



MONTCLAIR INVESTMENT OPPORTUNITY - 4-UNIT APARTMENT PROPERTY

1311-1317 Jasmine Street | Denver, Colorado

Offered at \$1,250,000

Kentwood
Commercial

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EXECUTIVE SUMMARY

Don't miss this rare opportunity to acquire a meticulously maintained four-unit multifamily property located in the heart of Denver, Colorado. Built in 1952, this charming brick building combines timeless character with thoughtful modern updates, offering an attractive investment for both seasoned and first-time multifamily investors. Each of the four spacious units—consisting of a mix of one- and two-bedroom floorplans—has been carefully designed to maximize comfort, functionality, and natural light. Large, expansive windows flood each apartment with sunlight, creating a warm and inviting atmosphere throughout. Residents will appreciate the well-appointed kitchens, equipped with modern appliances and conveniences, as well as in-unit washers and dryers—a highly desirable feature for today's renters. The interiors also feature generous living areas and abundant closet space, offering tenants a practical and enjoyable living experience. Outside, a beautifully landscaped yard provides a tranquil retreat in an urban setting, perfect for relaxing or socializing. Additional amenities include a detached garage and off-street parking—valuable assets in a vibrant and growing city like Denver. Situated on a generous lot and ideally located near retail and neighborhood amenities, the property offers residents walkable access to local restaurants, grocery stores, shopping destinations, and essential services. This ideal blend of residential tranquility and urban convenience makes the property highly attractive to tenants and offers long-term rental stability. Whether you're seeking stable cash flow or a value-add investment opportunity with upside potential, this well-maintained multifamily asset checks all the boxes. With its prime location, solid construction, and desirable tenant features, this is an exceptional opportunity in Denver's competitive multifamily market.

PROPERTY DETAILS

# of Units	4
Building Size	3,265 Square Feet
Lot Size	9,375 Square Feet
Year Built	1952
Property Type	Multifamily
Construction	Masonry
Neighborhood	Montclair
Roof	Composition
Heat	Gas/Forced Air
Parking	Detached Garage

HIGHLIGHTS

- * EACH UNIT IS SEPARATELY DEEDED
- * LIGHT AND BRIGHT UNITS
- * BEAUTIFULLY-MAINTAINED WITH UPDATES THROUGHTOUT
- * NEW ROOF AND GUTTERS (2024)
- * WASHER/DRYER IN EACH UNIT
- * INDIVIDUAL ENTRANCES AND OUTDOOR SPACES
- * DETACHED GARAGE AND OFF-STREET PARKING
- * SPECTACULAR MONTCLAIR LOCATION NEAR RETAIL, RESTAURANTS, SERVICES & MORE!

