



901

JASMINE STREET

DENVER, COLORADO

NINE 'O' ONE APARTMENTS

Kentwood
Real Estate

16-Unit Multifamily
Investment Opportunity
in Montclair | Denver, CO

AVAILABLE AT \$2,200,000



PROPERTY TOUR & OFFER SUMMARY

Property Tours

All interested parties must be accompanied by a member of the Listing Team. Forty-Eight (48) hours notice must be given in order to confirm all property tours and can be scheduled by contacting one of the Brokers below. Please do not disturb tenants.

Offer Submission

All offers must be submitted on a State of Colorado approved purchase contract or on a contract written by an licensed attorney with all purchase terms to include: sales price, earnest money amount, financing terms, any contingencies and a closing date. Earnest money shall be payable to and held by Stewart Title Company.

PRESENTED BY: _____



Kyle Malnati
Senior Commercial Advisor

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EXECUTIVE SUMMARY

MONTCLAIR APARTMENT PROPERTY

16-Unit Investment Opportunity

Located in the highly desirable Montclair neighborhood of Denver, Colorado, this 16-unit multifamily property presents a compelling investment opportunity in a strong, infill submarket. The building is comprised entirely of studio units, each thoughtfully designed with efficient kitchenettes featuring a half refrigerator, stove/oven, sink, and cabinet storage. Units also include $\frac{3}{4}$ bathrooms, hardwood flooring, individual HVAC systems, and dedicated closets for storage, creating a light, bright, and functional living environment that appeals to today's renters.

Each unit offers individual exterior access, providing added privacy and convenience for residents. The property showcases an attractive brick exterior complemented by mature trees, enhancing curb appeal and long-term durability. Ideally situated adjacent to nearby retail and restaurant amenities and just minutes from the vibrant 9+CO development, the location offers residents walkable conveniences and easy access to some of Denver's most active dining, shopping, and lifestyle destinations. With its desirable unit mix, strong neighborhood fundamentals, and proximity to major redevelopment activity, this Montclair multifamily asset represents a solid opportunity for investors seeking stable income and long-term upside in one of Denver's most established neighborhoods.

Property Highlights

- » All studios are micro-units with efficient, well-designed layouts
- » Profit Center for Seller! Units are individually-metered with utilities billed directly to tenants
- » In-unit kitchenettes featuring beer refrigerator, stove/oven, sink, and cabinet storage
- » Fully-appointed bathrooms: Sink, commode and showers
- » Hardwood flooring and light and bright interiors
- » Individual electrical HVAC systems for tenant comfort and control
- » Individual exterior access for each unit
- » Attractive brick exterior with mature landscaping and trees
- » Located on a over-sized corner lot
- » Adjacent to the Jersey Shoppette: A neighborhood retail center with dining, retail & services
- » Great proximity to the 9+CO development - approximately 250K square feet of retail
- » Located in a proven infill submarket with strong rental demand



SALES PRICE	\$2,200,000
NET BUILDING SIZE	4,284 SF
TOTAL LAND SIZE	8,780 SF
PROPERTY TYPE	Multifamily
YEAR BUILT	1953
CONSTRUCTION	Frame/Masonry
STORIES	2
ROOF	Flat
HVAC	Individual Units
SUBMARKET	Montclair

