

OFFERING MEMORANDUM



INVESTMENT ADVISORS



Greg Johnson
Senior Advisor

303-810-1328

Greg@NorthPeakCRE.com



Conner Piretti
Senior Advisor

303-818-1805

Conner@NorthPeakCRE.com



NORTHPEAK®
COMMERCIAL ADVISORS

NorthPeak Commercial Advisors
1720 S Bellaire St. Suite 701
Denver, CO 80222
720-738-1949 • NorthPeakCRE.com





PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	702 E 12th Ave. Denver, CO 80203
Price	\$4,800,000
# of Units	45
Building Size	18,462 SF
Lot Size	11,100 SF
Year Built	1925
Roof	Sloped
Building Type	Interior Hallway
Heat	Steam Boiler (2013)
Zoning	G-MU-5
Off-Street Parking	6 Spaces

PROPERTY HIGHLIGHTS

- Located in the heart of Capitol Hill
- Beautiful vintage property
- Untapped income potential
- Attractive investment for value-add buyer
- Newer heating and domestic water boilers
- Updated vinyl windows throughout
- Updated electric service with solar panels

The Rob Roy is a vintage 45-unit apartment building in Denver's iconic Capitol Hill neighborhood. The building's brick exterior delivers timeless curb appeal from its high-visibility corner location. The property has been well-maintained and attracts good tenants looking for an affordable and convenient place to live. Untapped potential remains with rental income that can increase dramatically with capital expenditures to modernize the apartments.

The building contains 44 studio units and a large one-bedroom apartment. Steam heat is provided by a central gas boiler, and solar panels on the roof reduce the property's electricity costs. The property also has 6 off-street parking spaces that are leased to the residents.



