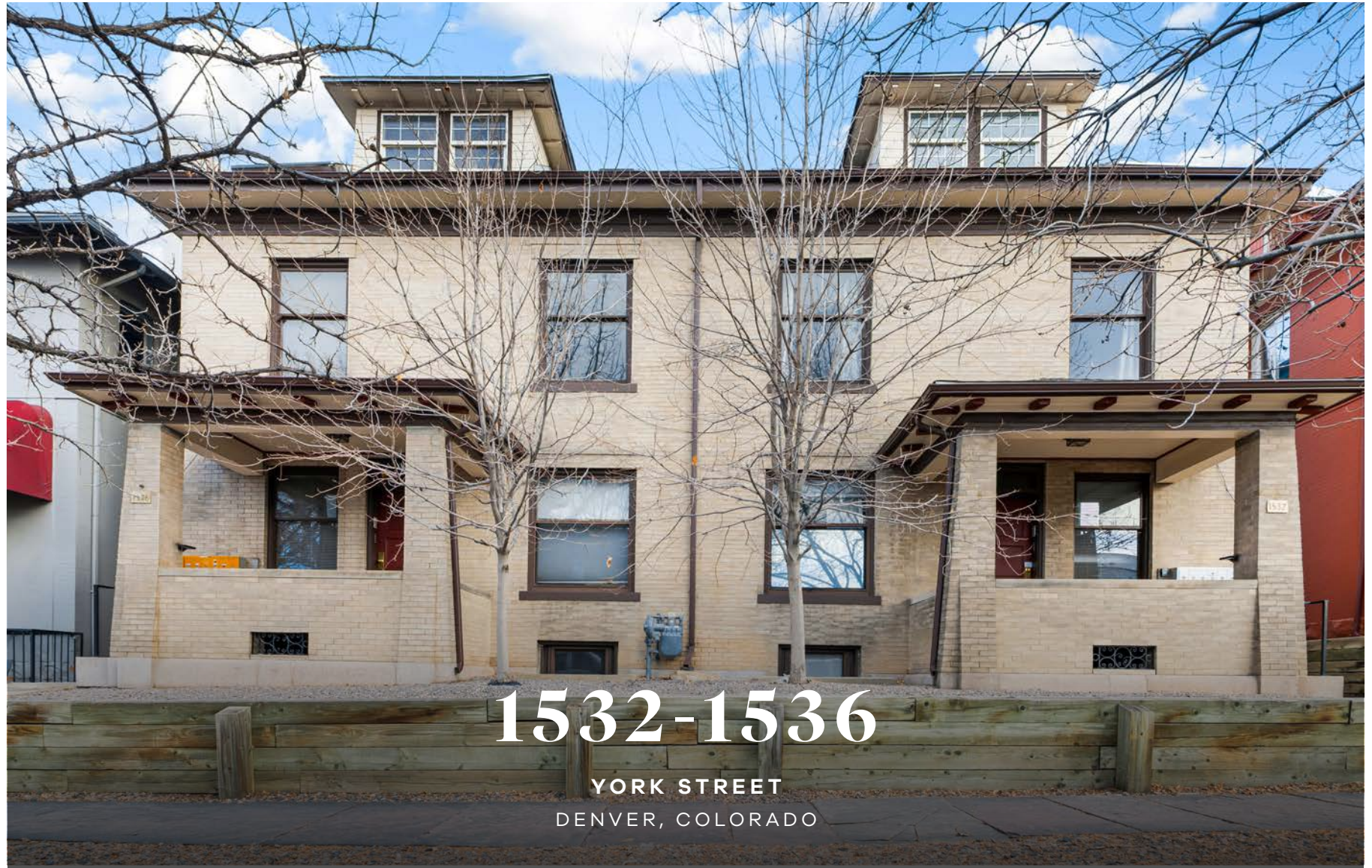


YORK STREET APARTMENTS



**City Park West Multifamily Property**  
*12-Unit Investment Opportunity*

**Kentwood**  
Real Estate



# 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 Land Title Guarantee Company.

PRESENTED BY: \_\_\_\_\_



**Kyle Malnati**  
Senior Commercial Advisor

303-358-4250  
Malnati@Kentwood.com

**Kentwood**  
Real Estate





# EXECUTIVE SUMMARY

## CITY PARK WEST APARTMENT PROPERTY

### *12-Unit Investment Opportunity*

Located in the highly desirable City Park West neighborhood, this well-maintained 12-unit apartment building offers an attractive blend of classic character and thoughtful updates in a premier urban setting. The three-story property features a desirable unit mix of 4 studios and 8 one-bedroom residences, appealing to a broad tenant base. Two distinctive brownstone-style units are situated on the first level and offer private patios and individual entrances, complemented by custom built-ins and wood flooring that highlight the building's original charm. The remaining units are accessed through two separate, secured lobby entrances, enhancing both privacy and security. Across the property, units feature well-equipped kitchens,  $\frac{3}{4}$  or full bathrooms, and large windows that flood the interiors with natural light. The overall aesthetic seamlessly blends historic character with modern updates. The lower level includes a spacious coin-operated laundry facility, along with two separate boiler rooms serving each side of the building. Additional amenities include off-street parking located at the rear of the property. Ideally positioned just steps from City Park West, residents enjoy immediate access to neighborhood restaurants, retail, and everyday conveniences, with easy connectivity to Downtown Denver and Cherry Creek. This property presents a compelling opportunity in one of Denver's most sought-after rental markets.

### Property Highlights

- » 12-unit, 3-story apartment building in City Park West
- » Unit mix: 4 studios and 8 one-bedroom units
- » Two brownstone-style units with private patios & entrances
- » Two separate, secured lobby entrances for remaining units
- » Each unit boasts well-equipped kitchens and 3/4 or full bathrooms
- » Large windows providing abundant natural light throughout
- » Original fixtures offer modern updates
- » Spacious coin-operated laundry facility in the lower level
- » Off-street parking in the rear of the property
- » Steps from City Park West, restaurants, and retail
- » Convenient access to Downtown Denver and Cherry Creek



SALES PRICE	\$2,300,000
NET BUILDING SIZE	6,280 SF
TOTAL LAND SIZE	5,460 SF
PROPERTY TYPE	Multifamily
YEAR BUILT	1909
CONSTRUCTION	Masonry
STORIES	3
ROOF	Asphalt Shingle
HEAT	Hot Water Boiler (2)
PARKING	Surface Lot (7 Spaces)
SUBMARKET	City Park West
ZONING	C-MS-5

