



# Logan Flats

1260 N LOGAN STREET  
DENVER, COLORADO

**Kentwood**  
Real Estate

Kyle Malnati  
Senior Commercial Advisor

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# PROPERTY TOURS & OFFER SUBMITTAL

## 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 Submittal

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. Non-binding LOI's will not be considered as a valid offer. Earnest money shall be payable to and held by Land Title Guarantee Company.

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



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# EXECUTIVE SUMMARY

## LOGAN FLATS IN CAPITOL HILL

### *12-Unit Investment Opportunity*

Logan Flats is a well-maintained 12-unit apartment community ideally located in the heart of Capitol Hill, one of Denver's most vibrant and walkable neighborhoods. Known for its historic character, eclectic dining, coffee shops, nightlife, and proximity to downtown, Capitol Hill continues to attract a strong renter base seeking urban convenience and lifestyle appeal.

The property consists of 11 one-bedroom units and 1 studio, totaling approximately 8,547 square feet. Most units were remodeled between 2009–2012, resulting in bright, updated interiors. Large windows provide abundant natural light, while ceiling fans and spacious closets enhance tenant comfort and functionality. The building features an attractive brick and stone exterior, blending classic architectural character with long-term durability. Residents enjoy a shared on-site laundry facility (machines purchased in 2016) a private courtyard, and rear parking, an added convenience in this high-demand urban location.

With extensive system upgrades, a strong one-bedroom-heavy unit mix, and a prime Capitol Hill location, Logan Flats presents a fantastic income-producing asset with a clear opportunity to optimize operations and enhance long-term value in one of Denver's most desirable rental submarkets.

## Capital Improvements

- » Roof replaced (2017): Carlisle ½" SecurShield with 0.60 mil EPDM
- » Boiler replaced (2012): Raypak boiler and hot water tank
- » All windows replaced (2020): Simonton Maderia bronze exterior, double-pane glass
- » Laundry machines purchased (2016)

## Property Highlights

- » 12-unit, 3-story apartment building in Capitol Hill
- » Unit mix: 11 one-bedrooms and 1 studio
- » Most units updated between 2009-2012
- » Abundant natural light throughout
- » Unit features include ceiling fans, ample closet space & well-appointed baths with bathtubs
- » 6 Off-street parking spaces available in rear
- » Prime location in Capitol Hill — walkable urban neighborhood with strong rental demand



SALES PRICE	\$2,000,000
GROSS BUILDING SIZE	8,557 SF
TOTAL LAND SIZE	6,250 SF
PROPERTY TYPE	Multifamily
YEAR BUILT	1958
CONSTRUCTION	Joisted Masonry
STORIES	3
ROOF	Flat/Sloped
HEAT	Hot Water Boiler
PARKING	Off-Street (6 Spaces)
SUBMARKET	Capitol Hill
ZONING	G-MU-5

# FINANCIAL ANALYSIS

## UNIT MIX & AVERAGE RENT SCHEDULE

# UNITS	UNIT TYPE	AVERAGE SF	AVERAGE CURRENT RENT	AVERAGE MARKET RENT
1	Studio	400 SF	\$950	\$1,050
11	1 BD/1BA	650 SF	\$1,171	\$1,250

## OPERATING DATA: INCOME & EXPENSES

INCOME	CURRENT	PROFORMA	ESTIMATED EXPENSES	CURRENT	PROFORMA
Gross Annual Rent	\$166,020	\$177,600	Property Taxes	\$14,383	\$13,540
Vacancy Allowance (5%)	(\$8,301)	(\$8,880)	Insurance	\$9,086	\$7,060
Net Rental Income	\$157,719	\$168,720	Property Management	\$14,214	\$11,350
Parking/Laundry/RUBS	\$17,648	\$20,447	Utilities	\$15,119	\$15,119
<b>Effective Gross Income</b>	<b>\$175,367</b>	<b>\$189,167</b>	Repairs/Maintenance	\$18,000	\$18,000
			Administrative	\$4,247	\$2,500
			<b>Total Expenses</b>	<b>\$75,050</b>	<b>\$67,568</b>
			Expenses Per Unit	\$6,254	\$5,631
			<b>Net Operating Income (NOI)</b>	<b>\$100,317</b>	<b>\$121,599</b>