CLICK [HERE](#) FOR PHOTOGRAPHY SLIDESHOW



1311 JASMINE PHOTOS



1313 JASMINE PHOTOS



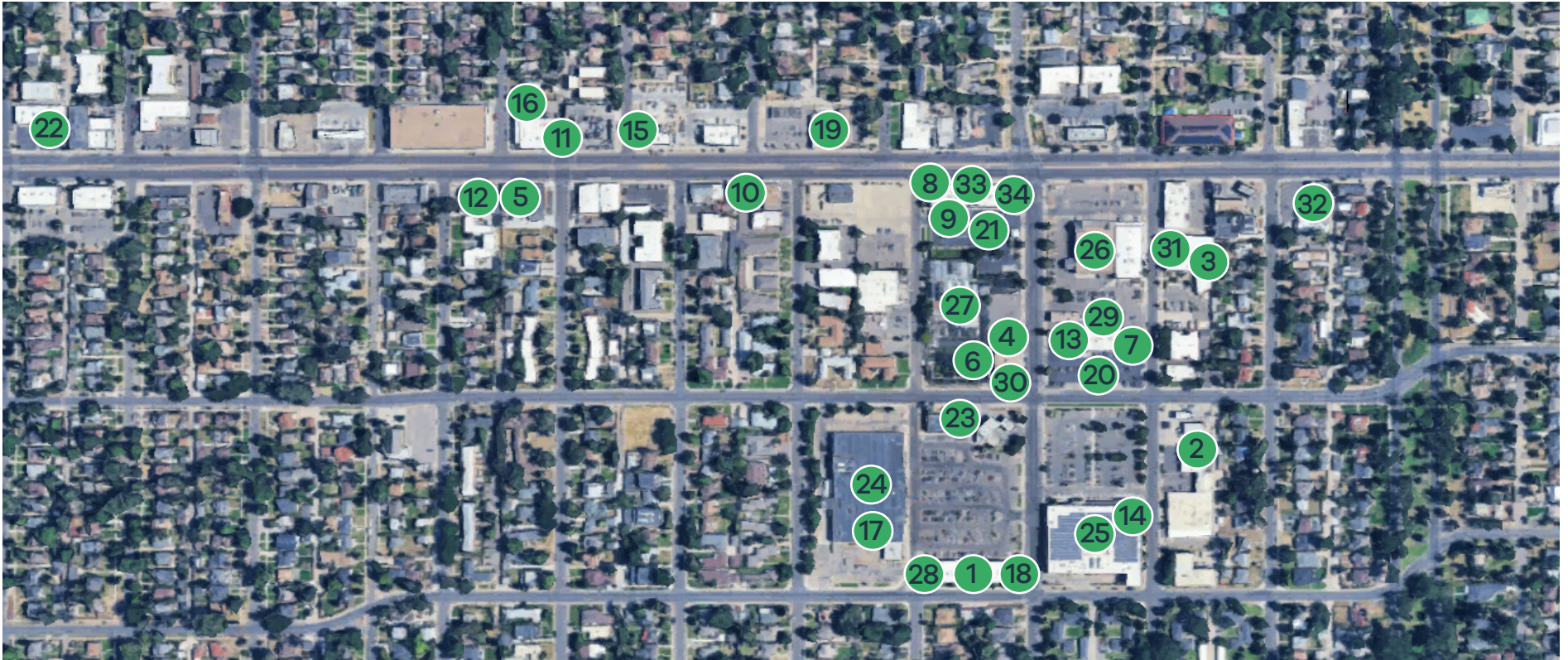
1315 JASMINE PHOTOS



1317 JASMINE PHOTOS



Area Map



AREA HIGHLIGHTS

DINING/BARS

- 1 Little Dragon
- 2 Papa Murphy's
- 3 WongWayVeg
- 4 Mozart's Denver
- 5 Tessa Delicatessen
- 6 JP Nori Sushi II
- 7 Snarf's Sandwiches
- 8 Qdoba Mexican
- 9 Jimmy Johns
- 10 Yaqui Tacos
- 11 Phoenician Kabob
- 12 Famous Pizza & Subs

COFFEE/CONFECTIONS

- 13 La Fillette Bakery
- 14 Starbucks
- 15 Starbucks
- 16 Park Hill Hub
- 17 Starbucks