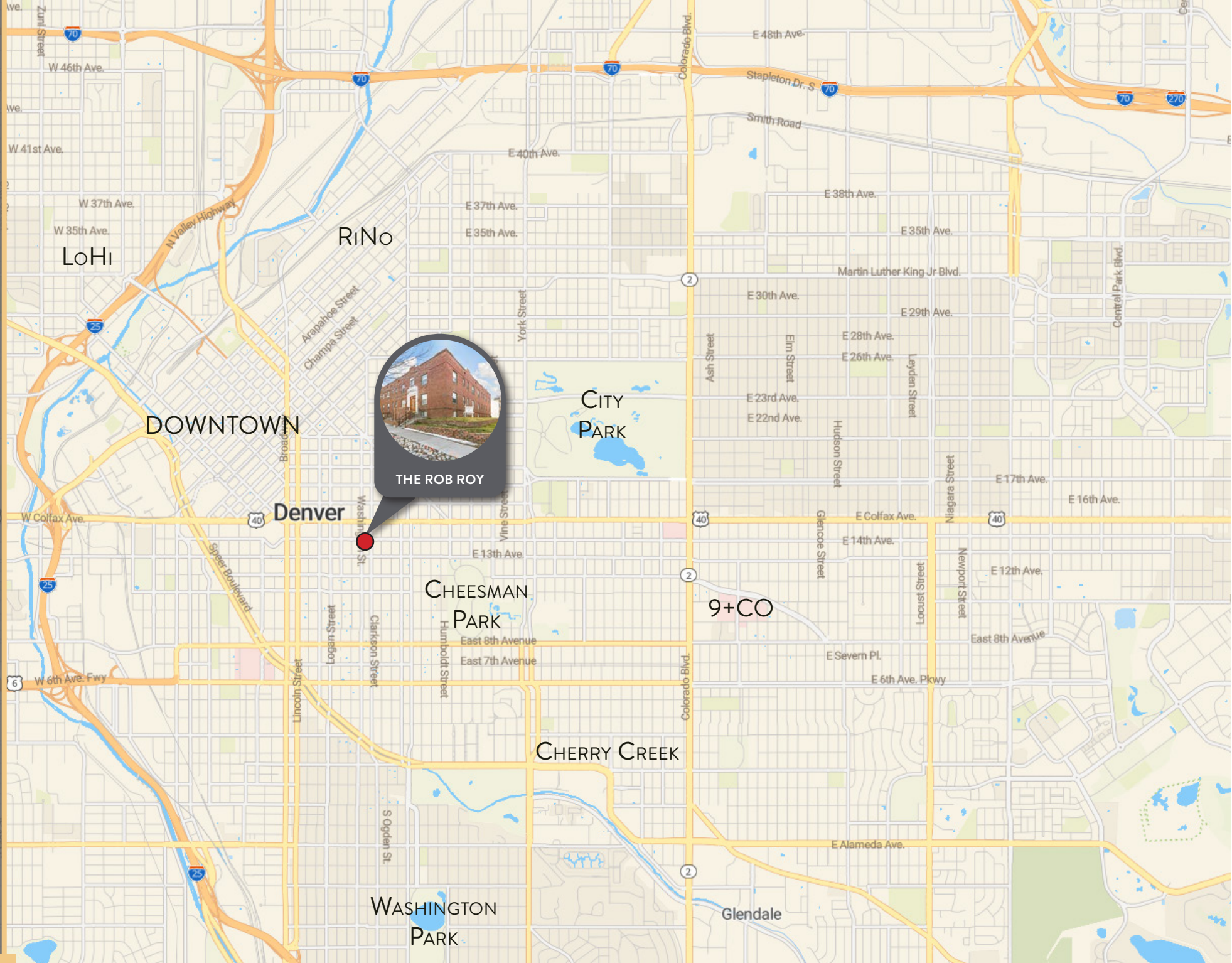


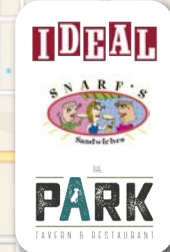
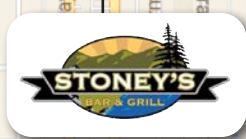
An aerial photograph of a city skyline. In the foreground, there are various residential and commercial buildings, including a large white building with solar panels on its roof. The middle ground shows a dense urban area with many smaller buildings. In the background, a range of mountains is visible under a clear blue sky. The text "LOCATION OVERVIEW" is overlaid in the bottom left corner in a large, yellow, sans-serif font.

LOCATION OVERVIEW



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A photograph of a cluttered bedroom. On the left, a black guitar leans against the wall. A large bookshelf is filled with books and a TV. A bed with a green blanket and purple pillows is on the right. A wooden door is in the background. The room has yellow walls and a white ceiling with a ceiling fan. A patterned rug is on the floor.

INVESTMENT ANALYSIS



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UNIT MIX & INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
Renovated Studio	44	300	\$871	\$38,324	\$943	\$41,492
Updated 1 Bd/1 Ba	1	600	\$1,400	\$1,400	\$1,400	\$1,400
TOTALS	45	13,800		\$39,724		\$42,892

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$476,580	\$514,800
Vacancy (7%)	(\$31,772)	(\$36,036)
Laundry	\$8,200	\$8,400
RUBS	\$-	\$27,000
Misc:	\$4,061	\$4,500
GROSS RENTAL INCOME	\$457,069	\$518,664

EXPENSES	CURRENT	PRO FORMA
Property Tax	\$46,272	\$46,272
Insurance	\$36,239	\$36,239
Gas/Electric	\$18,797	\$18,797
Water/Sewer	\$10,744	\$10,744
Trash	\$3,760	\$3,760
Management	\$30,348	\$38,900
Repairs/Maint.	\$48,883	\$45,000
Admin/Misc.	\$2,586	\$2,586
TOTAL EXPENSES	\$197,629	\$202,298
TOTAL EXPENSES / UNIT	\$4,392	\$4,496
NET OPERATING INCOME	\$259,440	\$316,366

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$259,440	\$316,366
Projected Debt Service	(\$205,885)	(\$205,885)
Before Tax Cash Flow	\$53,555	\$110,482
Cash-on-Cash Return	2.7%	5.6%
Principal Reduction	\$37,821	\$37,821
Total Return	\$91,376	\$148,302
CAP RATE	5.4%	6.6%

INVESTMENT SUMMARY	
List Price	\$4,800,000
Price/Unit	\$106,667
Price/SF	\$260

FINANCING	
Loan Amount	\$2,940,000 (60%)
Down Payment	\$1,960,000 (40%)
Interest Rate	5.75%
Amortization	30 Years

COMPARABLE SALES



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**SUBJECT PROPERTY**

702 E 12th Ave., Denver, CO 80203

Sale Date	JUST LISTED
List Price	\$4,800,000
Year Built	1925
Building Size	18,462 SF
# Units	45
Price/Unit	\$106,667

1020 Logan St.
Denver, CO 80203

#1

Sale Date	Nov 2024
Sale Price	\$4,300,000
Year Built	1957
Building Size	25,432 SF
# Units	38
Price/Unit	\$113,158

1001 Sherman St.
Denver, CO 80203

#2

Sale Date	Dec 2024
Sale Price	\$5,652,472
Year Built	1931
Building Size	10,821 SF
# Units	34
Price/Unit	\$166,249

1245 Logan St.
Denver, CO 80203

#3

Sale Date	Mar 2025
Sale Price	\$3,900,000
Year Built	1931
Building Size	12,326 SF
# Units	23
Price/Unit	\$169,565

30 S Pearl St.
Denver, CO 80209

#4

Sale Date	Feb 2025
Sale Price	\$5,780,000
Year Built	1967
Building Size	19,635 SF
# Units	34
Price/Unit	\$170,000

1275 Steele St.
Denver, CO 80206

#5

Sale Date	Aug 2025
Sale Price	\$2,312,988
Year Built	1939
Building Size	11,769 SF
# Units	12
Price/Unit	\$192,749

1235 Logan St.
Denver, CO 80203

#6

Sale Date	Mar 2025
Sale Price	\$4,400,000
Year Built	1949
Building Size	20,171 SF
# Units	24
Price/Unit	\$183,333

1035 Sherman St.
Denver, CO 80203

#7

Sale Date	Dec 2024
Sale Price	\$4,476,654
Year Built	1932
Building Size	9,531 SF
# Units	27
Price/Unit	\$165,802

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 702 E 12th Ave., Denver, CO 80203 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.



THE ROB ROY

INVESTMENT ADVISORS:

GREG JOHNSON

Senior Advisor

303-810-1328

Greg@NorthPeakCRE.com

CONNER PIRETTI

Senior Advisor

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