FINANCIAL ANALYSIS



UNIT MIX & AVERAGE RENT SCHEDULE

# OF UNITS	UNIT TYPE	AVERAGE SF	AVERAGE CURRENT RENT	AVERAGE PROFORMA RENT
16	Studio	268 SF	\$898	\$975

OPERATING DATA: INCOME & EXPENSES

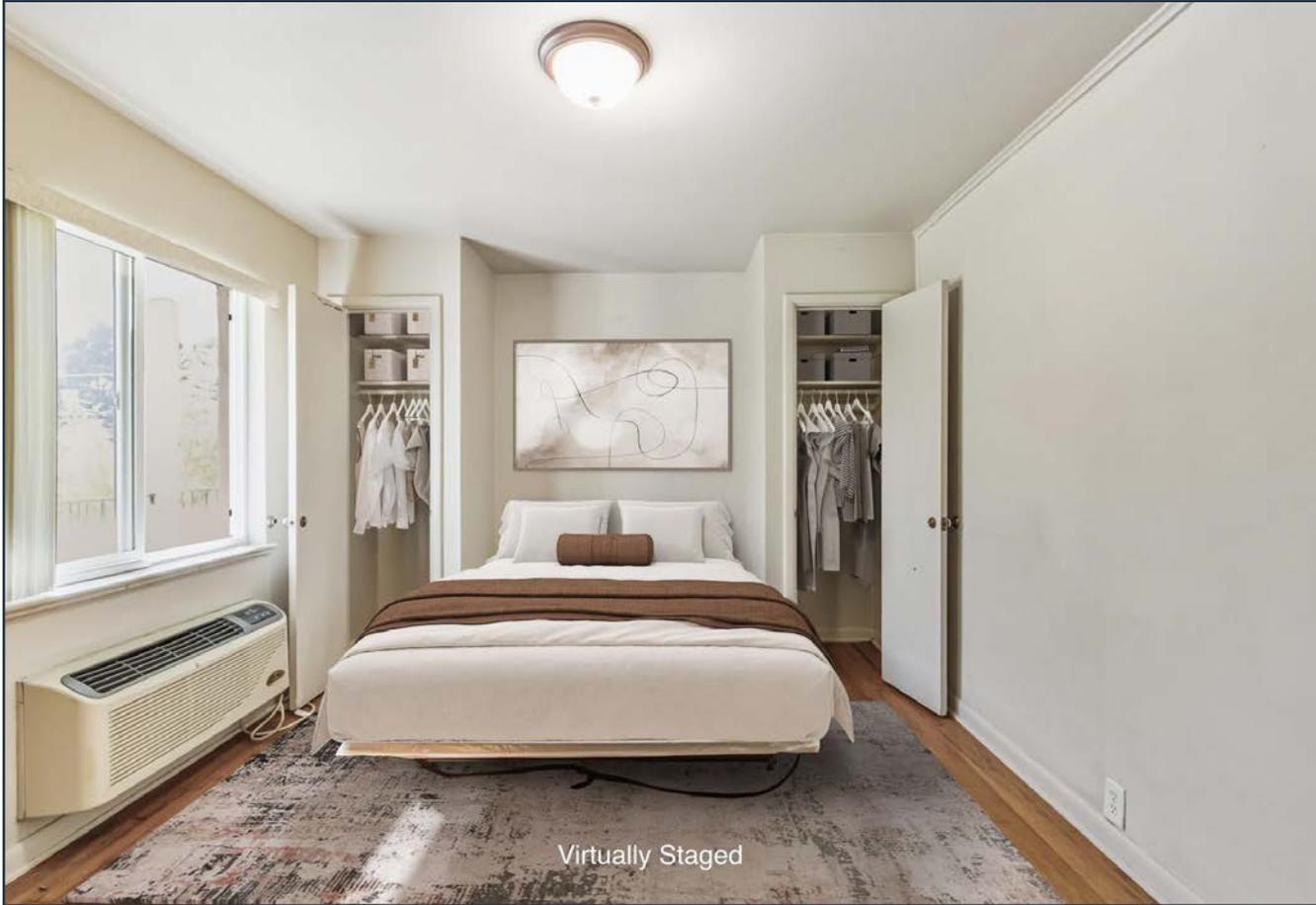
INCOME	CURRENT	PROFORMA	ESTIMATED EXPENSES	CURRENT	PROFORMA
Gross Annual Rent	\$172,500	\$187,200	Property Taxes	\$13,234	\$13,090
Vacancy Allowance (5%)	(\$8,625)	(\$9,360)	Insurance	\$5,573	\$6,000
Net Rental Income	\$163,875	\$177,840	Utilities	\$8,205	\$8,205
Laundry Income	\$1,149	\$1,800	Repairs/Maintenance	\$5,147	\$8,000
Effective Gross Income	\$165,024	\$179,640	Management	\$1,019	\$8,982
			Admin/Misc.	\$149	\$149
			Total Expenses	\$33,327	\$44,426
			Expenses Per Unit	\$2,083	\$2,777
			Net Operating Income (NOI)	\$131,698	\$135,214