# FINANCIAL ANALYSIS

## UNIT MIX & AVERAGE RENT SCHEDULE

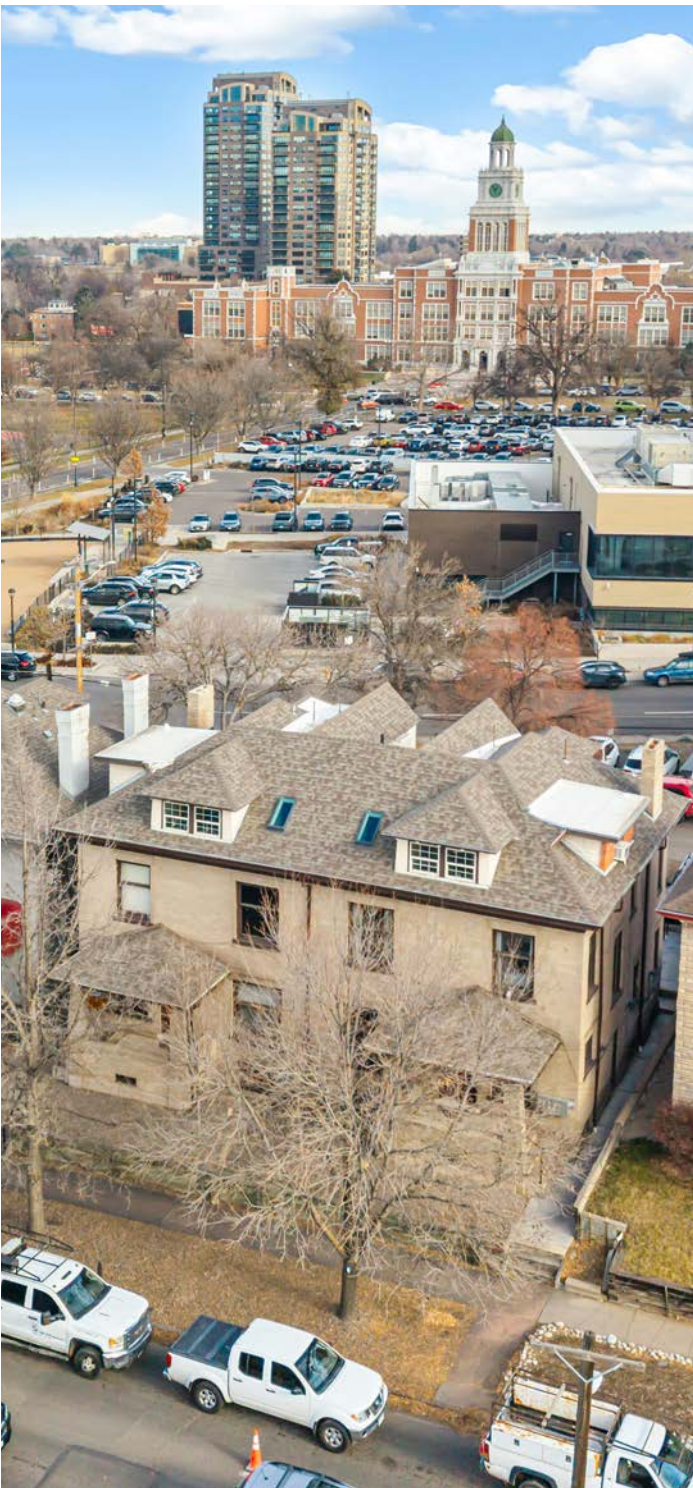
# UNITS	UNIT TYPE	AVERAGE SF	AVERAGE CURRENT RENT	AVERAGE MARKET RENT
4	Studio	350 SF	\$994	\$1,075
8	1 BD/1BA	450-675 SF	\$1,136	\$1,213

## OPERATING DATA: INCOME & EXPENSES

INCOME		CURRENT	MARKET	ESTIMATED EXPENSES		CURRENT	MARKET
Gross Annual Rent		\$156,780	\$168,000	Property Taxes		\$12,138	\$12,138
Vacancy Allowance (5%)		(\$7,839)	(\$8,400)	Insurance		\$7,328	\$7,328
Net Rental Income		\$148,941	\$159,600	Utilities		\$12,526	\$12,526
Parking/Laundry Income		\$1,800	\$10,200	Repairs/Maintenance		\$7,000	\$10,000
Effective Gross Income		\$150,741	\$169,800	Management		\$0	\$8,490
				Leasing		\$6,125	\$0
				Total Expenses		\$45,117	\$50,482
				Expenses Per Unit		\$3,760	\$4,325
				Net Operating Income (NOI)		\$105,624	\$119,318

## FINANCIAL ANALYSIS & INVESTMENT SUMMARY

FINANCIAL ANALYSIS		CURRENT	MARKET	INVESTMENT SUMMARY	
Net Operating Income (NOI)	\$105,624	\$119,318		Sales Price	\$2,300,000
Projected Debt Service	(\$92,529)	(\$92,529)		Price/Unit	\$191,667
Before Tax Cash Flow	\$13,095	\$26,789		Price/SF (Net)	\$366.24
Cap Rate	4.60%	5.20%			
Cash-on-Cash Return	1.30%	2.70%		PROPOSED FINANCING	
Principle Reduction (Yr 1)	\$16,264	\$16,264		Loan Amount	\$1,300,000
Total Return	2.90%	4.30%		Down Payment	\$1,000,000
				Interest Rate	5.90%
				Monthly Payment	\$7,711





