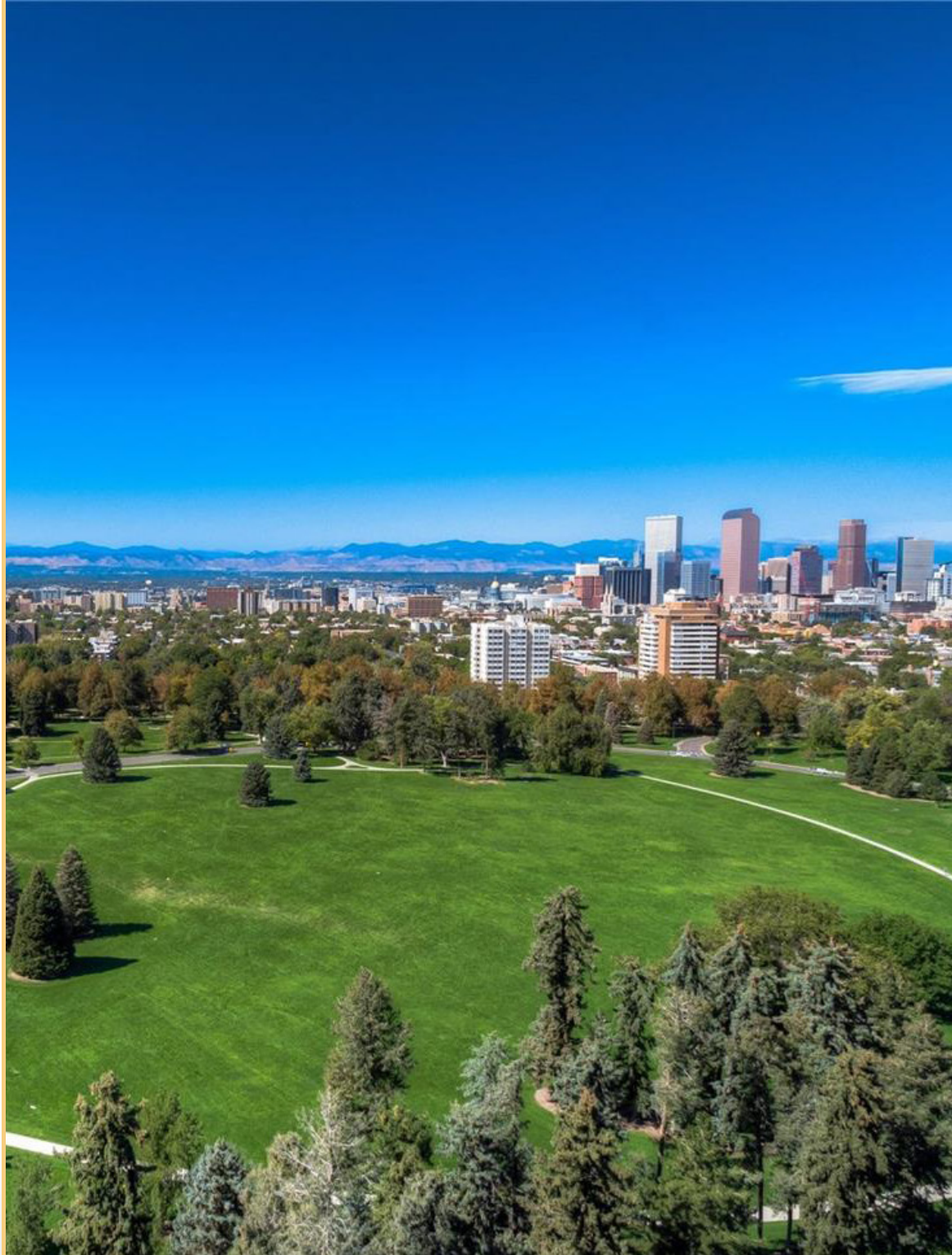
GOOD TRANSIT

Many nearby public transportation options

Bike Score
97

BIKER'S PARADISE

Daily errands can be accomplished on a bike





INVESTMENT ANALYSIS



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UNIT MIX & INVESTMENT ANALYSIS

UNIT TYPE	UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
Studio	3	300	\$943	\$2,829	\$945	\$2,835
1Bd/1Ba	10	500	\$1,149	\$11,490	\$1,195	\$11,950
2Bd/1Ba	1	650	\$1,350	\$1,350	\$1,395	\$1,395
TOTALS	14	6,550		\$15,669		\$16,180