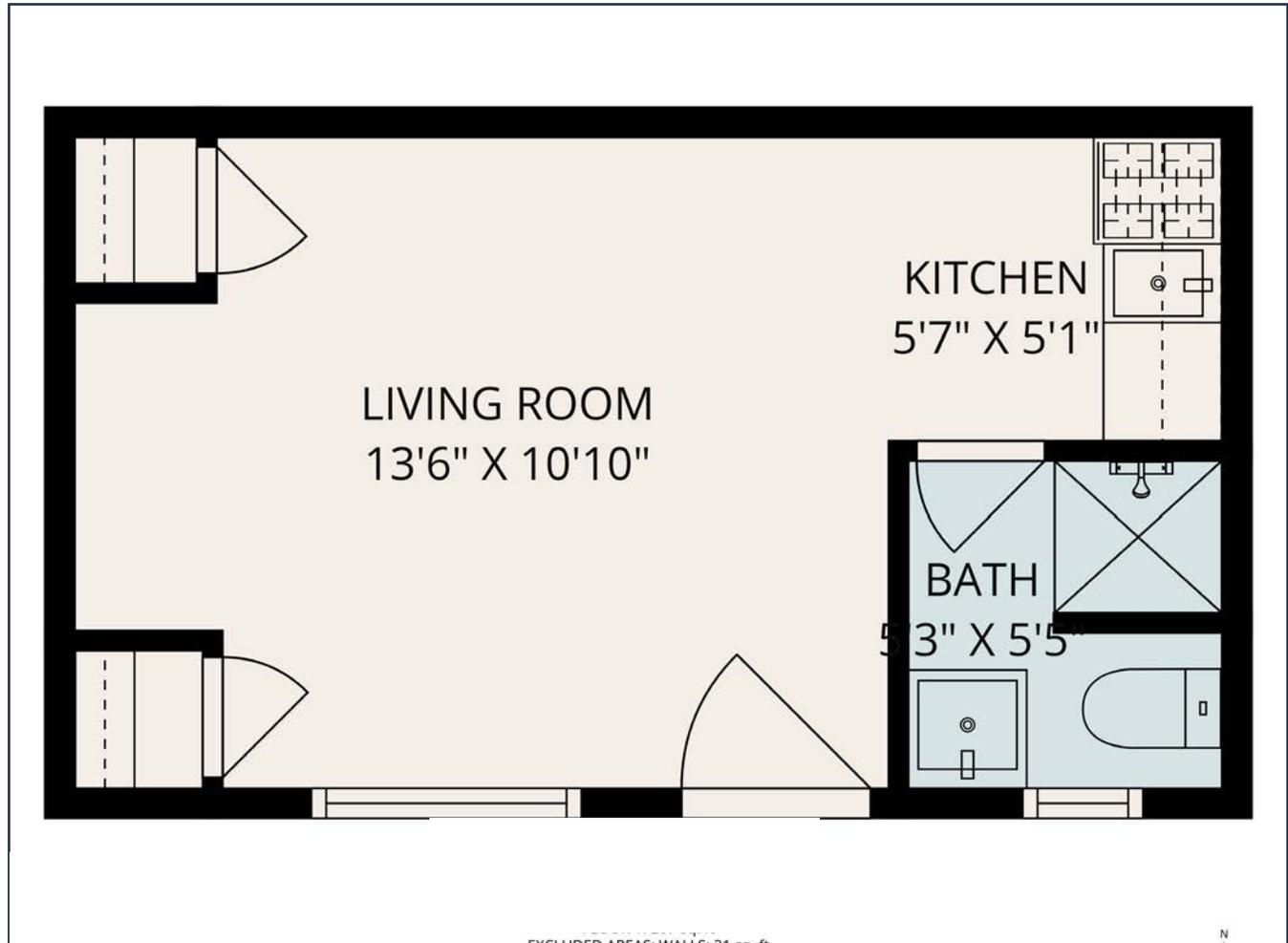
FINANCIAL ANALYSIS & INVESTMENT SUMMARY

FINANCIAL ANALYSIS	CURRENT	MARKET	INVESTMENT SUMMARY	
Net Operating Income (NOI)	\$131,698	\$135,214	Sales Price	\$2,200,000
Projected Debt Service	(\$102,332)	(\$102,332)	Price/Unit	\$137,500
Before Tax Cash Flow	\$29,366	\$32,882	Price/SF (Net)	\$513.54
Cap Rate	5.99%	6.15%		
Cash-on-Cash Return	3.81%	4.27%	PROPOSED FINANCING	
Principle Reduction (Yr 1)	\$17,725	\$17,725	Loan Amount	\$1,320,000
Total Return	6.12%	6.57%	Down Payment	\$880,000
			Interest Rate	6.00%
			Monthly Payment	\$7,914