## FINANCIAL ANALYSIS & INVESTMENT SUMMARY

FINANCIAL ANALYSIS	CURRENT	PROFORMA
Net Operating Income (NOI)	\$100,317	\$121,599
Projected Debt Service	(\$96,976)	(\$96,976)
Before Tax Cash Flow	\$3,342	\$24,623
<b>Cap Rate</b>	<b>5.02%</b>	<b>6.08%</b>
Cash-on-Cash Return	0.56%	4.10%
Principle Reduction (Yr 1)	\$18,346	\$18,346
Total Return	3.61%	7.16%

### INVESTMENT SUMMARY

Sales Price	\$2,000,000
Price/Unit	\$166,667
Price/SF	\$234

### PROPOSED FINANCING

Loan Amount	\$1,400,000
Down Payment	\$600,000
Interest Rate	5.650%
Monthly Payment	\$8,081



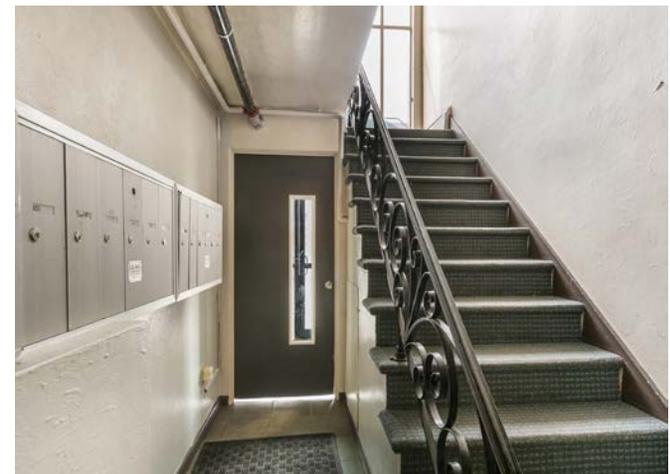
# INTERIOR PHOTOS



# INTERIOR PHOTOS



# EXTERIOR & COMMON AREAS



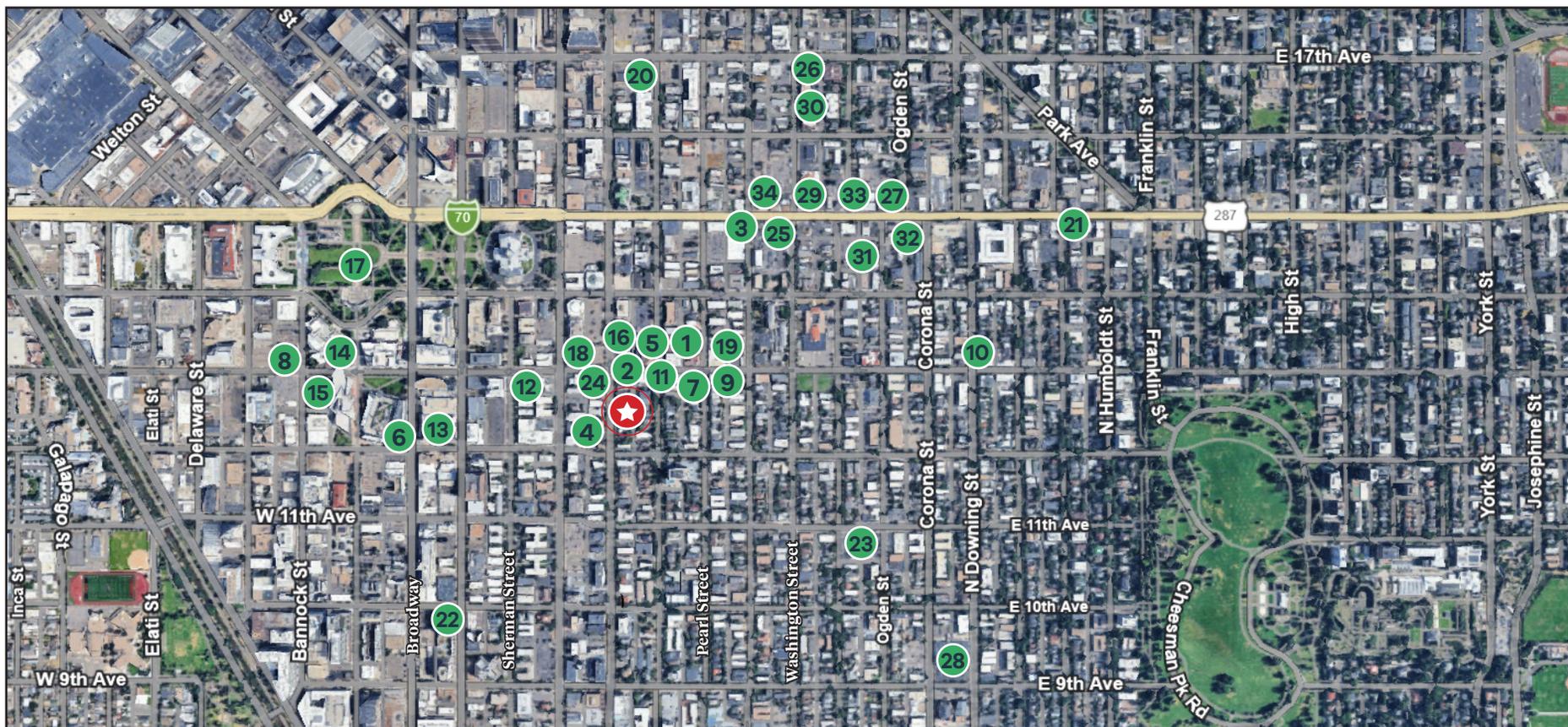
# AERIAL PHOTOS



# AERIAL LOCATION



# AREA MAP



## AREA HIGHLIGHTS

### DINING/BARS/COFFEE

- 1 Bang Up to the Elephant
- 2 Pub on Penn
- 3 Cheeba Hut
- 4 Bar Nun Denver
- 5 Subculture
- 6 Fire Restaurant & Lounge
- 7 Call Your Mother Deli
- 8 Pints Pub
- 9 Tua Mama's Pizzeria
- 10 Thump Coffee
- 11 Pablo's Coffee
- 12 City O'City

### CULTURE/ENTERTAINMENT

- 13 History Colorado Center
- 14 Denver Art Museum
- 15 Clyfford Still Museum
- 16 Molly Brown House Museum
- 17 Civic Center Park

### HEALTH & WELLNESS

- 18 CorePower Yoga
- 19 Black Swan Yoga
- 20 OrangeTheory Fitness
- 21 Anytime Fitness
- 22 Project 13 Gyms

### RETAIL/SERVICES

- 23 Whole Foods Market
- 24 Capitol Market
- 25 Argonaut Wine & Liquor
- 26 Marczyk Fine Foods
- 27 Ogden Theater
- 28 King Soopers
- 29 Fillmore Auditorium
- 30 MidwestOne Bank
- 31 The Glam House
- 32 Grease Monkey
- 33 Gool: Flower Shop
- 34 The 1up Arcade Bar



