

OFFERING MEMORANDUM

For Sale - \$1,175,000



CLAYTON PLACE APARTMENTS

1424 Clayton Street, Denver, CO 80206



BROCKMAN
GROUP

CONTACTS



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1424 Clayton Street | Denver, CO

INVESTMENT SUMMARY

Address	1424 Clayton Street Denver, CO 80206
County	Denver County
Units	4
List Price	\$1,175,000
Price/Unit	\$293,750
Rentable SF	2,750 SF
Land Size	3,888 SF
Year Built	1896
Zoning	U-RH-3A
Parking	3 Off-Street
Electricity/Gas	Master
Heating	New Furnace



Location

- Victorian charm with flexible layout
- Walking distance to City Park and Botanical Gardens
- Short drive to all of Denver's major sports stadiums
- Updated furnace and water heater

PROPERTY INFO

Unit Type	Size (SF)	Current		Proforma	
		Avg Rent	Rent/SF	Avg Rent	Rent/SF
Studio	1 400	\$1,450	\$3.63	\$1,475	\$3.69
2 bed 1 Bath	1 900	\$2,500	\$2.78	\$2,500	\$2.78
2 Bed 1 Bath	1 950	\$2,500	\$2.63	\$2,650	\$2.79
Studio	1 500	\$1,550	\$3.10	\$1,575	\$3.15
Income		Annual		Annual	
Scheduled Gross Rent		\$96,000		\$98,400	
Vacancy		\$4,800		\$4,920	
Gross Rental Income		\$91,200		\$93,480	
Parking				\$1,260	
RUBS				\$9,230	
Laundry		\$500		\$500	
Total Other Income		\$500		\$10,990	
Effective Gross Income		\$91,700		\$104,470	
Expenses		Annual	\$/Unit	Annual	\$/Unit
Property Taxes		\$4,185	\$1,046	\$4,311	\$1,078
Insurance		\$2,585	\$646	\$2,585	\$646
Gas		\$3,600	\$900	\$3,600	\$900
Electric		\$2,880	\$720	\$2,880	\$720
Water & Sewer		\$2,400	\$600	\$2,400	\$600
Trash		\$350	\$88	\$350	\$88
Repairs & Maintenance		\$2,000	\$500	\$3,000	\$750
Total Expenses		\$18,000	\$4,500	\$19,126	\$4,781
Expense Ratio		19.63%		18.31%	
Net Operating Income		\$73,700		\$85,344	
Cap Rate		6.27%		7.26%	

Sale Price	\$1,175,000
Price Per Unit	\$293,750
Price Per SF Building	\$455
Loan Amount (75%)	\$881,250
Down Payment (25%)	\$293,750
Interest Rate	6.00%
Amortization Years	30
Annual Debt Service (I/O)	\$52,875
Annual Debt Service (P&I)	\$63,402
Principal Reduction	\$10,822

Current NOI: \$73,700	
Cashflow (I/O)	\$20,825
Cash-on-Cash Return (I/O)	7.09%
Cashflow (P&I)	\$10,298
Debt Coverage Ratio	1.16
Cash-on-Cash Return (P&I)	3.51%
Total Return (P&I)	7.19%
CAP Rate	6.27%

ProForma NOI: \$85,344	
Cashflow (I/O)	\$32,469
Cash-on-Cash Return (I/O)	11.05%
Cashflow (P&I)	\$21,942
Debt Coverage Ratio	1.35
Cash-on-Cash Return (P&I)	7.47%
Total Return (P&I)	11.15%
CAP Rate	7.26%

