



NORTHPEAK[®]
COMMERCIAL ADVISORS

4-UNIT MULTIFAMILY PROPERTY

2520 W 65th Place. | Denver, CO 80221



LIST PRICE
\$995,000



TOTAL UNITS
4



BUILDING SIZE
4,298 SF



POTENTIAL CASH ON CASH RETURN
11.4%

Address	2520 W 65th Pl. Denver, CO 80221
Price	\$995,000
# of Units	4
Building Size	4,298 SF
Lot Size	18,000 SF
Year Built/Renovated	1973/2024
Roof	Flat - New 2026
Building Type	Wood Siding
Heat	Individual Furnaces
Zoning	R3
Off-Street Parking	12 Spaces

HIGHLIGHTS

- All units updated with new kitchens, bathrooms, flooring, and in-unit laundry
- Oversized 18,000 SF lot with potential for development, short term rental, or other creative uses
- Extensive recent updates including new roof (2026), plumbing, electrical, and exterior
- Strong cash flow with upside potential
- Separately metered gas & electric – tenants pay direct

NORTHPEAK TEAM

HUNTER SCHAEFER

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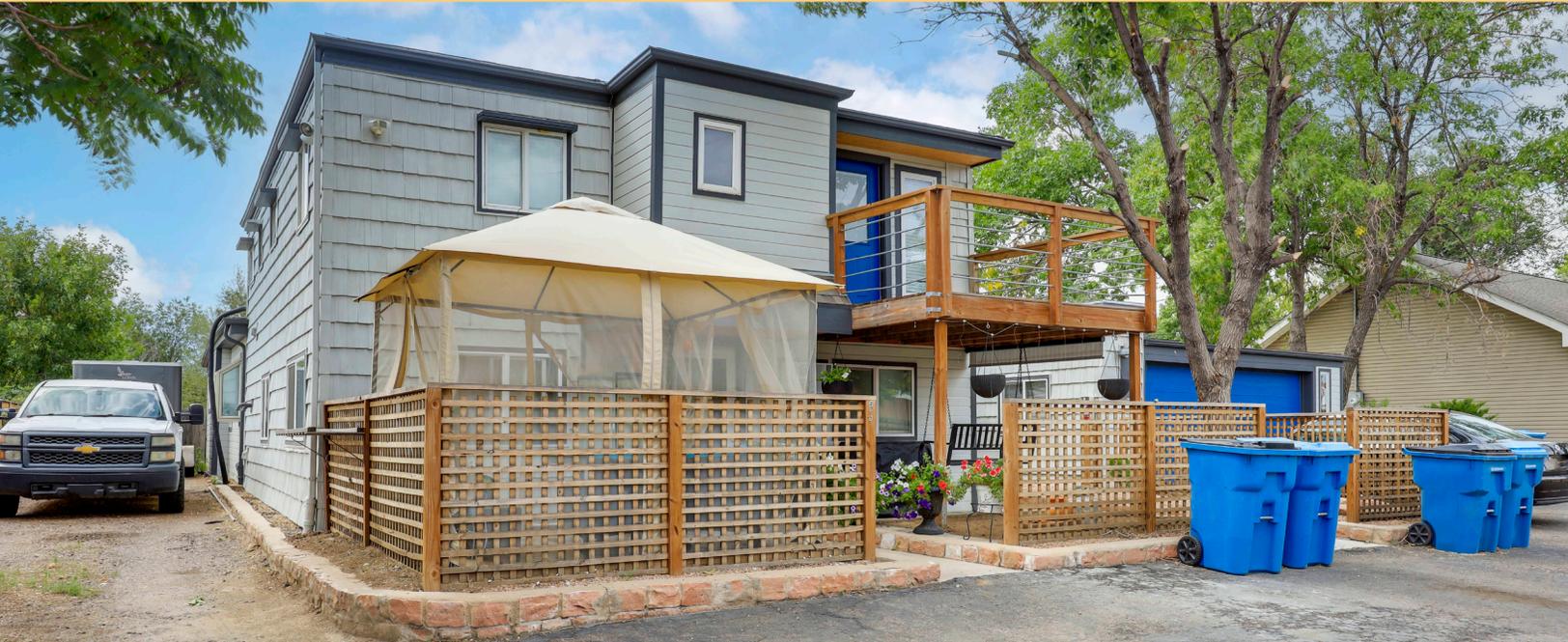
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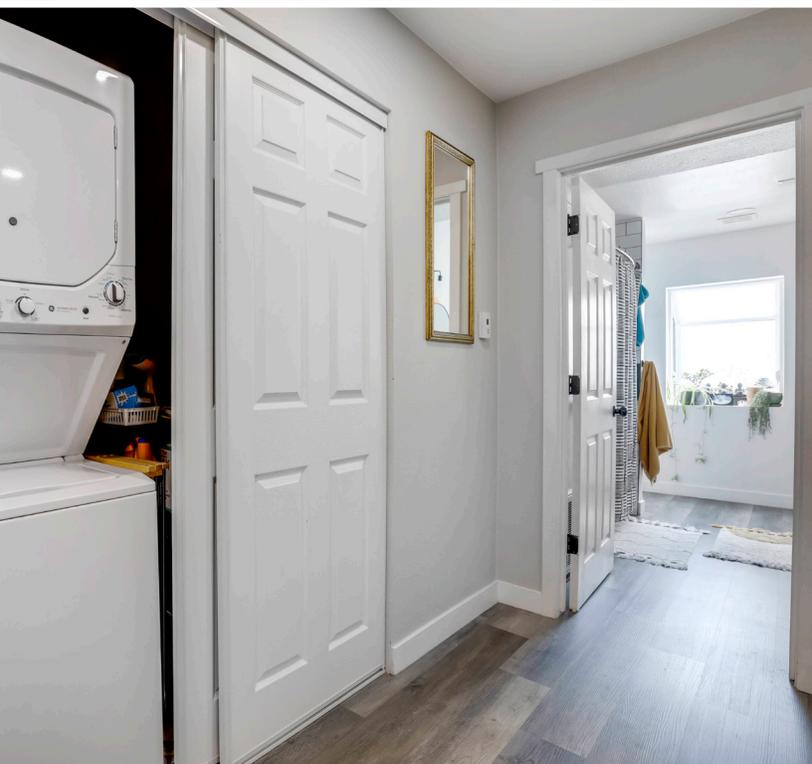
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HOUSE HACK SCENARIO | 5% DOWN | 5.375% INTEREST