# CAPITOL HILL

Located just southeast of downtown, Capitol Hill is one of Denver’s most vibrant and densely populated neighborhoods, offering a dynamic blend of historic charm and modern urban living. Anchored by the iconic Colorado State Capitol and just minutes from Downtown Denver, the neighborhood features an eclectic mix of classic brick apartment buildings, converted Victorian mansions, and contemporary multifamily developments.

Capitol Hill is known for its strong walkability and access to some of the city’s most popular corridors, including Broadway and Colfax Avenue, where residents enjoy independent restaurants, coffee shops, music venues, fitness studios, and boutique retail. Cultural amenities such as the Denver Art Museum, the Civic Center Park, and the Denver Public Library further enhance the neighborhood’s appeal.

With convenient public transportation options, bike-friendly infrastructure, and close proximity to major employment centers including the downtown core and the Cherry Creek corridor, Capitol Hill consistently attracts young professionals, creatives, and long-term residents alike. Its density, historic character, and enduring rental demand make it one of Denver’s most established and resilient urban submarkets.

<b>BIKE SCORE</b>	96 ( <i>'Biker's Paradise'</i> )
<b>WALK SCORE</b>	95 ( <i>'Walker's Paradise'</i> )
<b>TRANSIT SCORE</b>	80 ( <i>'Excellent Transit'</i> )

## DEMOGRAPHICS

Population	1 mi	52,950	Average Household Income	1 mi	\$101,701	Daytime Businesses	1 mi	8,720
	2 mi	138,757		2 mi	\$111,242		2 mi	18,359
	3 mi	243,450		3 mi	\$117,578		3 mi	27,088
Renter Occupied Households	1 mi	26,553	Daytime Employees	1 mi	101,797	Consumer Spending	1 mi	\$951,266,565
	2 mi	60,834		2 mi	193,771		2 mi	\$2,520,139,189
	3 mi	87,847		3 mi	262,216		3 mi	\$4,281,024,474

# 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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