

OFFERING MEMORANDUM



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1130 N Downing St. Denver, CO 80218
Price	\$1,295,000
# of Units	4
Building Size	3,008 SF
Lot Size	4,687 SF
Year Built	1892
Roof	Asphalt Shingle
Building Type	Conversion
Heat	Furnace - 2025
Zoning	G-MU-3
Garage	2 Spaces
Off-Street Parking	2 Spaces

PROPERTY HIGHLIGHTS

- Prime Cheesman Park location
- Desirable unit mix of 1- and 2-bedroom apartments
- In-unit laundry in three of four units
- New furnace & central A/C (2025)
- Rare 1:1 parking ratio

1130 Downing St. is a 4-unit mansion-conversion that blends historic charm with modern functionality in the heart of Denver's Cheesman Park neighborhood. The unit mix consists of two 1-bed/1-bath and two 2-bed/1-bath apartments that have each been thoughtfully updated with high-end modern finishes that include granite countertops, stainless steel appliances, modern cabinets and fixtures. Three of the four units also feature an in-unit washer/dryer combo. The property also features two garage parking spaces, as well as two off-street spaces. The location offers convenient access to King Soopers, Whole Foods, neighborhood cafes, and a wide range of nearby restaurants.

Since acquiring the property in 2022, the current owners have invested in key improvements that enhance both tenant livability and long-term asset performance. Recent upgrades include installing a new furnace with central air conditioning (2025), installing a new private deck off the top-floor unit (2025), two new automatic garage doors (2025), and a new turf yard in the front for low-maintenance landscaping (2025). The property offers an exceptional opportunity for an investor seeking a turnkey asset or an owner-occupant who values historic charm and modern amenities.



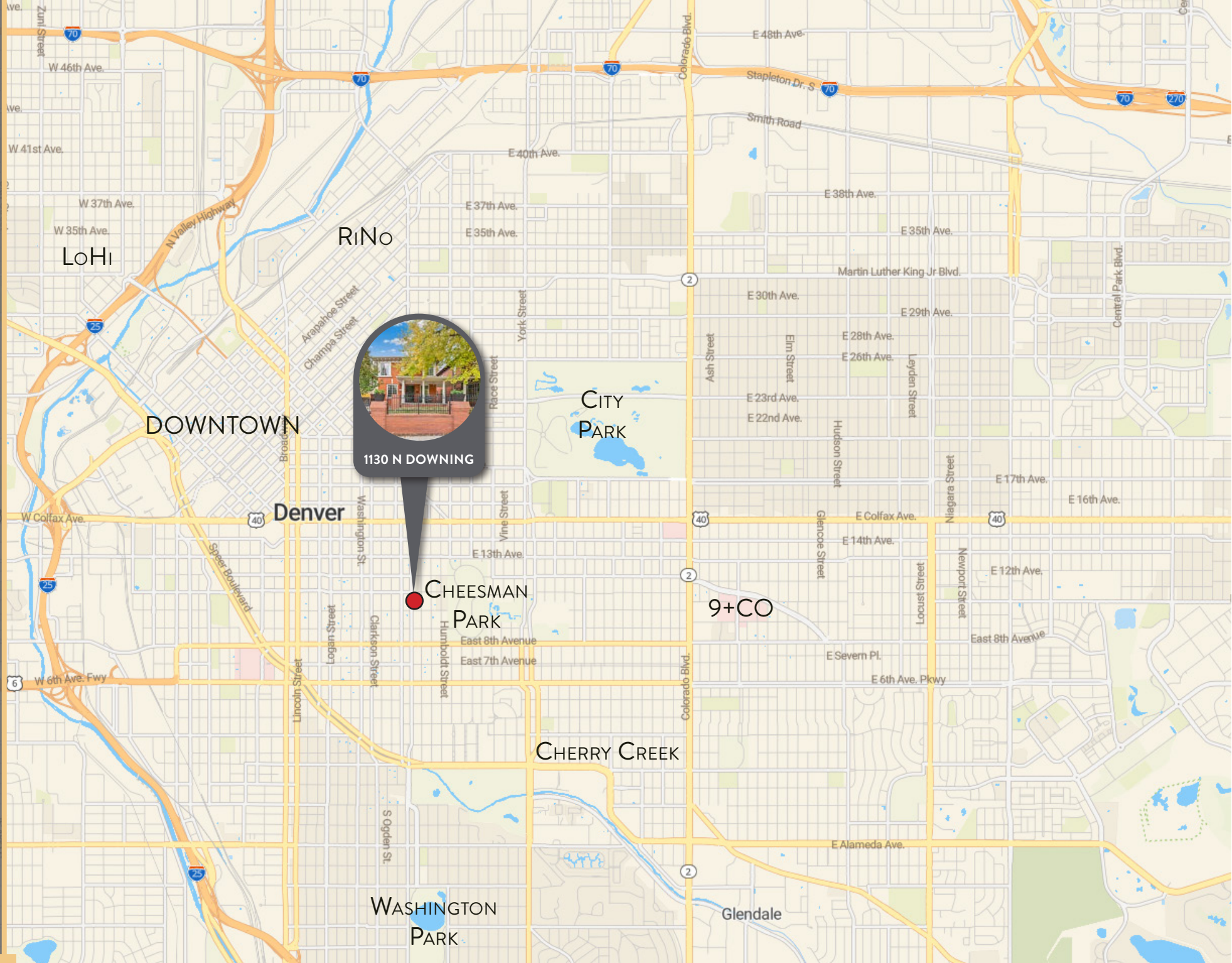




LOCATION OVERVIEW



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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
91