UNIT TYPE	APPROX. SF	CURRENT RENT	PRO FORMA
#1 - 3Bd/2Ba	1,150	\$2,214	\$2,495
#2 - 2Bd/1Ba	900	-	-
#3 - 2Bd/1Ba	900	\$1,723	\$1,725
#4 - 2Bd/1Ba (Lg)	950	\$1,278	\$1,725
MONTHLY TOTALS		\$5,215	\$5,945

INCOME	CURRENT	PRO FORMA
Gross Rent	\$62,580	\$71,340
Garage Income (\$50/Month x 2 Spaces)	\$1,200	\$1,200
Utility Billback	\$3,600	\$3,600
Other Income	\$1,404	\$1,404
GROSS RENTAL INCOME	\$68,784	\$77,544

EXPENSES	CURRENT	PRO FORMA
Taxes	\$6,846	\$6,846
Insurance	\$4,000	\$4,000
Utilities	\$3,876	\$3,876
TOTAL EXPENSES	\$14,722	\$14,722
TOTAL EXPENSES / UNIT	\$3,681	\$3,681
NET OPERATING INCOME	\$54,062	\$62,822
EFFECTIVE HOUSING COST	\$787	\$57

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4-UNIT MULTIFAMILY PROPERTY

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INVESTOR SCENARIO | 25% DOWN | 6.25% INTEREST | SELF-MANAGED

UNIT TYPE	APPROX. SF	YEAR ONE	PRO FORMA
#1 - 3Bd/2Ba	1,150	\$2,214	\$2,495
#2 - 2Bd/1Ba	900	\$1,725	\$1,725
#3 - 2Bd/1Ba	900	\$1,723	\$1,725
#4 - 2Bd/1Ba (Lg)	950	\$1,278	\$1,725
TOTALS	3,900	\$6,940	\$7,670

INCOME	YEAR ONE	PRO FORMA
Gross Rents	\$83,280	\$92,040
Garage Income (\$50/Month x 2 Spaces)	\$1,200	\$1,200
Utility Billback	\$3,600	\$3,600
Other Income	\$1,404	\$1,404
GROSS RENTAL INCOME	\$89,484	\$98,244

EXPENSES	YEAR ONE	PRO FORMA
Taxes	\$6,846	\$6,846
Insurance	\$4,000	\$4,000
Utilities	\$3,876	\$3,876
TOTAL EXPENSES	\$14,722	\$14,722
TOTAL EXPENSES / UNIT	\$3,681	\$3,681
NET OPERATING INCOME	\$74,762	\$83,522
CAP RATE	7.5%	8.4%

POTENTIAL CASH ON CASH RETURN: 11.4%

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