

4-UNIT MULTI-FAMILY
OFFERING

1351-1357 WOLFF ST DENVER, CO 80207

ADJACENT PROPERTY AVAILABLE
(8 UNITS AVAILABLE COMBINED)



LINK FOR MORE
PHOTOS AND INFO

FOR SALE: \$995,000

STRONG RENTS AND ROOM FOR VALUE ADD



GOOGLE
MAP

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WEST PEAK PROPERTIES

1001 Bannock St.

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1351-1357 WOLFF ST.

4-Unit Multi-Family Offering

Multifamily investment opportunity that can be combined with the adjacent 4-unit at 1359-1365 Wolff Street to create an 8-unit portfolio. Located near 10th Avenue and Sheridan Boulevard, immediately north of Dry Gulch, this fully occupied fourplex is positioned within an area undergoing significant multi-phase redevelopment.

The property features four 2-bedroom, 1-bath units with quality rental-grade updates in most units and separately metered utilities. Multiple value-add opportunities exist through future rent growth and additional income from the detached two-car garage. Major improvements include a newer roof in 2023, two boilers approximately 2 and 15 years old, two new water heaters in 2021, and new swamp coolers in 2024 and 2025. The 7,813-square-foot lot features a meticulously landscaped yard with decorative black metal fencing and additional off-street parking.

Adjacent to Dry Gulch, residents have convenient access to its walking and biking path, along with the nearby 10th & Sheridan light rail station providing connections to downtown Denver and other destinations. Sloan's Lake, Edgewater Public Market offering restaurants, shops, nightlife, and recreational amenities are also nearby. Ongoing transit-oriented investment and neighborhood redevelopment provide strong long-term demand and appreciation potential.

The neighboring 4-unit at 1359-1365 Wolff Street is also available, creating an opportunity to assemble 8 units together for improved operating efficiency, management economies of scale, and enhanced exit optionality. Sold together is preferred, but available individually.

PROPERTY SUMMARY

4

TOTAL UNITS

1963

YEAR BUILT

7,813 SF

LOT SIZE

3,444 SF

BUILDING SIZE

OFFERING PRICE

\$995,000

ZONING

U-RH-3A (Urban Row House)

UNIT MIX

All 2BR / 1BA

HEAT

Individually Furnaced

PARKING

2 Car Garage + 2 Spaces





1351 WOLFF ST

1357 WOLFF ST

The neighboring 4-unit at 1359-1365 Wolff St is also available, creating an opportunity to assemble 8 units together for improved operating efficiency, management economies of scale, and enhanced exit optionality. Sold together is preferred, but available individually.



1359 WOLFF ST

1365 WOLFF ST





DENVER, CO

WOLFF ST

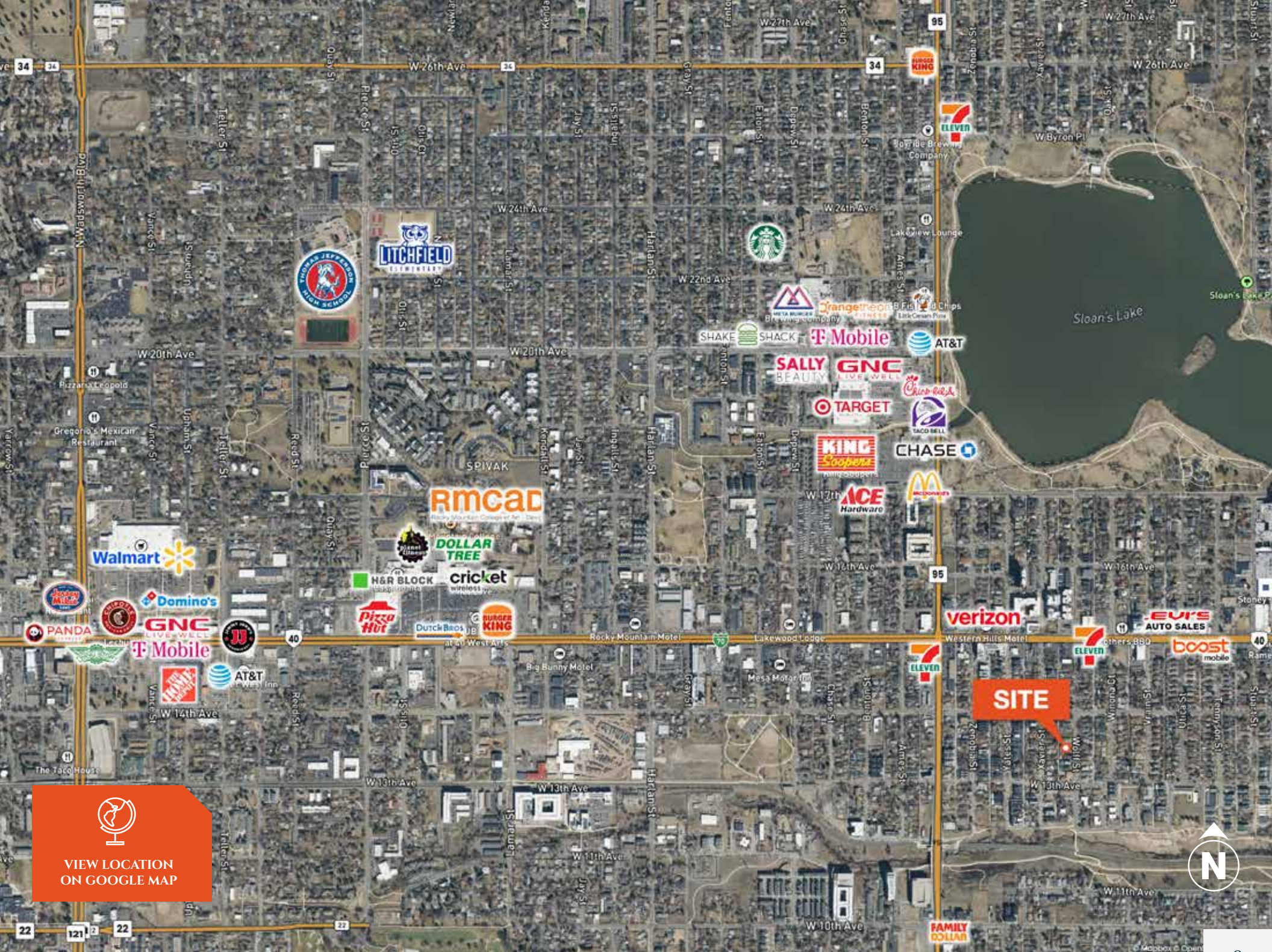
1359-1365 WOLFF ST
ADJACENT PROPERTY
AVAILABLE