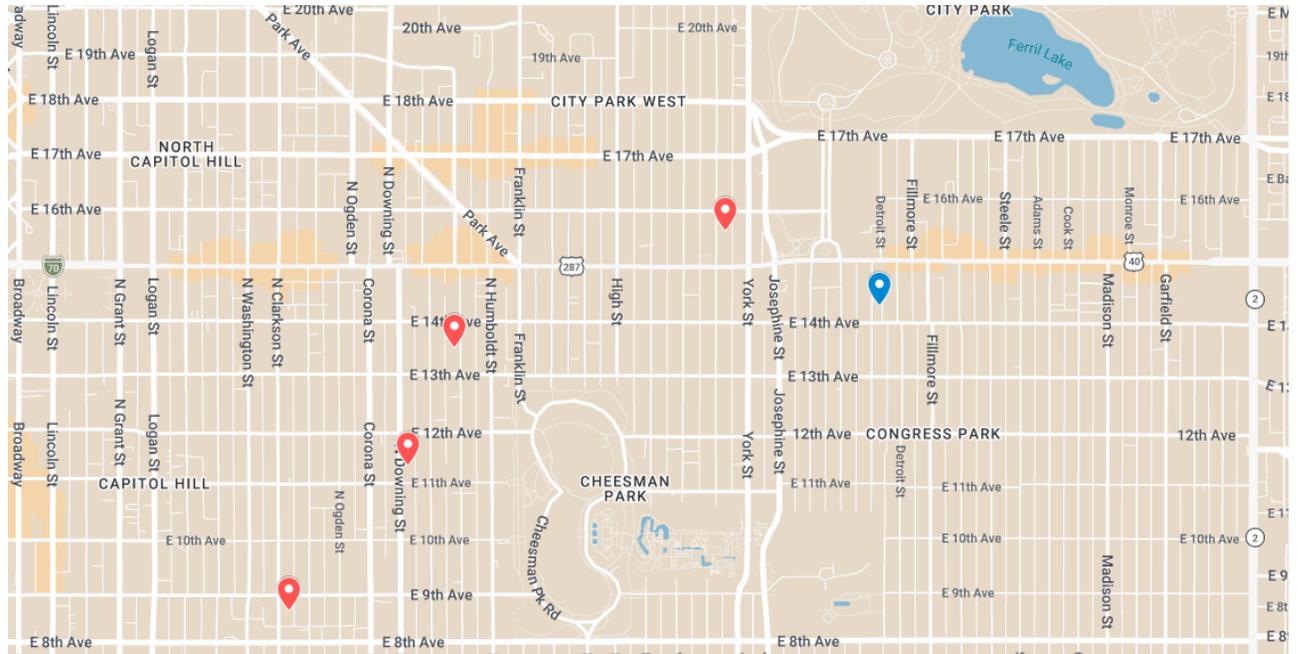


SALE COMPARABLES



**1424 N. Clayton St.
Denver, CO 80206**

Price **\$1,175,000**
 Number of Units 4
 Price/Unit \$293,750
 Rentable SF 2,750 SF
 Cap Rate 6.27%



**1130 Downing St
Denver, CO 80218**

Price	\$1,200,000
Number of Units	4
Price/Unit	\$300,000
Building SF	3,008
Price/SF	\$398
Cap Rate	5.25%
Sold Date	01/20/26



**1554 Gaylord St
Denver, CO 80206**

Price	\$1,030,000
Number of Units	4
Price/Unit	\$257,500
Building SF	2,968
Price/SF	\$347
Cap Rate	5.20%
Sold Date	05/14/25



**1337 Lafayette St.
Denver, CO 80218**

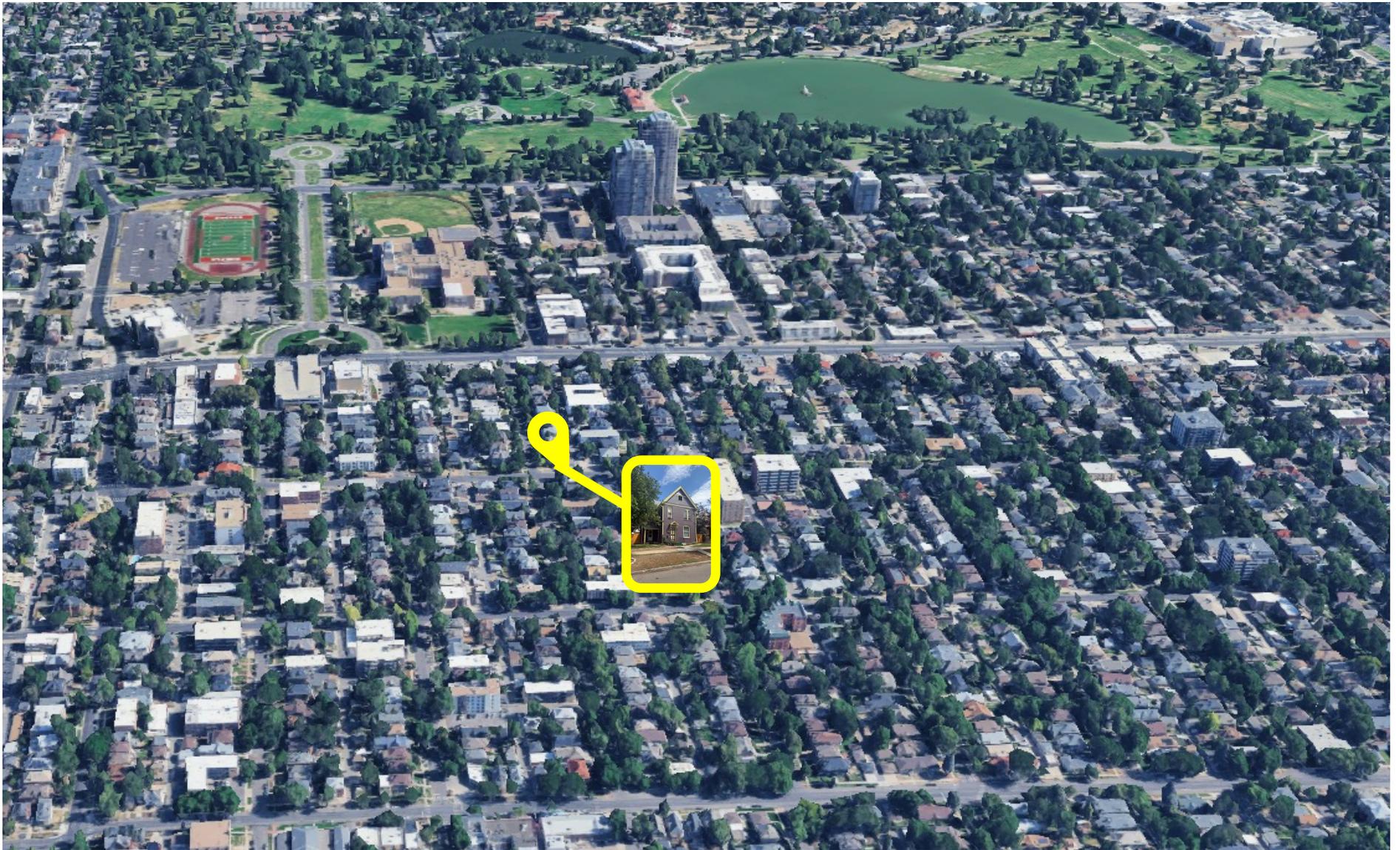
Price	\$1,100,000
Number of Units	4
Price/Unit	\$275,000
Building SF	3,054
Price/SF	\$360
Cap Rate	
Sold Date	PENDING



**854 Clarkson St.
Denver, CO 80218**

Price	\$1,175,000
Number of Units	4
Price/Unit	\$293,750
Building SF	2,875
Price/SF	\$409
Cap Rate	
Sold Date	PENDING

PROPERTY MAP



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