

OFFERING MEMORANDUM



Cunningham Plaza

2155-2199 S. PARKER ROAD



BROCKMAN
GROUP

CONTACTS



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2155-2199 S Parker Rd | Denver, CO

PRICING



ADDRESS

2155-2199 S Parker Rd
Denver, CO 80231



PRICE

\$3,000,000



NOI

\$208,996



CAP RATE

6.97%



SIZE

Building Size: 10,100 SF
Land Size: 36,590 SF



YEAR BUILT

1983

Acquisition Price	\$3,000,000
Price Per SF Building	\$297.03
Price Per SF Land	\$81.99
Loan Amount (65%)	\$1,950,000
Down Payment (35%)	\$1,050,000
Interest Rate	6.50%
Amortization Years	25
Annual Debt Service	\$157,998
Principal Reduction	\$32,196

As-Is NOI: \$208,996

Before Tax Cash Flow	\$50,998
Debt Coverage Ratio	1.32
Cash-on-Cash Return	4.86%
Total Return	7.92%
CAP Rate	6.97%

Proforma NOI: \$247,475

Before Tax Cash Flow	\$89,477
Debt Coverage Ratio	1.57
Cash-on-Cash Return	8.52%
Total Return	11.59%
CAP Rate	8.25%

UNDERWRITING

As-Is		
Tenant	\$/SF	Annual Rent
Almustafa Market	\$20.00	\$122,000
Omar Barron Upholsteries	\$20.00	\$40,000
Anna Nguyen Fabricators	\$20.00	\$40,000
Gross Rental Income	\$20.00	\$202,000
Effective Rental Income	\$20.00	\$202,000
Expense Reimbursement	\$/SF	Annual
Property Tax	\$4.80	\$48,439
Insurance	\$1.71	\$17,244
Gas/Electric	\$0.06	\$613
Water/Sewer	\$0.32	\$3,262
Maintenance	\$0.50	\$5,000
Snow Removal	\$0.30	\$3,000
Management (6%)	\$1.20	\$12,120
Total Expense Reimbursement	\$8.88	\$89,678
Gross Operating Income	\$28.88	\$291,678
Expenses	\$/SF	Annual
Property Tax	\$4.80	\$48,439
Insurance	\$1.71	\$17,244
Gas/Electric	\$0.06	\$613
Water/Sewer	\$0.32	\$3,262
Maintenance	\$0.50	\$5,000
Snow Removal	\$0.30	\$3,000
Management (6%)	\$1.20	\$12,120
Total Expenses	\$8.88	\$89,678
Net Operating Income		\$202,000

Proforma		
Tenant	\$/SF	Annual Rent
Almustafa Market	\$25.00	\$152,500
Omar Barron Upholsteries	\$25.00	\$50,000
Anna Nguyen Fabricators	\$25.00	\$50,000
Gross Rental Income	\$25.00	\$252,500
Vacancy & Collection Loss (5.00%)	\$1.25	\$12,625
Effective Rental Income	\$23.75	\$239,875
Expense Reimbursement	\$/SF	Annual
Property Tax	\$4.95	\$50,000
Insurance	\$1.74	\$17,589
Gas/Electric	\$0.06	\$625
Water/Sewer	\$0.33	\$3,327
Maintenance	\$0.50	\$5,100
Snow Removal	\$0.30	\$3,060
Management (6%)	\$1.50	\$15,150
Total Expense Reimbursement	\$9.39	\$94,851
Gross Operating Income	\$33.14	\$334,726
Expenses	\$/SF	Annual
Property Tax	\$4.95	\$50,000
Insurance	\$1.74	\$17,589
Gas/Electric	\$0.06	\$625
Water/Sewer	\$0.33	\$3,327
Maintenance	\$0.50	\$5,100
Snow Removal	\$0.30	\$3,060
Management (6%)	\$1.50	\$15,150
Total Expenses	\$9.39	\$94,851
Net Operating Income		\$239,875



E Iliff Ave

E Iliff Ave

S Emporia St

S Parker Rd

S Parker Rd



COMPARABLES



2155-2199 S Parker Rd

Denver, CO 80231

Price \$3,000,000
 Building SF 10,100 SF
 Price/SF \$297



12101 E Iliff Ave

Price	\$3,014,828
Building SF	11,018 SF
Price/SF	\$273.63
Sold Date	8/1/2025



2610 S Parker Rd

Price	\$2,300,000
Building SF	5,383 SF
Price/SF	\$427.27
Sold Date	3/31/2025



2133 S Wabash St

Price	\$3,200,000
Building SF	7,436 SF
Price/SF	\$430.34
Sold Date	12/19/2024



2115 S Valentia St

Price	\$4,153,100
Building SF	10,000 SF
Price/SF	\$415.31
Sold Date	4/14/2025

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