Income							
Unit	Lease Expiration	Unit Mix	Average SF	Current Income	Proforma Income	Yr 2 Income	Yr 3 Income
1351	Month to Month	2BD, 1BA	850	\$875	\$1,700	\$1,800	\$1,900
1353	Month to Month	2BD, 1BA	850	\$895	\$1,700	\$1,800	\$1,900
1355	Month to Month	2BD, 1BA	850	\$1,000	\$1,700	\$1,800	\$1,900
1357	Month to Month	2BD, 1BA	850	\$1,360	\$1,700	\$1,800	\$1,900
Other Inc. (Laundry, Garage)				\$25	\$225	\$225	\$225
Monthly			Total	\$4,155	\$7,025	\$7,425	\$7,825
Vacancy				0%	3%	3%	3%
Annual Income				\$49,860	\$81,771	\$86,427	\$91,083

Expenses (Approximate)				
Unit	Current	Proforma	Year 2	Year 3
Water & Sewer	\$1,650	\$1,683	\$1,717	\$1,751
Gas & Electric	\$2,100	\$2,142	\$2,185	\$2,229
Trash	\$1,070	\$1,091	\$1,113	\$1,135
Property Taxes	\$5,272	\$5,377	\$5,485	\$5,595
Maintenance (Est.)	\$4,000	\$4,080	\$4,162	\$4,245
Property Insurance	\$4,743	\$4,838	\$4,935	\$5,033
Annual Expense	\$18,835	\$19,212	\$19,596	\$19,988
Average Monthly	\$1,569.58	\$1,600.98	\$1,632.99	\$1,665.65
Net Opp Income	\$31,025	\$62,559	\$66,831	\$71,095
List Price/Value **	\$995,000	\$995,000	\$1,024,850	\$1,055,596
Cap Rate	Current	Proforma	Year 2	Year 3
	3.12%	6.29%	6.72%	7.15%
Value on Cap Rate	6.25%	1,000,949	1,069,297	1,137,522

	Proforma	Year 2	Year 3
Purchase Price	\$995,000		
Down Payment %	40%		
Down Payment Amount	\$398,000		
Loan Amount	\$597,000		
Annual Interest Rate	6.50%		
PI Payments	(\$3,773)		
Net Operating Income	\$31,025	\$62,559	\$66,831
Annual Debt Service	(\$45,281)	(\$45,281)	(\$45,281)
Annual Cash Flow	(\$14,256)	\$17,278	\$21,550
Annual Cash on Cash Return	-3.58%	4.34%	5.41%
Year 1 Principal Reduction	\$6,912	\$6,912	\$7,361
Total Return	-1.85%	6.08%	7.26%
Total Return on Investment (Incl. Appreciation)	6%	21%	37%
Expense Assume:	2% Annual Increase		
Appreciation Assume:	3% Annual Increase		