# INTERIOR PHOTOS



**TOTAL: 394 sq. ft**  
1st floor: 394 sq. ft  
EXCLUDED AREAS: FIREPLACE: 10 sq. ft, WALLS: 46 sq. ft



# INTERIOR PHOTOS



TOTAL: 654 sq. ft  
1st floor: 654 sq. ft  
EXCLUDED AREAS: WALLS: 63 sq. ft





# INTERIOR PHOTOS



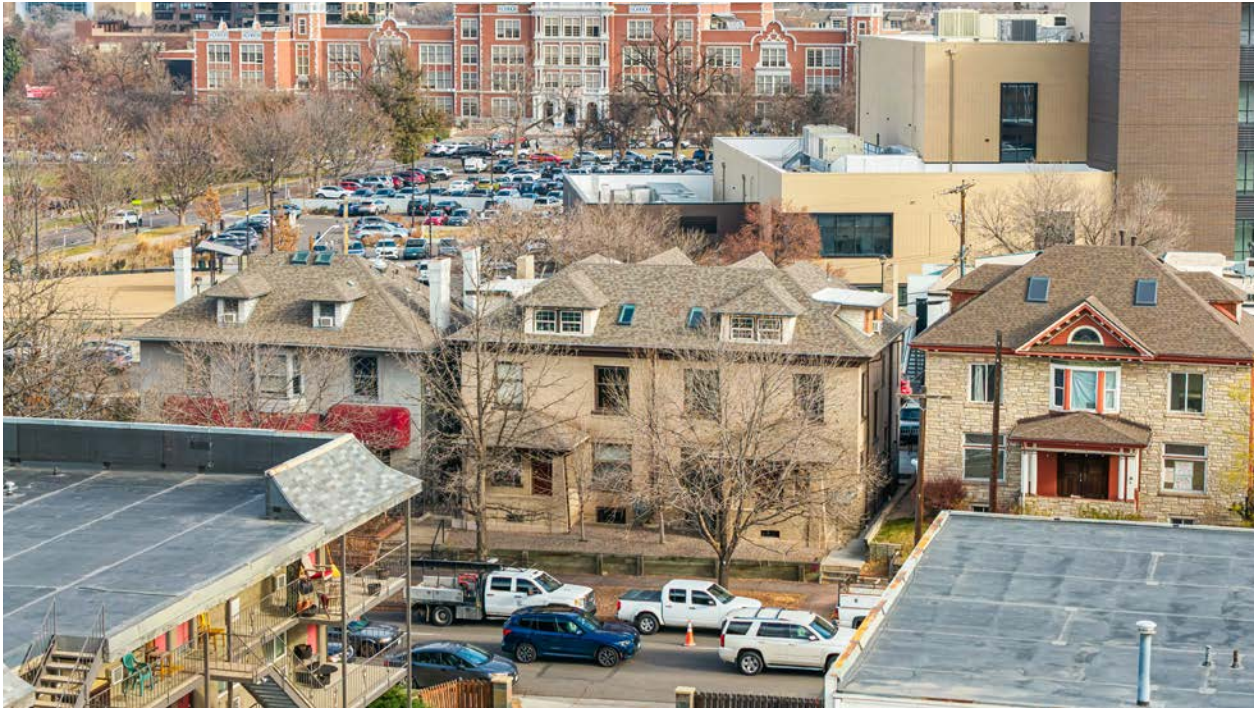


# EXTERIOR PHOTOS





# AERIAL PHOTOS





# AREA AMENTIES



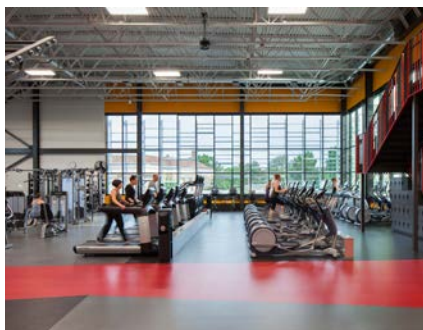
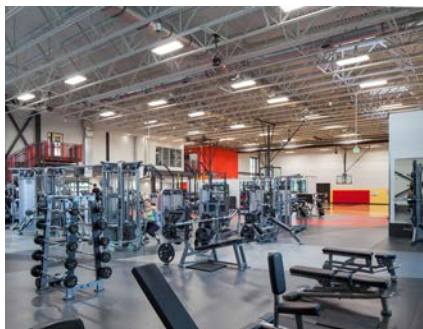
## CARLA MADISON RECREATION CENTER