INTERIOR PHOTOS



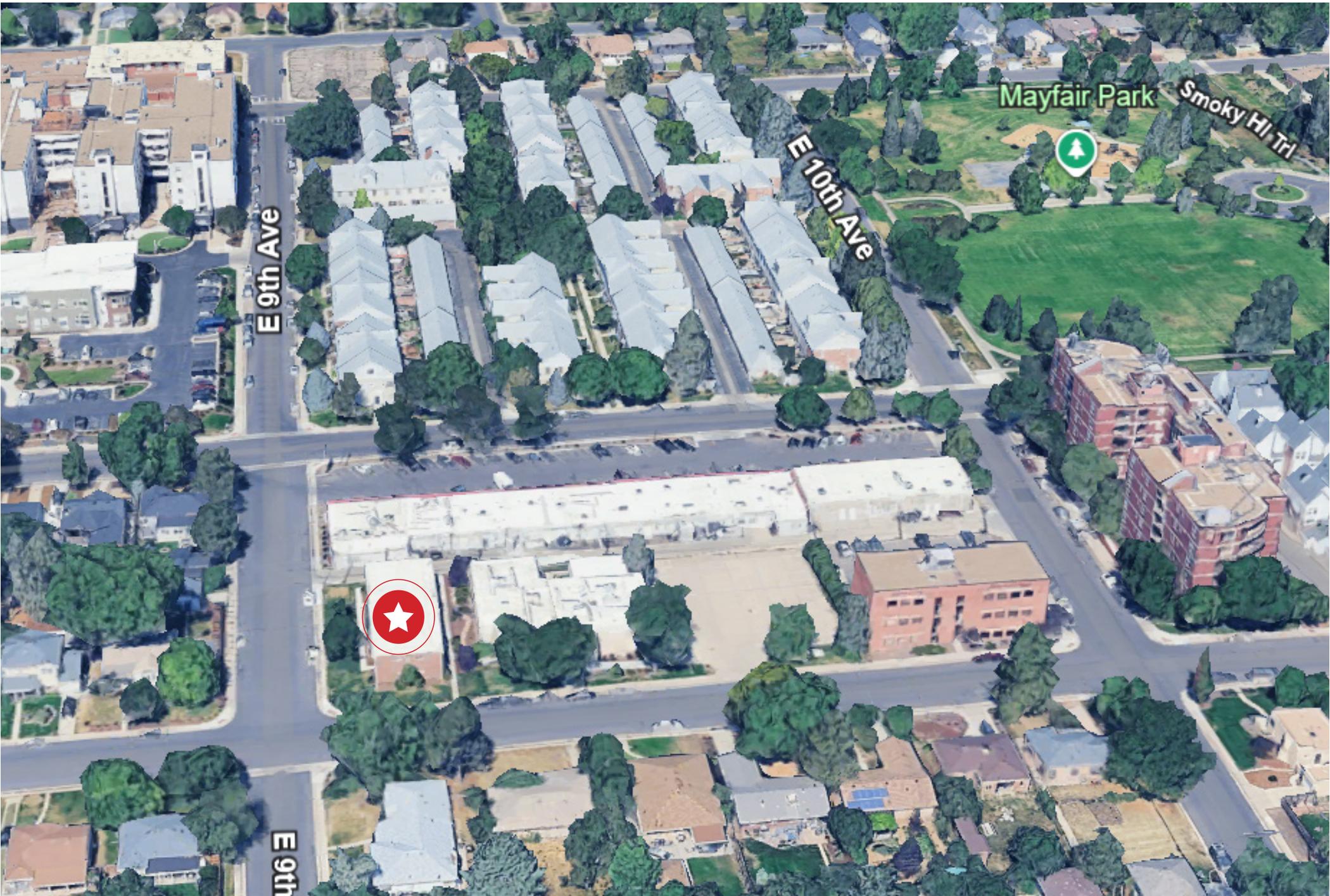
INTERIOR PHOTOS



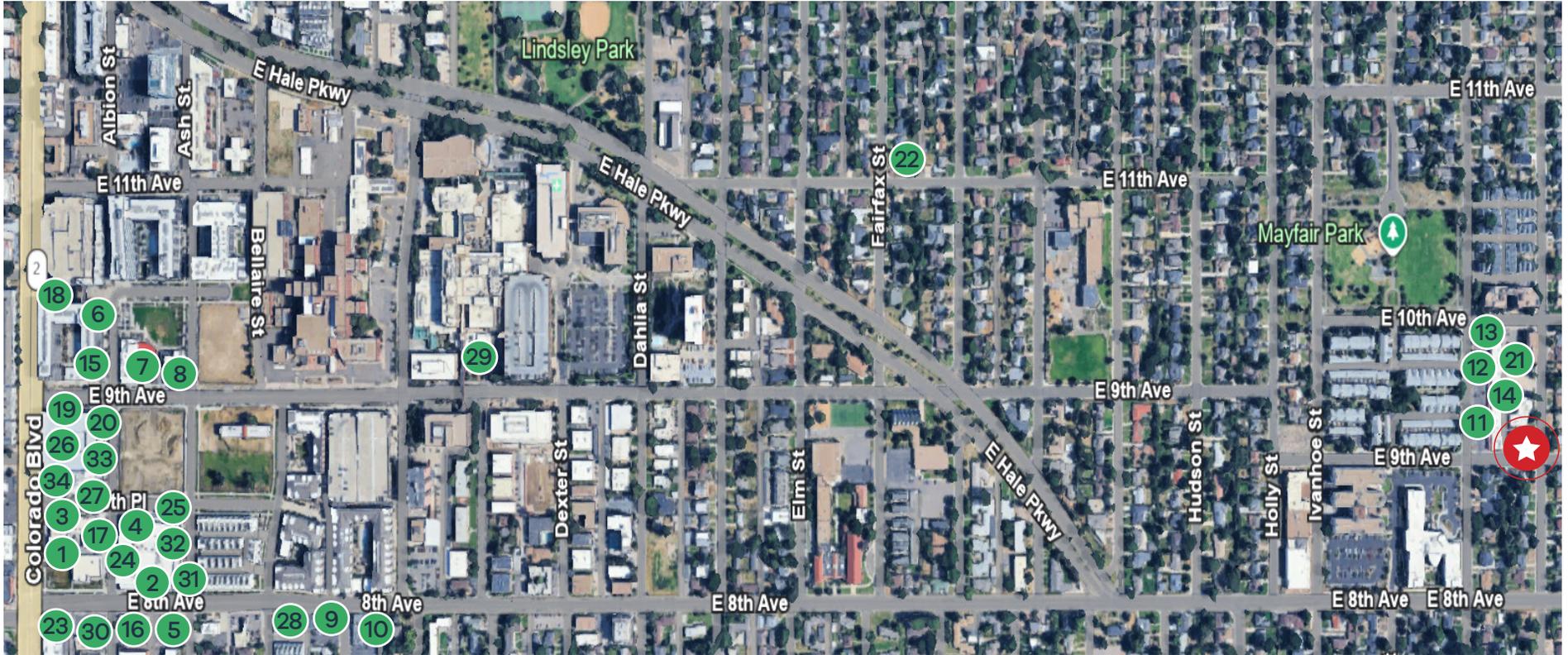
EXTERIOR PHOTOS



AERIAL LOCATION



AREA MAP



AREA HIGHLIGHTS

DINING/BARS

- 1 Postino 9CO
- 2 CAVA
- 3 HopDoddy Burger Bar
- 4 Le French 9+Co
- 5 Sushi Harbor
- 6 Toastique
- 7 Culinary Dropout
- 8 Blanco Cocina Cantina
- 9 Chook Charcoal Chicken
- 10 College Inn Bar
- 11 Bertha's Baja Bistro
- 12 Sweet Rice

COFFEE/CONFECTIONS

- 13 Padoca Brazilian Cafe
- 14 Sweet NOLA Snowballs
- 15 Frank & Roze Coffee Co.
- 16 Kochi Cafe
- 17 Gelato Boy

HEALTH & FITNESS

- 18 TruFusion Denver 9&Co
- 19 OsteoStrong Cherry Creek
- 20 Action Ashley Coaching
- 21 Refresh Studios Yoga
- 22 Embodiment Pilates

RETAIL/SERVICES

- 23 Trader Joes
- 24 AMC 9+Co 10
- 25 Chewy Vet Care 9+Co
- 26 Chase Bank
- 27 Bellco Credit Union
- 28 Alchemy Face Bar
- 29 HCA HealthOne/Rose Hospital
- 30 7-Eleven
- 31 Mike's Bikes - East Denver
- 32 M Vince Nail Spa
- 33 CVS
- 34 Datura Home 9+Co



MONTCLAIR

Montclair is a historic and architecturally distinguished neighborhood located in east Denver, Colorado, celebrated for its unique character and enduring sense of place. Founded in 1885 by Matthias P. Cochrane and Baron Walter von Richthofen, the neighborhood was originally envisioned as an upscale residential enclave offering a refined alternative to Denver's growing urban core.