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$188,040	\$194,160
Vacancy (5%)	(\$9,402)	(\$9,708)
Laundry (T7 Annualized / Est. \$15/Unit/Month)	\$850	\$2,520
Parking (T7 Annualized / \$75/Month x 7 Spaces)	\$4,522	\$6,300
Utility Billback (T5 Annualized)	\$12,859	\$12,859
Pet Fees (T7 Annualized)	\$1,452	\$1,452
Other/Misc. (T7 Annualized)	\$2,580	\$2,580
GROSS RENTAL INCOME	\$200,902	\$210,163
EXPENSES	CURRENT	PRO FORMA
Property Tax (2025)	\$14,500	\$14,500
Insurance (Actual / Quote)	\$5,300	\$6,000
Gas/Electric (T7 Annualized)	\$4,615	\$4,615
Water/Sewer (T7 Annualized)	\$4,368	\$4,368
Trash (T7 Annualized)	\$2,964	\$2,964
Lawn/Snow (T7 Adjusted)	\$3,559	\$3,559
Management (8%)	\$16,072	\$16,813
Repairs/Maint. (\$1,200/Unit)	\$16,800	\$16,800
Admin/Misc. (Est. \$200/Month)	\$2,400	\$2,400
TOTAL EXPENSES	\$70,578	\$72,019
TOTAL EXPENSES / UNIT	\$5,041	\$5,144
NET OPERATING INCOME	\$130,323	\$138,144

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$130,323	\$138,144
Projected Debt Service	(\$91,192)	(\$91,192)
Before Tax Cash Flow	\$39,132	\$46,952
Cash-on-Cash Return	5.7%	6.9%
Principal Reduction	\$15,565	\$15,565
Total Return	\$54,697	\$62,517
CAP RATE	6.7%	7.1%

INVESTMENT SUMMARY		FINANCING	
List Price	\$1,950,000	Loan Amount	\$1,267,500
Price/Unit	\$139,286	Down Payment	\$682,500
Price/SF	\$355	Interest Rate	6.00%
		Amortization	30 Years

***ASSUMABLE LOAN AVAILABLE:**
 ~\$1,500,000 BANK LOAN AT 3.24% INTEREST
 THROUGH NOVEMBER 2028



COMPARABLE
SALES



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**SUBJECT PROPERTY**

1325 Corona St, Denver, CO

List Price	\$1,950,000
Year Built	1889
Price/Unit	\$139,286
Price/SF	\$355
Cap Rate	6.7%
Unit Mix	3 - Studio 10 - 1 Bd / 1 Ba 1 - 2 Bd / 1 Ba

725 Corona St
Denver, CO 80218

#1

Sale Price	\$1,325,000
Year Built	1908
Price/Unit	\$189,286
Price/SF	\$250
Cap Rate	6.00%
Unit Mix	2 - Studio 4 - 1 Bd / 1 Ba 1 - 2 Bd / 1 Ba

853 N Ogden St
Denver, CO 80218

#2

Sale Price	\$1,263,500
Year Built	1900
Price/Unit	\$210,583
Price/SF	\$288
Cap Rate	6.04%
Unit Mix	6 - 1 Bd / 1 Ba

1069 Pearl St
Denver, CO 80203

#3

Sale Price	\$1,600,000
Year Built	1925
Price/Unit	\$200,000
Price/SF	\$328
Cap Rate	5.62%
Unit Mix	7 - 1 Bd / 1 Ba 1 - 2 Bd / 1 Ba

660 Washington St
Denver, CO 80203

#4

Sale Price	\$1,395,925
Year Built	1912
Price/Unit	\$199,418
Price/SF	\$296
Cap Rate	5.67%
Unit Mix	7 - 1 Bd / 1 Ba

960 Pearl St
Denver, CO 80203

#5

Sale Price	\$3,475,000
Year Built	1924
Price/Unit	\$217,188
Price/SF	\$457
Cap Rate	5.5%
Unit Mix	14 - Studio 1 - 1 Bd / 1 Ba 1 - 2 Bd / 1 Ba

1306 Elizabeth St
Denver, CO 80206

#6

Sale Price	\$2,250,000
Year Built	1904
Price/Unit	\$187,500
Price/SF	\$305
Cap Rate	5.03%
Unit Mix	12 - Studio

1625 N Clarkson St
Denver, CO 80218

#7

Sale Price	\$1,375,000
Year Built	1896
Price/Unit	\$152,778
Price/SF	\$373
Cap Rate	5.67%
Unit Mix	3 - Studio 6 - 1 Bd / 1 Ba

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 1325 Corona St., Denver, CO 80218 (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.



1325 CORONA ST. | DENVER, CO

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