**Located Just 1 Block Away!!**

The Carla Madison Recreation Center in Denver, Colorado is a vibrant, multi-level community recreation facility operated by Denver Parks and Recreation that serves as a central hub for fitness, aquatics, sports, and social gatherings in the heart of the city. Opened in early 2018 and named in honor of longtime Denver City Councilwoman Carla Madison, it was designed to meet the city's need for a major urban recreation center and has quickly become one of Denver's most popular public fitness destinations. The center features extensive amenities including an eight-lane, 25-yard competition lap pool and a leisure pool with play features and a lazy river, a gymnasium with full-size basketball courts, cardio and weight rooms, group fitness and cycle studios, and outdoor attractions like a climbing wall, slack lines, and a dog park. It also includes community spaces such as a rooftop event venue with terrace and catering kitchen, making it ideal for classes, events, and social activities for all ages. With its mix of recreational programming, family-friendly facilities, and community gathering spaces, Carla Madison has become a cornerstone for health, wellness, and connection in Denver's urban core. Ideally positioned just steps from City Park West, residents enjoy immediate access to neighborhood restaurants, retail, and everyday conveniences, with easy connectivity to Downtown Denver and Cherry Creek.

## Rec Center Highlights

- » Eight-lane, 25-yard lap pool and leisure pool with lazy river
- » Fully equipped fitness center with cardio and weight training
- » Gymnasium with basketball and multipurpose court space
  - » Group fitness and cycling studios
- » Outdoor climbing wall, bouldering features, and slack lines
- » Rooftop event space with terrace and catering kitchen
  - » On-site dog park and outdoor gathering areas
- » Locker rooms, showers, and family-friendly amenities