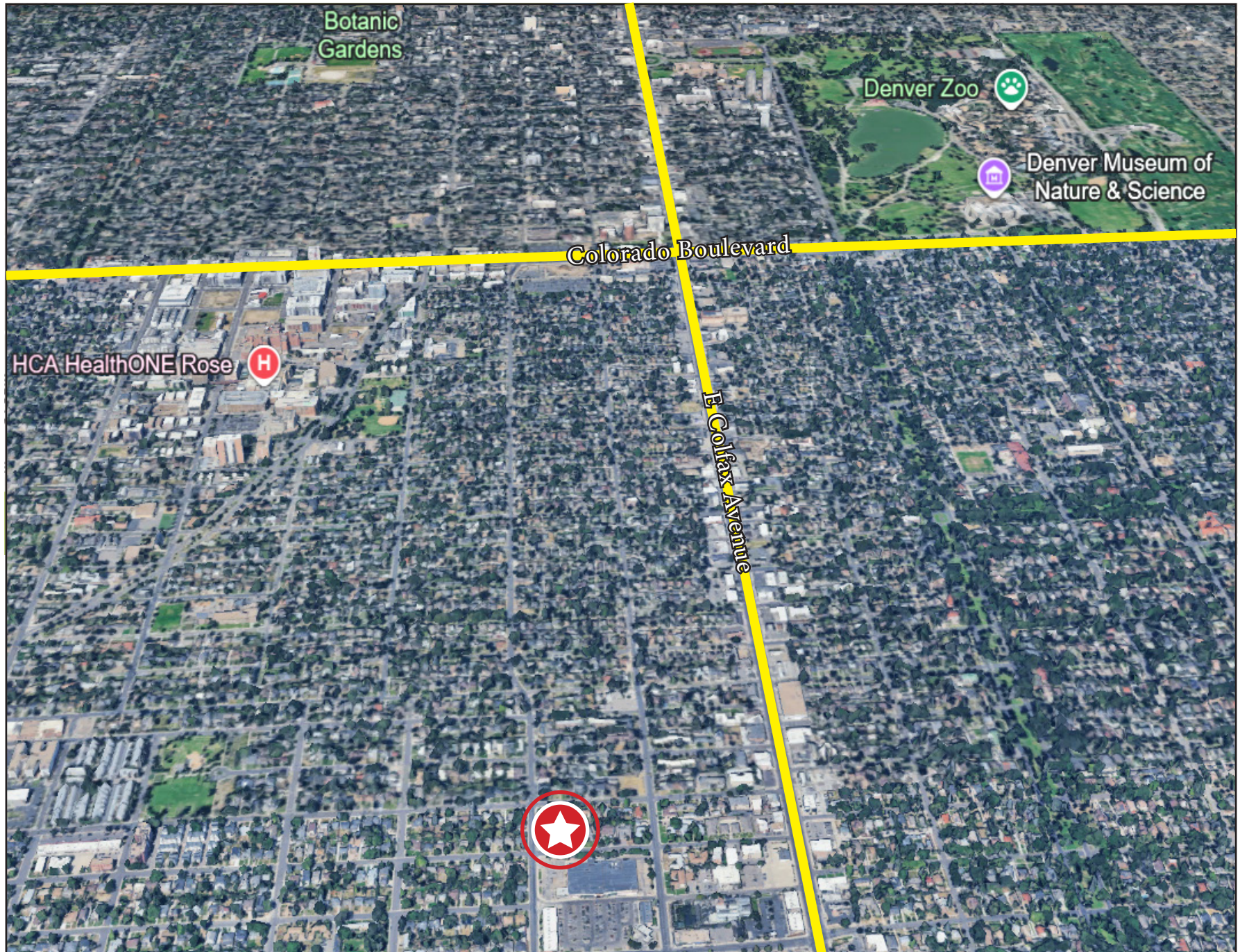
HEALTH & FITNESS

- 18 F45 Training
- 19 Anytime Fitness
- 20 Koko Fitclub of Denver
- 21 Pilates Bodies
- 22 Grappler's Edge & Edge Boxing

RETAIL/SERVICES

- 23 Mayfair Liquors
- 24 King Soopers
- 25 Safeway
- 26 Walgreens
- 27 City Floral Garden Center
- 28 Nail Touch Vy
- 29 Great Clips
- 30 File n Style Nail Salon
- 31 Art Gym - Art Center
- 32 Denver True Value Hardware
- 33 UPS Store
- 34 Chase Bank

Property Location



Neighborhood Info

WALK, TRANSIT & BIKE SCORES

Walk Score	83	'Very Walkable'
Bike Score	78	'Very Bikeable'
Transit Score	50	'Good Transit'

DEMOGRAPHICS

POPULATION 2024	1 mi	18,721
	2 mi	87,193
	3 mi	186,536
POPULATION PROJECTION 2029	1 mi	18,865
	2 mi	87,885
	3 mi	188,796
HOUSEHOLDS 2024	1 mi	8,343
	2 mi	38,371
	3 mi	85,163
RENTER OCCUPIED HOUSEHOLDS	1 mi	2,925
	2 mi	17,181
	3 mi	45,913
AVERAGE HOUSEHOLD INCOME	1 mi	\$134,819
	2 mi	\$128,632
	3 mi	\$116,550
TOTAL CONSUMER SPENDING	1 mi	\$329,593,131
	2 mi	\$1,429,673,259
	3 mi	\$2,930,739,231

MONTCLAIR, COLORADO

Montclair is a historic and architecturally rich neighborhood located in east Denver, Colorado. Established in 1885 by Matthias P. Cochrane and Baron Walter von Richthofen, Montclair was envisioned as an upscale suburb with strict building codes requiring homes to be at least three stories high and constructed of brick or stone. The neighborhood was designed to attract wealthier residents seeking a refined alternative to Denver’s bustling city center. Today, Montclair is renowned for its diverse architectural styles, including Victorian, Queen Anne, Tudor Revival, and mid-century ranch homes, all set on larger-than-average lots along tree-lined streets. The area boasts several parks, such as Montclair Park, Mayfair Park, and Kittredge Park, providing residents with ample green spaces for recreation. Notable landmarks include the Richthofen Castle, a 35-room Gothic Revival mansion built in 1887, and the Molkery, a historic civic building originally constructed as a dairy barn in 1888. Montclair’s rich history, architectural charm, and strong community spirit make it one of Denver’s most desirable neighborhoods, offering a unique blend of suburban tranquility and urban accessibility.



FINANCIAL ANALYSIS



CURRENT RENT SCHEDULE

UNIT #	UNIT TYPE	UNIT SQFT	CURRENT RENT	PROFORMA RENT	EXPIRATION DATE
1311	2 BED/1 BATH	680	\$1,500	\$1,650	11/30/2026
1313	2 BED/1 BATH	719	\$1,800	\$1,950	04/30/2027
1315	2 BED/1 BATH	1,234	\$2,150	\$2,200	05/31/2026
1317	1 BED/1 BATH	632	\$1,400	\$1,500	01/31/2026

OPERATING DATA

Income

	CURRENT	PROFORMA
GROSS ANNUAL RENT	\$82,200	\$87,600
PARKING INCOME	\$1,500	\$2,700
UTILITY REIMBURSEMENT	\$2,100	\$3,000
NET RENTAL INCOME	\$85,800	\$90,300
EFFECTIVE GROSS INCOME	\$85,800	\$93,300

Expenses

	CURRENT	PROFORMA
PROPERTY TAXES	\$4,669	\$4,669
INSURANCE	\$3,809	\$3,809
REPAIRS/MAINTENANCE	\$7,658	\$6,000
CLEANING	\$608	\$500
UTILITIES	\$4,011.79	\$3,200
TOTAL EXPENSES	\$20,755.69	\$18,178
EXPENSES PER UNIT	\$5,188.92	\$4,544.50
NET OPERATING INCOME (NOI)	\$65,044.31	\$75,122
CAP RATE	5.20%	6.00%

Disclosure

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