VIEW LOCATION
ON GOOGLE MAP

DENVER, CO

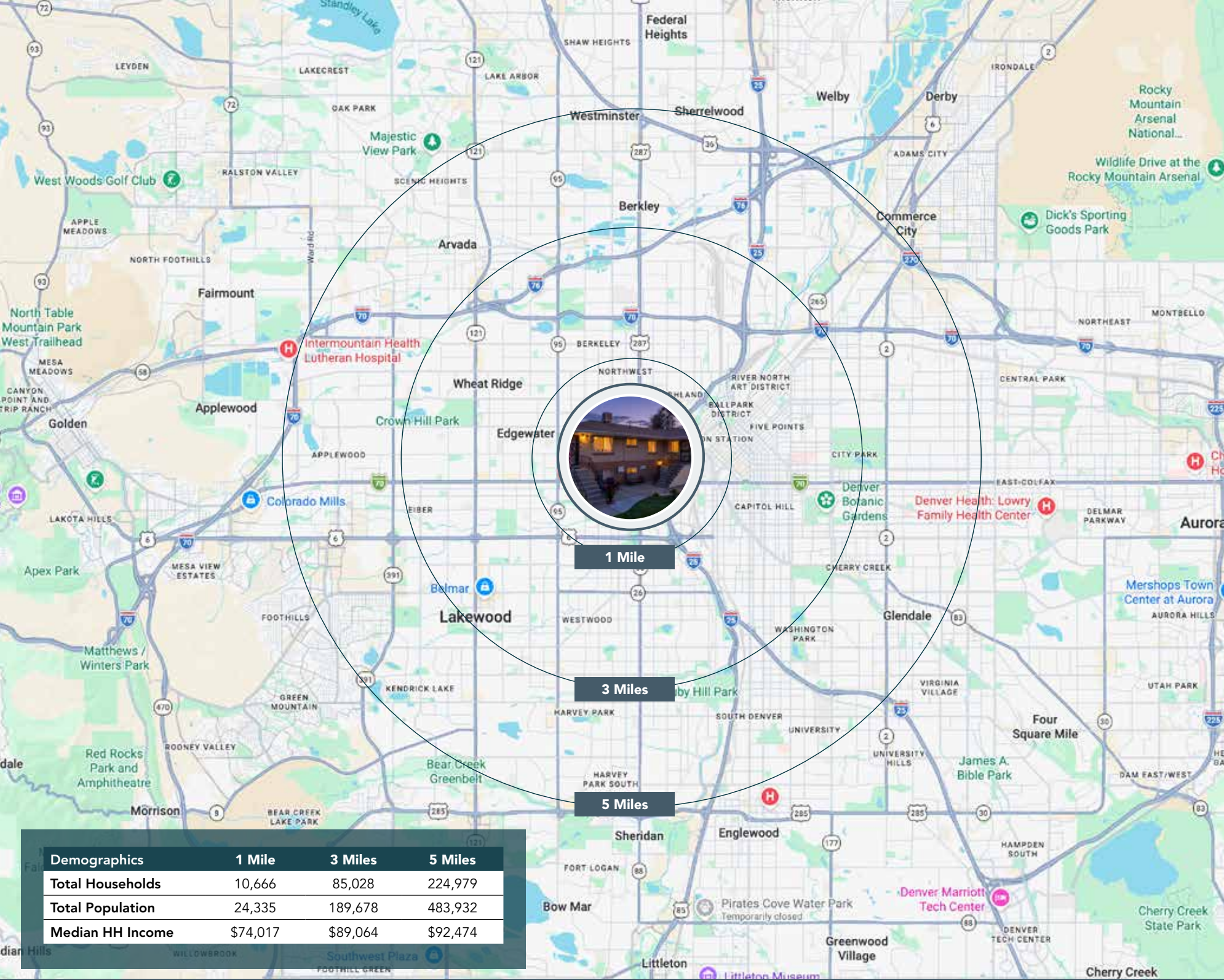
Market Overview

Denver Colorado, the “Mile High City,” is a dynamic urban center perched a mile above sea level, flanked by the scenic Rocky Mountains. Its modern skyline, dotted with high-rises, mirrors its economic progress, particularly in booming sectors like technology, telecommunications, energy, and a burgeoning aerospace industry. The city’s sunny, semiarid climate appeals to outdoor enthusiasts, complementing its urban charm.



Culturally vibrant, Denver boasts landmarks like the Denver Art Museum and the Museum of Nature and Science, reflecting its dedication to both Western heritage and contemporary innovation. The city’s arts district teems with galleries and performance spaces, showcasing local and international talent. The Red Rocks Amphitheatre, set amidst natural geological wonders, epitomizes its thriving music and performing arts scene, attracting global acts and audiences. In addition, the city hosts numerous festivals and events throughout the year, celebrating everything from film to food, further enriching its cultural tapestry. Denver’s economy benefits from this educational and innovative spirit, with environmental initiatives and sustainable urban development further driving economic growth. The city’s diverse culinary landscape, from street food to gourmet dining, and a celebrated craft beer culture, alongside a lively nightlife with bars, clubs, and music venues, makes Denver an inviting and economically vibrant destination for both residents and tourists. This economic dynamism is also reflected in the city’s burgeoning startup scene and tech industry, attracting entrepreneurs and investors alike. Additionally, Denver’s strategic location as a transportation hub contributes significantly to its commercial and logistical sectors, bolstering the overall economic health of the region.





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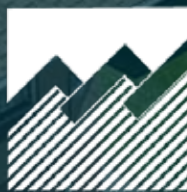
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