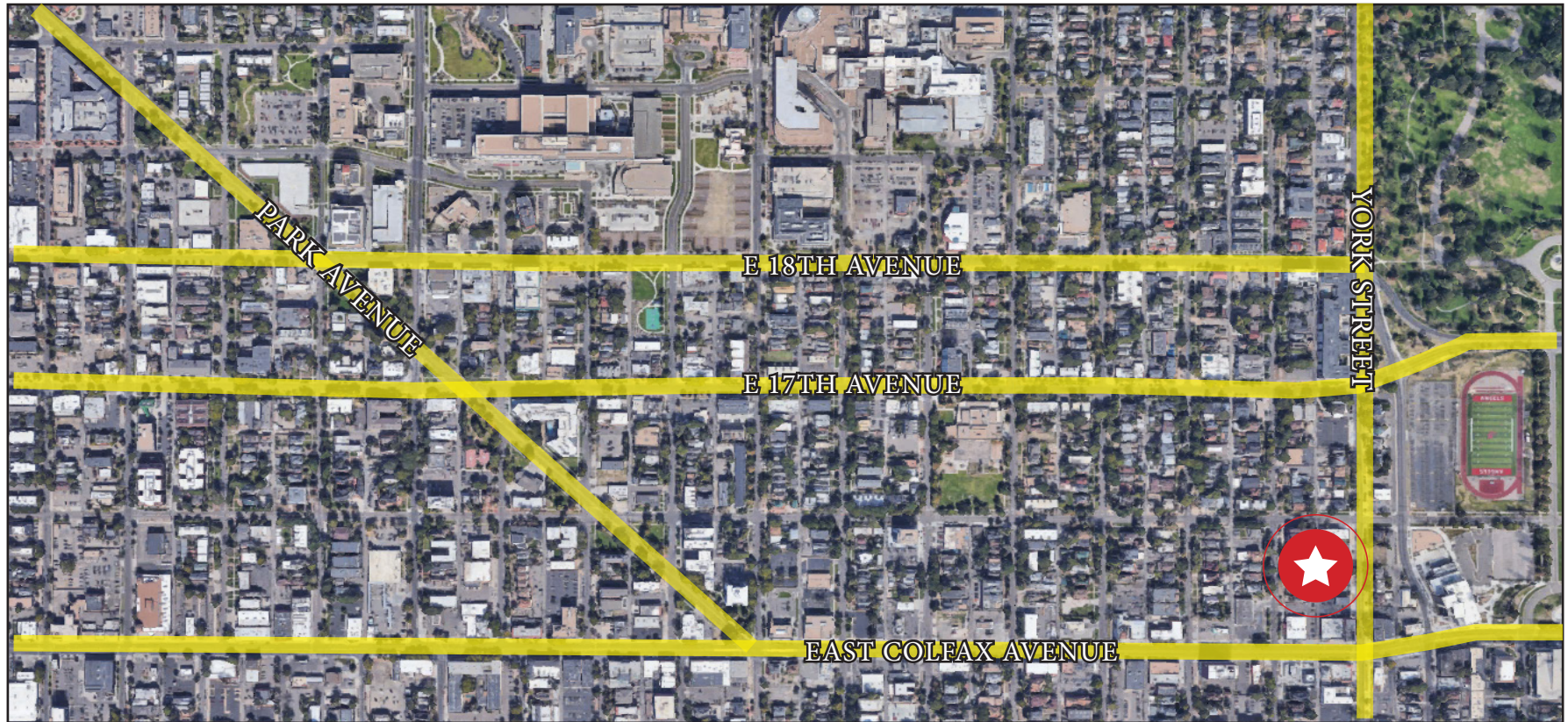


# AERIAL LOCATION





# AREA MAP



## AREA HIGHLIGHTS

### DINING/BARS/COFFEE

White Pie  
D.P. Dough Denver  
Brothers BBQ  
Olive and Finch  
Thai Basil  
Walter's 303 Pizzeria & Publik House  
One Fold  
Hive Garden Bistro  
The Porchetta House  
The Weathervane Cafe  
Doppio Coffee  
Stoney's Uptown Joint

### CULTURE/RECREATION

City Park  
Denver Zoo  
Museum of Nature and Science  
City Park Golf Course  
Carla Madison Recreation Center

### HEALTH & WELLNESS

Orange Theory  
Samadhi Yoga Sangha  
Star Cycle Denver  
Woodhouse Spa Denver  
Jalan Facial Spa

### RETAIL/SERVICES

Talulah Jones Gifts  
Marczyk Fine Foods  
Sun Market  
Natural Grocers  
7-Eleven  
Star Salon  
Three Little Birds Salon  
FirstBank  
MidwestOne Bank  
Babylon Floral  
LivWell  
Dependable Cleaners





# CITY PARK WEST

City Park West is one of Denver’s most established and desirable neighborhoods, valued for its mature tree-lined streets, historic charm, and strong sense of community. The area is characterized by a mix of classic apartment buildings, brownstones, and early 20th-century architecture that give the neighborhood a timeless appeal while continuing to attract modern renters. Its close proximity to City Park and City Park West provides residents with immediate access to expansive green space, trails, playgrounds, the Denver Zoo, and the Denver Museum of Nature & Science, creating an exceptional balance between urban living and outdoor recreation.