Montclair is known for its rich mix of architectural styles, including Victorian, Queen Anne, Tudor Revival, and mid-century ranch homes, many of which sit on larger-than-average lots along quiet, tree-lined streets. The neighborhood also features well-maintained parks such as Montclair Park, Mayfair Park, and Kittredge Park, providing abundant green space for recreation, community gatherings, and outdoor enjoyment. Historic landmarks further define the area, including the iconic Richthofen Castle, a 35-room Gothic Revival mansion built in 1887, and the Molkey, a former dairy barn constructed in 1888 that now serves as a civic and community space. With its deep historical roots, architectural diversity, and strong neighborhood identity, Montclair offers a rare blend of suburban tranquility and convenient access to Denver's urban amenities, making it one of the city's most sought-after neighborhoods.

BIKE SCORE	76 ('Very Bikeable')
WALK SCORE	66 ('Somewhat Walkable')
TRANSIT SCORE	38 ('Some Transit')

DEMOGRAPHICS

Population 2024	1 mi	18,813	Average Household Income	1 mi	\$135,552	Daytime Businesses	1 mi	1,541
	2 mi	84,860		2 mi	\$132,475		2 mi	6,490
	3 mi	198,609		3 mi	\$113,638		3 mi	15,054
Median Age	1 mi	40.8	Daytime Employees	1 mi	8,486	Consumer Spending	1 mi	\$338,063,318
	2 mi	39.4		2 mi	43,481		2 mi	\$1,461,993,875
	3 mi	38.3		3 mi	110,217		3 mi	\$3,121,337,091

Disclosure

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Commercial/Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

This Offering Memorandum is not intended to provide a completely accurate summary of the Property. All financial projections are believed to be accurate but may be subject to variation depending on but not limited to the market.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Kentwood Commercial/Kentwood Real Estate and Property Owner has not made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum and no legal commitment or obligation shall arise by reason of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of any interested parties.

Kentwood Commercial/Kentwood Real Estate and Property Owner reserve the right, at their own sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice at any time. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until said contract is approved by the Owner and mutually-executed by all parties to the contract, and any conditions to the Owner obligations thereunder have been satisfied or waived.



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