

1570 TAMARAC STREET

DENVER, CO 80220

NI THE NEWELL TEAM



Fourplex in Denver - All Large 2 Beds

Sale Price: \$945,000

Property Features:

- Well Maintained 4-Plex that Offers Investment Opportunity or Owner Occupied Investment
- (4) Large, 2 Bed 1 Bath Units
- Ability to Obtain Residential Financing
- Highly Desirable Location Nearby Community College of Aurora - Lowry Campus and Stanley Marketplace
- Two Car Garage Plus Additional Off-Street Parking Spaces
- Opportunity to Combine Two Units into One Large 4Bd/2Ba Unit



For more information, please contact:

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PINNACLE
REAL ESTATE ADVISORS

Pinnacle Real Estate Advisors, LLC
1 Broadway #A300, Denver, CO 80203
303.962.9555 | www.PinnacleREA.com

PRICING ANALYSIS



PROPERTY DESCRIPTION

Units:	4
Year Built:	1965
Building Type:	Brick
Building Size:	3,898
Lot Size:	0.14 Acres
Zoning:	E-RH-2.5
Roof:	Pitched
HVAC:	Forced Air & Central A/C
Parking:	(2) Garages & (2) Off-Street Spaces

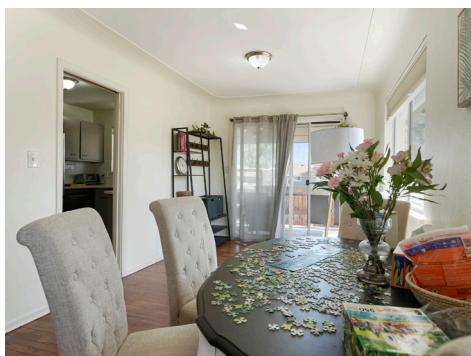
INVESTMENT SUMMARY

Price:	\$945,000
Price/Unit:	\$236,250
Price/SF:	\$242.43

PROPOSED FINANCING

Loan Amount:	\$708,750
Down Payment:	\$236,250
Interest:	6.30%
Amortization:	30 years
Monthly Pmt.	(\$4,387)

*Loan Quote from Park Hill Financial



UNIT MIX AND AVERAGE RENT SCHEDULE

UNIT TYPE	# Units	Approx SF	Current Rent	Monthly Income	Proforma Rent	Monthly Income
2 Bed 1 Bath (1570 A)	1	950	\$2,300	\$2,300	\$1,995	\$1,995
2 Bed 1 Bath (1570 B)	1	950	\$1,620	\$1,620	\$1,635	\$1,635
2 Bed 1 Bath (1574 A)	1	950	\$1,608	\$1,608	\$1,625	\$1,625
2 Bed 1 Bath (1574 B)	1	950	\$1,500	\$1,500	\$1,525	\$1,525
Total	4	3,800		\$7,028		\$6,780

OPERATING DATA

INCOME		Current	Proforma
Gross Potential Rent		\$84,336	\$81,360
Vacancy/Collection Loss	(Estimated)	5.0% (\$4,217)	5.0% (\$4,068)
EFFECTIVE GROSS INCOME		\$80,119	\$77,292

EXPENSES

Taxes	(Actual - 2026)	\$4,751	\$4,751
Insurance	(Quote: True North Companies)	\$3,520	\$3,520
Gas & Electric	(Actual - 2025)	\$5,417	\$5,417
Water & Sewer	(Actual - 2025)	\$1,232	\$1,232
Trash	(Actual - 2025)	\$432	\$432
Maintenance & Repairs	(Estimated: \$850/Unit/Year)	\$3,400	\$3,400
TOTAL EXPENSES		\$18,752	\$18,752
Expenses per Unit		\$4,688	\$4,688
Expenses per SF		\$4.93	\$4.93
% OF EGI		23.4%	24.3%
NET OPERATING INCOME		\$61,367	\$58,540

FINANCIAL ANALYSIS

	Current	Pro Forma
Net Operating Income	\$61,367	\$58,540
Projected Debt Service	(\$52,644)	(\$52,644)
Before Tax Cash Flow	\$8,724	\$5,896
CAP Rate	6.49%	6.19%
Cash-on-Cash Return	3.69%	2.50%
Principal Reduction	\$8,227	\$8,227
Total Return	\$16,951	\$14,124
Return on Equity	7.17%	5.98%



SUBJECT PROPERTY



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Price/SF:	\$242.43
Building Size:	3,898 SF
Unit Mix:	
4	2Bd/1Ba

SALES COMPARABLES

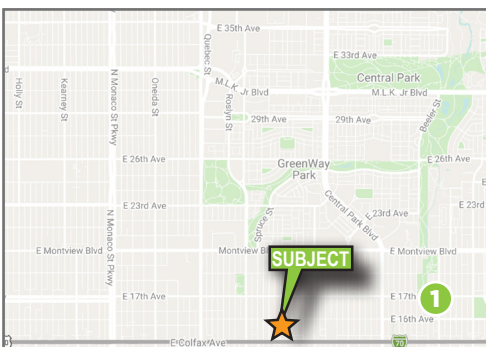
1685 Chester Street
Aurora, CO

1



Number of Units:	4
Year Built:	1951
Sale Price:	\$875,000
Sale Date:	11/3/2025
Price/Unit:	\$218,750
Price/SF:	\$243.87

Unit Mix:	
2	1Bd/1Ba
1	2Bd/1Ba
1	4Bd/2Ba



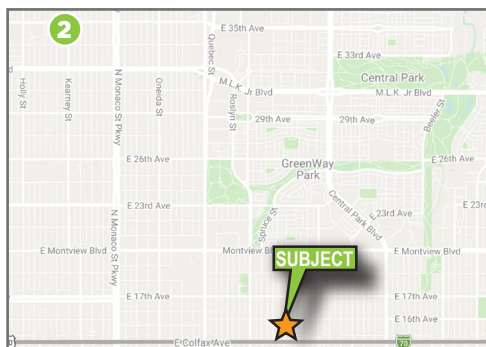
3381-3389 Kearney Street
Denver, CO

2



Number of Units:	5
Year Built:	1955
Sale Price:	\$1,217,000
Sale Date:	11/25/2025
Price/Unit:	\$243,400
Price/SF:	\$317.26

Unit Mix:	
4	2Bd/1Ba
1	3Bd/1Ba



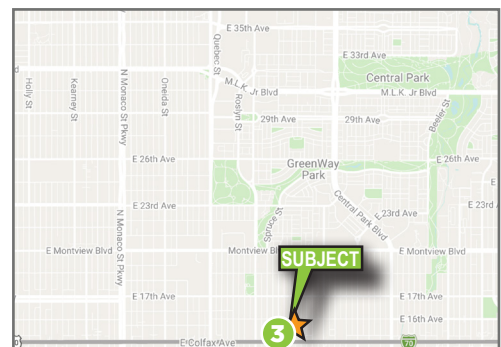
1555-1557 Tamarac Street
Denver, CO

3



Number of Units:	4
Year Built:	1951
Sale Price:	\$775,000
Sale Date:	1/20/2026
Price/Unit:	\$193,750
Price/SF:	\$222.70

Unit Mix:	
4	2Bd/1Ba



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