The neighborhood also benefits from a vibrant and evolving dining and retail scene, with popular restaurants, coffee shops, and neighborhood services within walking distance. City Park West offers excellent connectivity, with quick access to Downtown Denver, Cherry Creek, and major employment centers via nearby arterial roads and public transit. Combined with consistent rental demand, limited new supply, and a highly walkable lifestyle, City Park West remains a compelling location for residents and investors alike.

WALK SCORE	93 ('Walker's Paradise')
BIKE SCORE	93 ('Biker's Paradise')
TRANSIT SCORE	52 ('Good Transit')

## DEMOGRAPHICS

Population 2024	1 mi	32,490	Average Household Income	1 mi	\$109,901	Daytime Businesses	1 mi	4,323
	2 mi	134,022		2 mi	\$112,408		2 mi	17,001
	3 mi	232,193		3 mi	\$118,360		3 mi	26,307
Population Projection 2029	1 mi	32,745	Daytime Employees	1 mi	25,867	Consumer Spending	1 mi	\$590,514,742
	2 mi	136,058		2 mi	161,219		2 mi	\$2,381,265,222
	3 mi	236,362		3 mi	256,885		3 mi	\$4,104,223,076



# 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.





# 1532-1536

**YORK STREET**  
DENVER, COLORADO

PRESENTED BY:



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**Kentwood**  
Real Estate