WALKER'S PARADISE

Daily errands do not require a car

Transit
Score
53

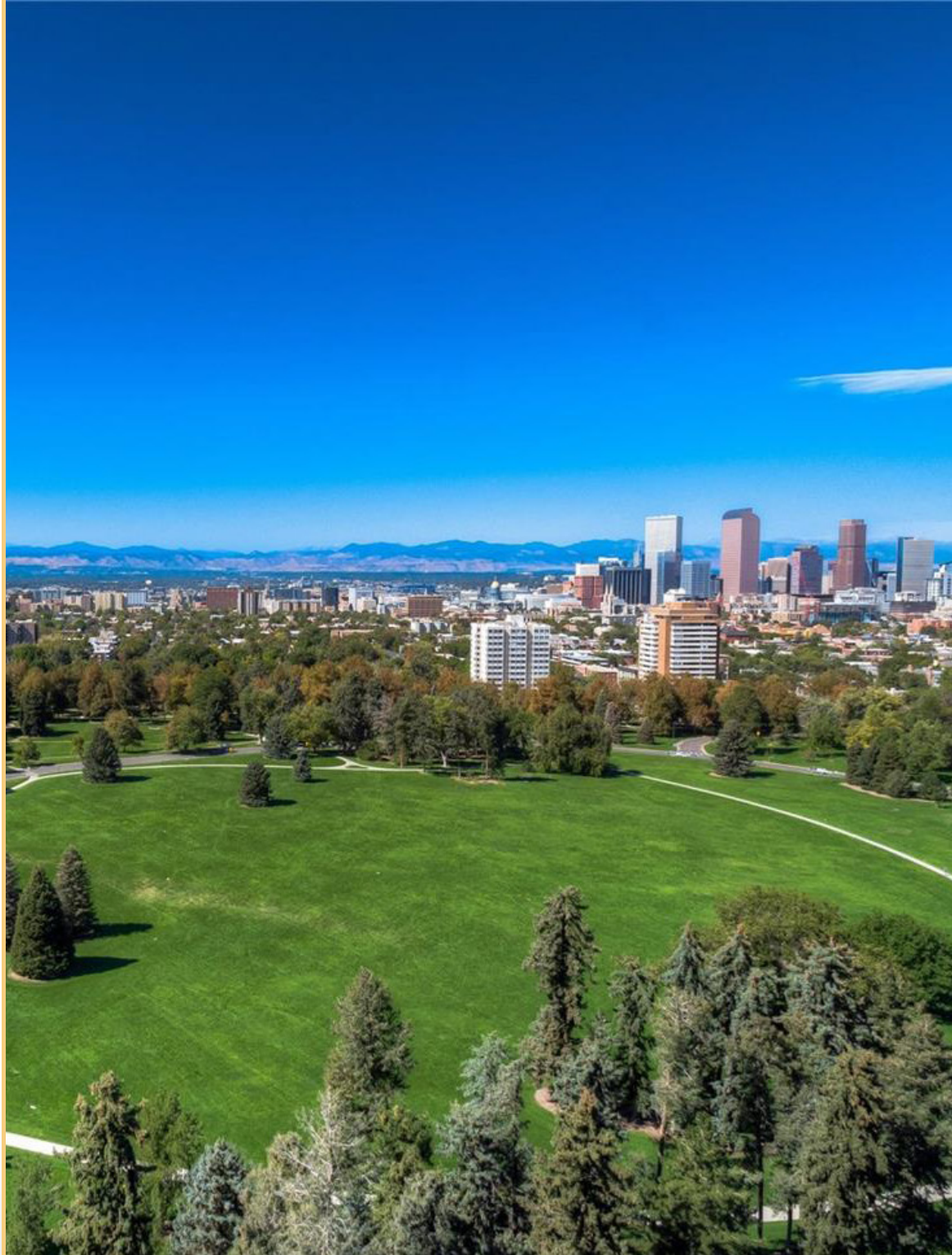
GOOD TRANSIT

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	NO. OF UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
1 Br/1 Ba	2	600	\$1,600	\$3,200	\$1,625	\$3,250
2 Br/1 Ba	2	800	\$2,100	\$4,200	\$2,113	\$4,250
TOTALS	4	2,800		\$7,400		\$7,50

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$88,800	\$89,700
Vacancy (3%)	(\$2,664)	(\$2,691)
Parking	\$-	\$1,200
RUBS	\$3,746	\$3,746
Misc:	\$1,800	\$3,600
GROSS RENTAL INCOME	\$91,682	\$95,555

EXPENSES	CURRENT	PRO FORMA
Property Tax	\$6,758	\$6,758
Insurance (Estimated)	\$5,000	\$5,000
Gas/Electric	\$2,645	\$2,645
Water/Sewer	\$1,101	\$1,101
Trash	\$234	\$234
Repairs/Maint.	\$3,000	\$3,000
Admin/Misc.	\$833	\$833
TOTAL EXPENSES	\$19,571	\$19,571
TOTAL EXPENSES / UNIT	\$4,893	\$4,893
NET OPERATING INCOME	\$72,111	\$75,984

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$72,111	\$75,984
Projected Debt Service	(\$60,561)	(\$60,561)
Before Tax Cash Flow	\$11,550	\$15,423
Cash-on-Cash Return	2.5%	3.4%
Principal Reduction	\$10,337	\$10,337
Total Return	\$21,887	\$25,760
CAP RATE	5.6%	5.9%

INVESTMENT SUMMARY	
List Price	\$1,295,000
Price/Unit	\$323,750
Price/SF	\$431

FINANCING	
Loan Amount	\$841,750 (65%)
Down Payment	\$453,250 (35%)
Interest Rate	6.00%
Amortization	30 Years

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 1130 N Downing 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.

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